

IMPORTANT NOTICE

THIS OFFERING IS AVAILABLE ONLY TO INVESTORS WHO ARE NON-U.S. PERSONS (AS DEFINED IN REGULATION S UNDER THE SECURITIES ACT (“REGULATION S”)) PURCHASING THE SECURITIES OUTSIDE THE U.S. IN AN OFFSHORE TRANSACTION IN RELIANCE ON REGULATION S.

You must read the following disclaimer before continuing. The following disclaimer applies to the attached offering circular (the “**Offering Circular**”). You are therefore advised to read this disclaimer carefully before reading, accessing or making any other use of the attached. In accessing the attached, you agree to be bound by the following terms and conditions, including any modifications to them from time to time, each time you receive any information from us as a result of such access.

NOTHING IN THIS ELECTRONIC TRANSMISSION CONSTITUTES AN OFFER OF SECURITIES FOR SALE IN THE UNITED STATES OR ANY OTHER JURISDICTION WHERE IT IS UNLAWFUL TO DO SO. THE INSTRUMENTS (AS DEFINED IN THE ATTACHED OFFERING CIRCULAR) HAVE NOT BEEN, AND WILL NOT BE, REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED (THE “**SECURITIES ACT**”), OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES OR OTHER JURISDICTION AND THE SECURITIES MAY NOT BE OFFERED OR SOLD WITHIN THE UNITED STATES OR TO OR FOR THE ACCOUNT OR BENEFIT OF, U.S. PERSONS, EXCEPT PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND APPLICABLE STATE OR LOCAL SECURITIES LAWS.

Unless an amendment or supplement to the attached Offering Circular for issuance of Instruments under the Programme in reliance of Rule 144A is made available by the Issuer (as defined below), and the Guarantor (as defined below), the Instruments are being offered and sold only outside the United States to non-U.S. persons in reliance on Regulation S.

EU MiFID II product governance/target market — The Pricing Supplement in respect of any Instruments may include a legend entitled “**EU MiFID II Product Governance**” which will outline the target market assessment in respect of the Instruments and which channels for distribution of the Instruments are appropriate. Any person subsequently offering, selling or recommending the Instruments (a “**distributor**”) should take into consideration the target market assessment; however, a distributor subject to Directive 2014/65/EU (as amended, “**EU MiFID II**”) is responsible for undertaking its own target market assessment in respect of the Instruments (by either adopting or refining the target market assessment) and determining appropriate distribution channels. A determination will be made in relation to each issue about whether, for the purpose of the MiFID Product Governance rules under EU Delegated Directive 2017/593 (the “**EU MiFID Product Governance Rules**”), any Dealer subscribing for any Instruments is a manufacturer in respect of such Instruments, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the EU MiFID Product Governance Rules.

UK MiFIR product governance/target market — The Pricing Supplement in respect of any Instruments may include a legend entitled “**UK MiFIR Product Governance**” which will outline the target market assessment in respect of the Instruments and which channels for distribution of the Instruments are appropriate. Any distributor should take into consideration the target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Instruments (by either adopting or refining the target market assessment) and determining appropriate distribution channels. A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR Product Governance Rules, any Dealer subscribing for any Instruments is a manufacturer in respect of such Instruments, but otherwise neither the Arrangers nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

PRIIPS/IMPORTANT — EEA RETAIL INVESTORS — If the Pricing Supplement in respect of any Instruments includes a legend entitled “**Prohibition of Sales to UK Retail Investors**”, the Instruments are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the “**EEA**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of EU MiFID II; (ii) a customer within the meaning of Directive (EU) 2016/97 (the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the “**Prospectus Regulation**”). Consequently no key information document required by Regulation (EU) No 1286/2014 (the “**EU PRIIPs Regulation**”) for offering or selling the Instruments or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Instruments or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

PRIIPS/IMPORTANT — UK RETAIL INVESTORS — If the Pricing Supplement in respect of any Instruments includes a legend entitled “**Prohibition of Sales to UK Retail Investors**”, the Instruments are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the “**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “**EUWA**”); (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of the Prospectus Regulation as it forms part of domestic law by virtue of the EUWA (the “**UK Prospectus Regulation**”). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Instruments or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Instruments or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

Restrictions: The attached Offering Circular is being furnished in connection with an offering exempt from registration under the Securities Act solely for the purpose of enabling a prospective investor to consider the purchase of the securities described in the Offering Circular.

Except with respect to eligible investors in jurisdictions where such offer is permitted by law, nothing in this electronic transmission constitutes an offer or an invitation by or on behalf of either Sinochem Offshore Capital Company Limited (the “**Issuer**”), Sinochem Hong Kong (Group) Company Limited (the “**Guarantor**”), Standard Chartered Bank, BOCI Asia Limited and Citigroup Global Markets Limited (the “**Arrangers**”), Standard Chartered Bank, BOCI Asia Limited, Crédit Agricole Corporate and Investment Bank, Citigroup Global Markets Limited, DBS Bank Ltd., J.P. Morgan Securities plc, Société Générale, Industrial and Commercial Bank of China (Asia) Limited, China Securities (International) Corporate Finance Company Limited, CMB International Capital Limited, CLSA Limited and CMBC Securities Company Limited (the “**Dealers**”) or any of their respective directors, officers, employees, agents, advisers, representatives or affiliates to subscribe for or purchase any of the securities described therein, and access has been limited so that it shall not constitute a general advertisement or general solicitation (as those terms are used in Regulation D under the Securities Act) or directed selling efforts (within the meaning of Regulation S under the Securities Act) in the United States or elsewhere.

You are reminded that you have accessed the attached Offering Circular on the basis that you are a person into whose possession this Offering Circular may be lawfully delivered in accordance with the laws of the jurisdiction in which you are located and you may not nor are you authorised to deliver or forward this document, electronically or otherwise, to any other person. If you have gained access to this transmission contrary to the foregoing restrictions, you will be unable to purchase any of the securities described therein.

Actions that You May Not Take: You should not reply by e-mail to this announcement, and you may not purchase any securities by doing so. Any reply e-mail communications, including those you generate by using the “Reply” function on your e-mail software, will be ignored or rejected.

THE ATTACHED OFFERING CIRCULAR MAY NOT BE FORWARDED OR DISTRIBUTED TO ANY OTHER PERSON AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER. ANY FORWARDING, DISTRIBUTION OR REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS UNAUTHORISED. FAILURE TO COMPLY WITH THIS DIRECTIVE MAY RESULT IN A VIOLATION OF THE SECURITIES ACT OR THE APPLICABLE LAWS OF OTHER JURISDICTIONS.

The attached Offering Circular has been made available to you in electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of transmission and consequently neither the Issuer, the Guarantor, the Arrangers, the Dealers nor any of their respective directors, officers, employees, agents, advisers, representatives or affiliates accepts any liability or responsibility whatsoever in respect of any discrepancies between the document distributed to you in electronic format and the hard copy version. We will provide a hard copy version to you upon request.

You are responsible for protecting against viruses and other destructive items. Your use of this electronic document is at your own risk and it is your responsibility to take precautions to ensure that it is free from viruses and other items of a destructive nature.

Confirmation of Your Representation: You have accessed the attached Offering Circular on the basis that you have confirmed your representation that (1) you and any customers you represent are addressees who are non-U.S. persons purchasing the securities outside the United States in an offshore transaction in reliance on Regulation S under the Securities Act and that the e-mail address that you gave us and to which this e-mail has been delivered is not located in the United States, its territories or possessions, (2) that you consent to delivery of the attached Offering Circular and any amendments or supplements thereto by e-mail and (3) that you agree to the foregoing terms and conditions.

US\$15,000,000,000

SINOCHEM OFFSHORE CAPITAL COMPANY LIMITED

(Incorporated in the British Virgin Islands with limited liability)

Medium Term Note and Perpetual Securities Programme

unconditionally and irrevocably guaranteed by



中化香港(集團)有限公司

SINOCHEM HONG KONG (GROUP) CO., LTD.

SINOCHEM HONG KONG (GROUP) COMPANY LIMITED

(incorporated in Hong Kong with limited liability)

This Offering Circular supersedes any previous Offering Circular issued in respect of the Programme (as defined below). Any Instruments (as defined below) issued under the Programme on or after the date of this Offering Circular are issued subject to the provisions described herein. This Offering Circular does not affect any Instruments already in issue.

Under this US\$15,000,000,000 Medium Term Note and Perpetual Securities Programme (the “Programme”), Sinochem Offshore Capital Company Limited (the “Issuer”) may from time to time issue medium term notes (the “Notes”) and subordinated perpetual securities (the “Securities”) and together with the Notes, the “Instruments”) subject to compliance with all relevant laws, regulations and directives. The aggregate nominal amount of the Instruments outstanding will not at any time exceed US\$15,000,000,000 (or the equivalent in other currencies). The Instruments will be constituted by an amended and restated trust deed to be dated 9 September 2022 (the “Trust Deed”) made between the Issuer, the Guarantor and the Trustee (as defined herein). The Notes issued by the Issuer under the Programme will be guaranteed by Sinochem Hong Kong (Group) Company Limited (the “Guarantor”) or the “Company” (as defined in the “Guarantee of the Notes”). The Securities issued by the Issuer under the Programme will be guaranteed by the Guarantor on a subordinated basis (the “Guarantee of the Securities”), and together with the Guarantee of the Notes, the “Guarantee”. For more information on the status of the Instruments and the Guarantees, see Note Condition 4 (Status of the Notes and the Guarantee of the Notes) and Security Condition 4 (Status of the Securities and the Guarantee of the Securities).

An investment in the Instruments under the Programme involves certain risks. For a discussion of these risks, see “Risk Factors” beginning on page 29 in this Offering Circular.

Investors should be aware that the Securities are perpetual in tenor, that distributions may be deferred in the manner set out in “Terms and Conditions of the Securities — Distribution — Distribution Deferral”, that there are limited remedies for default under the Securities and that there are various other risks relating to the Securities, the Issuer, the Guarantor and their subsidiaries, their business and their jurisdictions of operations which investors should familiarise themselves with before making an investment in the Securities, and that the Securities are complex financial instruments with subordination and multiple credit support arrangements. For a discussion of these risks, see “Risks Relating to the Securities” beginning on page 66 of this Offering Circular.

Application has been made to The Stock Exchange of Hong Kong Limited (the “Hong Kong Stock Exchange”) for the listing of the Programme by way of debt issues to professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) (the “Professional Investors”) only during the 12-month period after the date of this document on the Hong Kong Stock Exchange. This document is for distribution to Professional Investors only.

Notice to Hong Kong investors: The Issuer and the Guarantor confirm that the Instruments are intended for purchase by Professional Investors only and will be listed on The Hong Kong Stock Exchange Limited on that basis. Accordingly, the Issuer and the Guarantor confirm that the Instruments are not appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.

The Hong Kong Stock Exchange has not reviewed the contents of this document, other than to ensure that the prescribed form disclaimer and responsibility statements, and a statement limiting distribution of this document to Professional Investors only have been reproduced in this document. Listing of Programme and the Instruments on the Hong Kong Stock Exchange is not to be taken as an indication of the commercial merits or credit quality of the Programme, the Instruments or the Issuer or the Guarantor and Sinochem Holdings or quality of disclosure in this document. Hong Kong Exchanges and Clearing Limited and the Hong Kong Stock Exchange take no responsibility for the contents of this document, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

Unlisted Instruments may also be issued pursuant to the Programme. The applicable Pricing Supplement (as defined on page 11) in respect of the issue of any Instruments will specify whether or not such Instruments will be listed on the Hong Kong Stock Exchange (or any other stock exchange).

Each Series of Notes in bearer form (“Bearer Notes”) will be represented on issue by a temporary global note (each a “Temporary Global Note”) or a permanent global note (each a “Permanent Global Note”) and, together with the Temporary Global Notes, the “Global Notes”) and will be sold in an “offshore transaction” within the meaning of Regulation S (“Regulation S”) under the United States Securities Act of 1933 (the “Securities Act”). Interests in Temporary Global Notes generally will be exchangeable for interests in a Permanent Global Note, or if so stated in the relevant Pricing Supplement, definitive Notes (“Definitive Notes”), after the date falling 40 days after the later of the commencement of the offering and the relevant issue date of such Series, upon certification as to non-U.S. beneficial ownership. Interests in Permanent Global Notes will be exchangeable for Definitive Notes in whole but not in part as described under “Forms of the Instruments”.

The Instruments may be issued on a continuing basis to one or more of the Dealers specified under “Summary of the Programme” or any additional Dealer appointed under the Programme from time to time by the Issuer (each a “Dealer”) and together the “Dealers”), which appointment may be for a specific issue or on an ongoing basis. References in this Offering Circular to the “relevant Dealer” shall, in the case of an issue of the Instruments being (or intended to be) subscribed for by more than one Dealer, be to all Dealers agreeing to subscribe for such Instruments.

Where applicable for a relevant Tranche of Instruments, the Instruments will be issued within the relevant annual or otherwise general foreign debt issuance quota granted to Sinochem Holdings (as defined below) pursuant to the Circular on Promoting the Reform of the Administrative System on the Issuance by Enterprises of Foreign Debt Filings and Registrations (Fa Gai Wai Zi [2015] No. 2044) (國家發展改革委關於推進企業發行外債備案登記制管理改革的通知(發外資[2015]2044號)) issued by the National Development and Reform Commission (the “NDRC”) which came into effect on 14 September 2015 (the “NDRC Circular”), the Registration Certificate of Enterprise Foreign Debt (企業借用外債備案登記證明) and other applicable implementation rules or policies thereof as issued by the NDRC from time to time, before which Sinochem Holdings will confirm in writing that the Guarantor and the Issuer are authorized to use such quota. Alternatively, a separate pre-registration of a particular Tranche of Instruments may be completed as set forth in the relevant Pricing Supplement. After the issuance of such relevant Tranche of Instruments, Sinochem Holdings intends to provide the requisite information on the issuance of such Instruments to the NDRC within the time period as required by the NDRC.

The Instruments and the Guarantee have not been and will not be registered under the Securities Act, or the securities laws of any other place. Accordingly, the Instruments may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as such terms are defined under Regulation S) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Unless an amendment or supplement to this Offering Circular for the issuance of Instruments under the Programme in reliance of Rule 144A is made available by the Issuer and the Company, the Instruments may be offered and sold only to non-U.S. persons in offshore transactions in reliance on Regulation S and in accordance with any other applicable law. Bearer Notes are subject to U.S. tax law requirements and, subject to certain exceptions, may not be offered, sold or delivered within the United States or its possessions or to, or for the account or benefit of, U.S. persons. For a description of these and certain further restrictions on offers, sales and transfers of Instruments and distribution of this Offering Circular see “Subscription and Sale” and “Transfer Restrictions”.

The Instruments of each Series to be issued in registered form (“Registered Instruments”) and which are sold in an “offshore transaction” within the meaning of Regulation S (“Unrestricted Registered Instruments”) will be represented by a permanent registered global note certificate (each an “Unrestricted Global Certificate”) without interest coupons, which may be deposited on the relevant issue date (a) in the case of a Series intended to be cleared through Euroclear Bank S.A./N.V. (“Euroclear”) and/or Clearstream Banking S.A. (“Clearstream”), with a common depositary on behalf of Euroclear and Clearstream, (b) in the case of a Series intended to be cleared through the Central Money Markets Unit (the “CMU”), established and operated by the Hong Kong Monetary Authority (the “HKMA”), with a sub-custodian for the CMU, (c) in the case of a Series intended to be cleared through The Depository Trust Company (“DTC”), registered in the name of Cede & Co. or such entity as is specified in the applicable Pricing Supplement as nominee for DTC and (d) in the case of a Series intended to be cleared through a clearing system other than, or in addition to, Euroclear and/or Clearstream, DTC and/or the CMU, or delivered outside a clearing system, as agreed between the Issuer and the relevant Dealer. Registered Instruments which are sold in the United States to “qualified institutional buyers” (each, a “QIB”) within the meaning of Rule 144A (“Rule 144A”) under the Securities Act (“Restricted Registered Instruments”) will be represented by a permanent registered global note certificate (each a “Restricted Global Certificate”) and, together with the relevant Unrestricted Global Certificate, the “Global Certificates”), without interest coupons, which may be deposited on the relevant issue date with a custodian (the “DTC Custodian”) for, and registered in the name of Cede & Co. or such entity as is specified in the applicable Pricing Supplement as nominee for, DTC. The provisions governing the exchange of interests in Global Notes for other Global Notes and Definitive Notes are described in “Forms of the Instruments”.

EU MiFID II product governance/target market — The Pricing Supplement in respect of any Instruments may include a legend entitled “EU MiFID II Product Governance” which will outline the target market assessment in respect of the Instruments and which channels for distribution of the Instruments are appropriate. Any person subsequently offering, selling or recommending the Instruments (a “distributor”) should take into consideration the target market assessment; however, a distributor subject to Directive 2014/65/EU (as amended, “EU MiFID II”) is responsible for undertaking its own target market assessment in respect of the Instruments (by either adopting or refining the target market assessment) and determining appropriate distribution channels. A determination will be made in relation to each issue about whether, for the purpose of the MiFID Product Governance rules under EU Delegated Directive 2017/593 (the “EU MiFID Product Governance Rules”), any Dealer subscribing for any Instruments is a manufacturer in respect of such Instruments, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the EU MiFID Product Governance Rules.

UK MiFIR product governance/target market — The Pricing Supplement in respect of any Instruments may include a legend entitled “UK MiFIR Product Governance” which will outline the target market assessment in respect of the Instruments and which channels for distribution of the Instruments are appropriate. Any distributor should take into consideration the target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “UK MiFIR Product Governance Rules”) is responsible for undertaking its own target market assessment in respect of the Instruments (by either adopting or refining the target market assessment) and determining appropriate distribution channels. A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR Product Governance Rules, any Dealer subscribing for any Instruments is a manufacturer in respect of such Instruments, but otherwise neither the Arrangers nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

PRIIPS/IMPORTANT — EEA RETAIL INVESTORS — If the Pricing Supplement in respect of any Instruments includes a legend entitled “Prohibition of Sales to EEA Retail Investors”, the Instruments are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the “EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (11) of Article 4(1) of EU MiFID II; (ii) a customer within the meaning of Directive (EU) 2016/97 (the “Insurance Distribution Directive”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the “Prospectus Regulation”). Consequently no key information document required by Regulation (EU) No 1286/2014 (the “EU PRIIPS Regulation”) for offering or selling the Instruments or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Instruments or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPS Regulation.

PRIIPS/IMPORTANT — UK RETAIL INVESTORS — If the Pricing Supplement in respect of any Instruments includes a legend entitled “Prohibition of Sales to UK Retail Investors”, the Instruments are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the “UK”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “EUWA”); or (ii) a customer within the meaning of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of the Prospectus Regulation as it forms part of domestic law by virtue of the EUWA (the “UK Prospectus Regulation”). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “UK PRIIPS Regulation”) for offering or selling the Instruments or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Instruments or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPS Regulation.

PRODUCT CLASSIFICATION PURSUANT TO SECTION 309B OF THE SECURITIES AND FUTURES ACT 2001 — The Pricing Supplement in respect of any Instruments may include a legend entitled “Singapore Securities and Futures Act Product Classification” which will state the product classification of the Instruments pursuant to section 309B(1) of the Securities and Futures Act 2001 (the “SFA”). The Issuer will make a determination in relation to each issue about the classification of the Instruments being offered for the purposes of section 309B(1)(a) of the SFA. Any such legend included on the relevant Pricing Supplement will constitute notice to “relevant persons” for the purposes of section 309B(1)(c) of the SFA.

Beneficial interests in Global Notes or Global Certificates held in book-entry form through Euroclear or Clearstream or the CMU, if applicable, will be shown on, and transfers thereof will be effected only through, records maintained by Euroclear or Clearstream or the CMU, as the case may be. Beneficial interests in Global Certificates held through DTC will be shown on, and transfers thereof will be effected only through, records maintained by DTC. Certain provisions governing restrictions on transfer of Instruments are described in “Transfer Restrictions”.

In relation to any Tranche, the aggregate nominal amount of the Instruments, the interest (if any) payable in respect of the Instruments of such Tranche, the issue price and any other terms and conditions not contained herein which are applicable to such Tranche will be set out in an applicable Pricing Supplement.

Instruments issued under the Programme may be rated or unrated. When an issue of Instruments is rated, its rating will not necessarily be the same as the rating applicable to the Programme. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, revision, downgrade or withdrawal at any time by the assigning rating agency.

Arrangers for the Programme

Standard Chartered Bank	BOC International	Citigroup
Dealers for the Programme		
Standard Chartered Bank	BOC International	Crédit Agricole CIB
DBS Bank Ltd.	J.P. Morgan	Société Générale
		ICBC (Asia)
		Corporate & Investment Banking
China Securities International	CMB International	CLSA
		CMBC Capital

9 September 2022

IMPORTANT NOTICE

The Company (as to itself, the Issuer and the Sinochem Hong Kong Group as defined below) and the Issuer (as to itself), having made all reasonable enquiries, confirm that this Offering Circular contains all information with respect to (i) the Company, (ii) the Issuer and (iii) the Company together with its subsidiaries (the “**Group**”) and the Instruments or the Guarantee that is material in the context of the issue and offering of the Instruments, the statements contained in it relating to the Company, the Issuer and the Group are in every material particular true and accurate and not misleading, the opinions and intentions expressed in this Offering Circular with regard to the Company, the Issuer and the Group are honestly held, have been reached after reasonable consideration of all relevant circumstances and are based on reasonable assumptions, there are no other facts in relation to the Company, the Issuer, the Group or the Instruments or the Guarantee the omission of which would, in the context of the issue and offering of the Instruments or the Guarantee, make any statement in this Offering Circular misleading in any material respect and all reasonable enquiries have been made by the Company and the Issuer to ascertain such facts and to verify the accuracy of all such information and statements.

No person has been authorised to give any information or to make any representation other than those contained in this Offering Circular in connection with the issue or sale of the Instruments or the Guarantee and, if given or made, such information or representation must not be relied upon as having been authorised by the Company, the Issuer or any of the Arrangers, the Dealers, the Trustee or any of the Agents (each as defined in “*Summary of the Programme*”). Neither the delivery of this Offering Circular nor any sale made in connection herewith shall, under any circumstances, create any implication that there has been no change in the affairs of the Company, the Issuer or the Group since the date hereof or the date upon which this Offering Circular has been most recently amended or supplemented or that there has been no adverse change in the financial position of the Company, the Issuer or the Group since the date hereof or the date upon which this Offering Circular has been most recently amended or supplemented or that any other information supplied in connection with the Programme is correct as at any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same.

The distribution of this Offering Circular and the offering or sale of the Instruments in certain jurisdictions may be restricted by law. Persons into whose possession this Offering Circular comes are required by the Company, the Issuer, the Arrangers, the Dealers, the Trustee and the Agents to inform themselves about and to observe any such restriction.

This Offering Circular does not constitute an offer of, or an invitation by or on behalf of the Company, the Issuer, the Arrangers, the Dealers, the Trustee or the Agents to subscribe for, or purchase, any Instruments.

This Offering Circular includes particulars given in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for the purposes of giving information with regard to the Company, the Issuer and Sinochem Holdings. The Company and the Issuer accept full responsibility for the accuracy of the information contained in this Offering Circular and confirm, having made all reasonable enquiries, that to the best of each of their knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

None of the Arrangers, the Dealers, the Trustee or the Agents has separately verified the information contained in this Offering Circular. To the fullest extent permitted by law, none of the Arrangers, the Dealers, the Trustee or the Agents or any of their respective directors, officers, employees, agents, advisers, representatives or affiliates makes any representation, warranty or undertaking, express or implied, or accepts any responsibility or liability, with respect to the accuracy or completeness of any of the information in this Offering Circular. To the fullest extent permitted by law, none of the Arrangers, the Dealers, the Trustee or the Agents or any of their respective directors, officers, employees, agents,

advisers, representatives or affiliates accepts any responsibility for the contents of this Offering Circular or for any other statement in connection with the Issuer, the Company, the Group, the Guarantee or issue and offering of the Instruments made or purported to be made by any of the Arrangers or Dealers or on its behalf. Each of the Arrangers, the Dealers, the Trustee and the Agents accordingly disclaims all and any liability whether arising in tort or contract or otherwise (save as referred to above) which it might otherwise have in respect of this Offering Circular or any such statement. Neither this Offering Circular nor any other information provided in connection with the Programme is intended to provide the basis of any credit or other evaluation and should not be considered as a recommendation by any of the Company, the Issuer, the Arrangers, the Dealers, the Trustee or the Agents or any of their respective directors, officers, employees, agents, advisers, representatives or affiliates that any recipient, of this Offering Circular or of any such information, should purchase the Instruments. Each potential purchaser of Instruments should determine for itself the relevance of the information contained in this Offering Circular and its purchase of Instruments should be based upon such investigation as it deems necessary. None of the Arrangers, the Dealers, the Trustee or the Agents or any of their respective directors, officers, employees, agents, advisers, representatives or affiliates undertakes to review the financial condition or affairs of the Company or the Issuer during the life of the arrangements contemplated by this Offering Circular or to advise any investor or potential investor in the Instruments of any information coming to the attention of any of the Arrangers, the Dealers, the Trustee or the Agents.

In connection with the issue of any Tranche of Instruments, the Dealer or Dealers (if any) named as the Stabilisation Manager(s) (the “Stabilisation Manager”) (or persons acting on behalf of any Stabilisation Manager(s)) in the applicable Pricing Supplement may over allot the Instruments or effect transactions with a view to supporting the price of the Instruments at a level higher than that which might otherwise prevail for a limited period after the Issue Date of the Instruments. However, there is no obligation on such Stabilisation Manager(s) to do this. Such stabilisation, if commenced, may be discontinued at any time, and must be brought to an end after a limited period. Such stabilisation shall be in compliance with all applicable laws, regulations and rules.

U.S. INFORMATION

The Instruments and the Guarantee have not been and will not be registered under the Securities Act, or the securities laws of any other place. Accordingly, the Instruments may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as such terms are defined under Regulation S) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Unless an amendment or supplement to this Offering Circular for issuance of Instruments under the Programme in reliance of Rule 144A is made available by the Issuer and the Company, the Instruments may be offered and sold only outside the United States to non-U.S. persons in offshore transactions in reliance on Regulation S and in accordance with any other applicable law. Bearer Notes are subject to U.S. tax law requirements and, subject to certain exceptions, may not be offered, sold or delivered within the United States or its possessions or to, or for the account or benefit of, U.S. persons. For a description of these and certain further restrictions on offers, sales and transfers of Instruments and distribution of this Offering Circular see “*Subscription and Sale*” and “*Transfer Restrictions*”.

THE INSTRUMENTS HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE U.S. SECURITIES AND EXCHANGE COMMISSION, ANY STATE SECURITIES COMMISSION IN THE UNITED STATES OR ANY OTHER U.S. REGULATORY AUTHORITY, NOR HAS ANY OF THE FOREGOING AUTHORITIES PASSED UPON OR ENDORSED THE MERITS OF THE OFFERING OF NOTES OR THE ACCURACY OR THE ADEQUACY OF THIS OFFERING CIRCULAR. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENCE IN THE UNITED STATES.

EU MiFID II product governance/target market — The Pricing Supplement in respect of any Instruments may include a legend entitled “EU MiFID II Product Governance” which will outline the target market assessment in respect of the Instruments and which channels for distribution of the Instruments are appropriate. Any person subsequently offering, selling or recommending the Instruments (a “**distributor**”) should take into consideration the target market assessment; however, a distributor subject to Directive 2014/65/EU (as amended, “**EU MiFID II**”) is responsible for undertaking its own target market assessment in respect of the Instruments (by either adopting or refining the target market assessment) and determining appropriate distribution channels. A determination will be made in relation to each issue about whether, for the purpose of the MiFID Product Governance rules under EU Delegated Directive 2017/593 (the “**EU MiFID Product Governance Rules**”), any Dealer subscribing for any Instruments is a manufacturer in respect of such Instruments, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the EU MiFID Product Governance Rules.

UK MiFIR product governance/target market — The Pricing Supplement in respect of any Instruments may include a legend entitled “UK MiFIR Product Governance” which will outline the target market assessment in respect of the Instruments and which channels for distribution of the Instruments are appropriate. Any distributor should take into consideration the target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Instruments (by either adopting or refining the target market assessment) and determining appropriate distribution channels. A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR Product Governance Rules, any Dealer subscribing for any Instruments is a manufacturer in respect of such Instruments, but otherwise neither the Arrangers nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

PRIIPS/IMPORTANT — EEA RETAIL INVESTORS — If the Pricing Supplement in respect of any Instruments includes a legend entitled “Prohibition of Sales to EEA Retail Investors”, the Instruments are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the “**EEA**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of EU MiFID II; (ii) a customer within the meaning of Directive (EU) 2016/97 (the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the “**Prospectus Regulation**”). Consequently no key information document required by Regulation (EU) No 1286/2014 (the “**EU PRIIPs Regulation**”) for offering or selling the Instruments or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Instruments or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

PRIIPS/IMPORTANT — UK RETAIL INVESTORS — If the Pricing Supplement in respect of any Instruments includes a legend entitled “Prohibition of Sales to UK Retail Investors”, the Instruments are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the “**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “**EUWA**”); (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of the Prospectus Regulation as it forms part of domestic law

by virtue of the EUWA (the “**UK Prospectus Regulation**”). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Instruments or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Instruments or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

PRODUCT CLASSIFICATION PURSUANT TO SECTION 309B OF THE SECURITIES AND FUTURES ACT 2001 — The Pricing Supplement in respect of any Instruments may include a legend entitled “*Singapore Securities and Futures Act Product Classification*” which will state the product classification of the Instruments pursuant to section 309B(1) of the SFA. The Issuer will make a determination in relation to each issue about the classification of the Instruments being offered for the purposes of section 309B(1)(a) of the SFA. Any such legend included on the relevant Pricing Supplement will constitute notice to “relevant persons” for the purposes of section 309B(1)(c) of the SFA.

Notice to capital market intermediaries and prospective investors pursuant to paragraph 21 of the Hong Kong SFC Code of Conduct — Important Notice to Prospective Investors: Prospective investors should be aware that certain intermediaries in the context of any offering of the Instruments, including certain Arrangers and Dealers, may be “capital market intermediaries” (“**CMIs**”) subject to Paragraph 21 of the Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission (the “**Code**”). This notice to prospective investors is a summary of certain obligations the Code imposes on such CMIs, which require the attention and cooperation of prospective investors. Certain CMIs may also be acting as “overall coordinators” (“**OCs**”) for such offering and are subject to additional requirements under the Code.

Prospective investors who are the directors, employees or major shareholders of the Issuer, the Guarantor, a CMI or its group companies would be considered under the Code as having an association (“**Association**”) with the Issuer, the Guarantor, the CMI or the relevant group company. Prospective investors associated with the Issuer, the Guarantor or any CMI (including its group companies) should specifically disclose this when placing an order for the Instruments and should disclose, at the same time, if such orders may negatively impact the price discovery process in relation to the relevant offering. Prospective investors who do not disclose their Associations are hereby deemed not to be so associated. Where prospective investors disclose their Associations but do not disclose that such order may negatively impact the price discovery process in relation to the relevant offering, such order is hereby deemed not to negatively impact the price discovery process in relation to such offering.

Prospective investors should ensure, and by placing an order prospective investors are deemed to confirm, that orders placed are bona fide, are not inflated and do not constitute duplicated orders (i.e. two or more corresponding or identical orders placed via two or more CMIs). A rebate may be offered by the Issuer to all Private Banks for orders they place (other than in relation to Instruments subscribed by such Private Banks as principal whereby it is deploying its own balance sheet for onward selling to investors), payable upon closing of the relevant offering based on the principal amount of the Instruments distributed by such Private Banks to investors. Details of any such rebate will be set out in the applicable Pricing Supplement. If a prospective investor is an asset management arm affiliated with any Arrangers or Dealers, such prospective investor should indicate when placing an order if it is for a fund or portfolio where the Arrangers or Dealers or their group company has more than 50 per cent. interest, in which case it will be classified as a “proprietary order” and subject to appropriate handling by CMIs in accordance with the Code and should disclose, at the same time, if such “proprietary order” may negatively impact the price discovery process in relation to the relevant offering. Prospective investors who do not indicate this information when placing an order are hereby deemed to confirm that their order is not such a “proprietary order”. If a prospective investor is otherwise affiliated with any

Arrangers or Dealers, such that its order may be considered to be a “proprietary order” (pursuant to the Code), such prospective investor should indicate to the relevant Arrangers or Dealers when placing such order. Prospective investors who do not indicate this information when placing an order are hereby deemed to confirm that their order is not such a “proprietary order”. Where prospective investors disclose such information but do not disclose that such “proprietary order” may negatively impact the price discovery process in relation to the relevant offering, such “proprietary order” is hereby deemed not to negatively impact the price discovery process in relation to the relevant offering.

Prospective investors should be aware that certain information may be disclosed by CMIs (including Private Banks) which is personal and/or confidential in nature to the prospective investor. By placing an order, prospective investors are deemed to have understood and consented to the collection, disclosure, use and transfer of such information by the Arrangers or Dealers and/or any other third parties as may be required by the Code, including to the Issuer, the Guarantor, any OCs, relevant regulators and/or any other third parties as may be required by the Code, it being understood and agreed that such information shall only be used for the purpose of complying with the Code, during the bookbuilding process for the relevant offering. Failure to provide such information may result in that order being rejected.

AVAILABLE INFORMATION

The Company and the Issuer have agreed that, for so long as any Instruments are “restricted securities” within the meaning of Rule 144(a)(3) under the Securities Act, each of them will, during any period in which it is neither subject to Section 13 or 15(d) of the U.S. Securities Exchange Act of 1934, as amended (the “**Exchange Act**”) nor exempt from reporting pursuant to Rule 12g3-2(b) thereunder, provide to any holder or beneficial owner of such restricted securities or to any prospective purchaser of such restricted securities designated by such holder or beneficial owner, in each case, upon the request of such holder, beneficial owner or prospective purchaser, the information required to be provided by Rule 144A(d)(4) under the Securities Act.

ENFORCEABILITY OF JUDGMENTS

The Company and the Issuer are corporations organised under the laws of Hong Kong and the British Virgin Islands, respectively. All of the directors of each of the Company and the Issuer are not residents in the United States, and all or a substantial portion of their assets and such persons are located outside the United States. As a result, it may not be possible for investors to effect service of process within the United States upon the Company and the Issuer or such persons or to enforce against any of them in the United States courts judgments obtained in the United States courts, including judgments predicated upon the civil liability provisions of the securities laws of the United States or any state or territory within the United States.

The Company has also been advised by JunHe LLP, the Arrangers’ legal advisor, that it is uncertain whether the courts of the PRC would (i) enforce judgments of U.S. courts obtained against the Company, the Issuer or their respective directors and officers predicated upon the civil liability provisions of the U.S. federal or state securities laws, or (ii) entertain original actions brought in the PRC against the Company, the Issuer or such persons predicated upon the U.S. federal or state securities laws. JunHe LLP has further advised the Company that the recognition and enforcement of foreign judgments are provided for under the PRC Civil Procedures Law. PRC courts may recognize and enforce foreign judgments in accordance with the requirements of the PRC Civil Procedures Law based either on treaties between China and the country where the judgment is made or on principles of reciprocity between jurisdictions. China does not have any treaties or other form of reciprocity with the United States that provide for the reciprocal recognition and enforcement of foreign judgments. In addition, according to the PRC Civil Procedures Law, courts in the PRC will not enforce a foreign judgment against the Company, the Issuer or their directors and officers if they decide that the judgment violates

the basic principles of PRC law or national sovereignty, security or public interest. As a result, it is uncertain whether and on what basis a PRC court would enforce a judgment rendered by a court in the United States.

DOCUMENTS INCORPORATED BY REFERENCE

This Offering Circular should be read and construed in conjunction with each applicable Pricing Supplement, the most recently published audited annual financial statements and any reviewed interim financial statements published subsequently to such annual financial statements, of the Company from time to time (if any), in each case with the report of the auditors in connection therewith (if any), and all amendments and supplements from time to time to this Offering Circular, which shall be deemed to be incorporated in, and to form part of, this Offering Circular and which shall be deemed to modify or supersede the contents of this Offering Circular to the extent that a statement contained in any such document is inconsistent with such contents. Copies of all such documents which are so deemed to be incorporated in, and to form part of, this Offering Circular will be available for inspection during normal business hours on any weekday (excluding Saturdays and public holidays) upon prior written notice and satisfactory proof of holding at the specified offices of the Principal Paying Agent set out at the end of this Offering Circular.

As at the date of this Offering Circular, the Issuer has not published and does not propose to publish any financial statements. The Company has reproduced annual audited consolidated financial statements for its financial year ended 31 December 2021, which are included in this Offering Circular. The consolidated financial statements of the Company have been prepared in accordance with HKFRS (as defined below) issued by the Hong Kong Institute of Certified Public Accountants.

CERTAIN DEFINED TERMS AND CONVENTIONS

In this Offering Circular, references to:

- “**ADAMA**” are to ADAMA Ltd., listed on the Shenzhen Stock Exchange with stock code 000553;
- “**Adisseo**” are to Bluestar Adisseo Company, listed on the Shanghai Stock Exchange with stock code 600299;
- “**ChemChina**” are to China National Chemical Corporation Ltd.;
- “**CHF**” are to Swiss Franc, the official currency and legal tender of Switzerland and Liechtenstein;
- “**China Jinmao**” are to China Jinmao Holdings Group Limited, formerly known as Franshion Properties (China) Limited, a limited liability company listed on the Hong Kong Stock Exchange with stock code 00817;
- the “**Company**” or the “**Guarantor**” are to Sinochem Hong Kong (Group) Company Limited and, as the context requires, its subsidiaries;
- “**COSCO**” are to China Ocean Shipping Corporation Limited (previously known as China Ocean Shipping (Group) Company);
- “**Elkem**” are to Elkem ASA, listed on the Oslo Stock Exchange (ELK.OL);
- “**euro**” or “**€**” are to the lawful currency of member states of the European Union that adopt the single currency introduced in accordance with the Treaty establishing the European Community, as amended from time to time;

- “**Fitch**” are to Fitch Ratings Inc.;
- “**Haohua Technology**” are to Haohua Chemical Science & Technology Corp Ltd., listed on the Shanghai Stock Exchange with stock code 600378;
- “**HK\$**” and “**HK dollars**” are to Hong Kong dollars, the official currency of the Hong Kong Special Administrative Region;
- “**HKFRS**” are to Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants;
- “**Issuer**” are to Sinochem Offshore Capital Company Limited, a wholly owned subsidiary of the Company;
- “**Jinmao**” are to Jinmao (China) Hotel Investments and Management Limited;
- “**Jinmao Service**” are to Jinmao Property Services Co., Limited, a company listed on the Main Board of the Hong Kong Stock Exchange (stock code: 00816), and a subsidiary of China Jinmao;
- “**Jin Mao Group**” are to China Jin Mao (Group) Co., Ltd., a wholly-owned subsidiary of Jinmao;
- “**KMCL**” are to KraussMaffei Company Limited, listed on listed on the Shanghai Stock Exchange with stock code 600579;
- “**Luxi Chemical**” are to Luxi Chemical Group Co., Ltd., listed on the Shenzhen Stock Exchange with stock code 000830;
- “**Moody’s**” are to Moody’s Investors Service;
- “**MOFCOM**” are to the Ministry of Commerce of the People’s Republic of China, a cabinet-level executive agency of the State Council of China.
- “**mu**” are to a unit of measurement for area. It is one of the traditional land measurement units of China. One mu is equal to 666.7 square meters.
- “**Pirelli**” are to Pirelli & C. S.p.A, listed on the Milan Stock Exchange (PIRC.MI).
- “**PRC**” or “**China**” are to the People’s Republic of China, excluding the Hong Kong Special Administrative Region, the Macau Special Administrative Region and Taiwan;
- “**RMB**” or “**Renminbi**” are to the Renminbi, the official currency of the PRC;
- “**S\$**” are to the lawful currency of Singapore;
- “**Sinochem Corporation**” are to Sinochem Corporation Co., Ltd.,;
- “**Sinochem Group**” are to Sinochem Group Co., Ltd., a PRC wholly state-owned enterprise;
- “**Sinochem Holdings**” are to Sinochem Holdings Corporation Ltd., a PRC wholly state- owned enterprise;
- “**Sinochem International**” are to Sinochem International (holding) Co. Ltd., listed on the Shanghai Stock Exchange with stock code 600500;

- “**Sinofert**” are to Sinofert Holdings Limited, listed on the Hong Kong Stock Exchange with stock code 00297;
- “**S&P**” are to Standard & Poor’s Global Ratings, a division of S&P Global Inc.;
- “**sq.m.**” are to square metres;
- “**sterling**” or “**£**” are to the lawful currency of the United Kingdom;
- “**Syngenta Group**” are to Syngenta Group Co., Ltd.;
- “**TBMC**” are to Toray Bluestar Membrane Co., Ltd.;
- “**Toray**” are to Toray Industries, Inc.;
- “**US\$**” and “**U.S. dollars**” are to United States dollars, the official currency of the United States of America;
- “**U.S. GAAP**” are to U.S. generally accepted accounting principles;
- “**Yangnong Chemical**” are to Jiangsu Yangnong Chemical Co., Ltd., listed on the Shanghai Stock Exchange with stock code 600486.
- “**yen**” are to the lawful currency of Japan.

Solely for your convenience, this Offering Circular contains translations of certain Hong Kong dollar amounts into U.S. dollar amounts, Renminbi amounts into Hong Kong dollar amounts and Renminbi amounts into U.S. dollar amounts at specified rates.

Certain of the Company’s 2020 financial data have been converted to U.S. dollar amounts at the exchange rates of HK\$ 7.7534 to US\$1.00 and RMB6.5250 to US\$1.00 and certain of the Company’s 2021 financial data have been converted to U.S. dollar amounts at the exchange rates of HK\$7.7996 to US\$1.00 and RMB6.3726 to US\$1.00, which are the exchange rates set out in the weekly statistical release of the Board of Governors of the Federal Reserve System of the United States (the “**Federal Reserve Board**”) on 31 December 2020 and 2021, respectively.

Certain of the Company’s 2020 financial data have been converted to Hong Kong dollar amounts at the exchange rate of RMB0.8416 to HK\$1.00 and certain of the Company’s 2021 financial data have been converted to Hong Kong dollar amounts at the exchange rate of RMB0.8176 to HK\$1.00, which are the median rate set by the People’s Bank of China, the central bank of the PRC (the “**PBOC**”), for foreign exchange transactions prevailing on 31 December 2020 and 2021, respectively.

Further information on exchange rates is set forth in “*Exchange Rate Information*”. You should not construe these translations as representations that the Renminbi amounts could actually be converted into any U.S. dollar or HK dollar amounts, as the case may be, or any HK dollar amounts could be converted into any U.S. dollar amounts, at the rates indicated or at all.

PRESENTATION OF FINANCIAL AND OTHER DATA

Financial Data

The Company's consolidated statement of financial position information as at 31 December 2020 and 2021 and consolidated statement of comprehensive income information for each of the years then ended have been extracted from the consolidated financial statements as at and for the year ended 31 December 2021 audited by KPMG and included elsewhere in this Offering Circular. The Company prepares its consolidated financial statements in accordance with HKFRS.

Certain limited summary financial information of Sinochem Holdings set forth in this Offering Circular has been extracted from consolidated financial statements for the year ended 31 December 2021 audited by Baker Tilly China Certified Public Accountants, a PRC certified public accounting firm. Such financial information has been prepared in accordance with PRC Accounting Standards and Accounting Regulations for Business Enterprises promulgated by the PRC Ministry of Finance (the "MOF") on 15 February 2006, and its supplementary regulations ("PRC GAAP"). PRC GAAP differs in significant and material respects from HKFRS and U.S. GAAP.

This Offering Circular also contains non-HKFRS financial measures and ratios that are not required by, or presented in accordance with HKFRS, including EBITDA. EBITDA is a widely used financial indicator of a company's ability to service and incur debt. EBITDA should not be considered in isolation or construed as an alternative to cash flows, net income or any other measure of performance or as an indicator of the Company's operating performance, liquidity, profitability or cash flows generated by operating, investing or financing activities. In evaluating EBITDA, the Company believes that investors should consider, among other things, the components of EBITDA, such as sales and operating expenses and the amount by which EBITDA exceeds capital expenditures and other charges. The Company has included EBITDA because it believes that it is a useful supplement to the cash flow data as a measure of the Company's performance and its ability to generate cash flow from operations to cover debt service and taxes. EBITDA presented herein may not be comparable to similarly titled measures presented by other companies. Investors should not compare the Company's EBITDA to EBITDA presented by other companies because not all companies use the same definitions. Certain amounts and percentages included in this Offering Circular have been rounded. Accordingly, in certain instances, the sum of the numbers in a column may not exactly equal the total figure for that column.

FORWARD-LOOKING STATEMENTS

Certain statements in this Offering Circular are not historical facts and are “**forward-looking statements**” within the meaning of Section 27A of the Securities Act and Section 21E of the Exchange Act. This Offering Circular may contain words such as “**believe**”, “**could**”, “**may**”, “**will**”, “**target**”, “**estimate**”, “**project**”, “**predict**”, “**forecast**”, “**guideline**”, “**should**”, “**plan**”, “**expect**”, “**anticipate**” and similar expressions that are intended to identify forward-looking statements, but are not the exclusive means of identifying these statements. Particularly, statements under the sections entitled “*Summary*” and “*Business*” relating to the following matters may include forward-looking statements:

- the anticipated demand for real property and related capital expenditures and investments;
- projections of capital expenditures in general and other financial items;
- generation of future receivables;
- expected sales to customers and price levels; and
- environmental compliance and remediation.
- Such statements are subject to various risks and uncertainties, including, but not limited to:
- changes in global economic and social conditions;
- changes in the world political situation;
- the implications of the COVID-19 pandemic (“**COVID-19**”) or an outbreak of other pandemics or epidemics;
- changes in economic and political conditions and increases in regulatory burdens in the PRC, Hong Kong and other countries in which the Company or any of its significant subsidiaries operates, transacts business or has interests;
- accidents and natural disasters;
- changes in import controls or import duties, levies or taxes, either in international markets or in the PRC;
- changes in laws, regulations, taxation or accounting standards or practices;
- changes in prices or demand for products or raw materials produced or used by the Company or its subsidiaries or affiliates, both in the PRC and in international markets, as a result of competitive actions or economic factors, such as inflation or exchange rate fluctuations;
- the risks of increased costs and the uncertainty of technological change;
- the ability of third parties to perform in accordance with contractual terms and specifications;
- acquisitions or divestitures; and
- other factors, including those discussed in “*Risk Factors*”.

Forward-looking statements involve inherent risks and uncertainties. Should one or more of these or other uncertainties or risks materialise, actual results may vary materially from those estimated, anticipated or projected. Specifically, but without limitation, capital costs could increase, projects could be delayed, and anticipated improvements in capacity, performance or profit levels might not be fully realised. Although the Company believes that the expectations of its management as reflected by such forward-looking statements are reasonable based on information currently available to it, no assurances can be given that such expectations will prove to have been correct. Accordingly, you are cautioned not to place undue reliance on the forward-looking statements and neither the Issuer nor the Company undertakes any obligation to update or revise any of them, whether as a result of new information, future developments or otherwise.

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SUMMARY

This summary highlights certain information contained in this Offering Circular. This summary does not contain all the information that you should consider before investing. You should carefully read this Offering Circular in its entirety, including the sections entitled “Forward-looking Statements”, “Risk Factors” and “Business”, as well as the financial statements and notes thereto included elsewhere in this Offering Circular.

The Company is the flagship overseas holding subsidiary of Sinochem Holdings and one of the primary overseas platforms for executing Sinochem Holdings’ business strategy. Sinochem Holdings was established in 2021 through the restructuring of Sinochem Group and ChemChina, which are leading SOEs under the supervision of the SASAC of the State Council. With a wide array of businesses covering life science, materials science, petrochemicals, environmental science, rubber & tire, machinery & equipment, city operation, and industrial finance, Sinochem Holdings rises as the world’s largest integrated chemical conglomerate in terms of revenue in 2021. It enjoys leading advantages in many industry subdivisions, such as agrochemicals and animal nutrition in life science, fluorine silicon materials in materials science, engineering plastics and rubber additives. After the restructuring of Sinochem Group and ChemChina in 2021, Sinochem Holdings becomes the largest plant protection producer and the third largest seed producer, each in terms of revenue in 2021. Sinochem Holdings is the only central state-owned enterprise in China with chemical industry as a main business, supported by comprehensive product systems and sufficient technical reserves. Since commencing operations in Hong Kong in 1994, the Company has been an integral part of the transformation and expansion of Sinochem Group and now Sinochem Holdings. The Company accounted for approximately 30.4% of Sinochem Holdings’ total assets as at 31 December 2021, and 8.2% of Sinochem Holdings’ revenue for the year ended 31 December 2021, according to Sinochem Holdings’ audited consolidated financial statements prepared in accordance with PRC GAAP and the Company’s audited consolidated financial statements prepared in accordance with HKFRS.

As at the date of this Offering Circular, the Company’s business consists of two segments:

- **Real Estate.** The Company’s real estate businesses are city operations and property development, commercial leasing and retail operations, hotel operations and technology and services, which are conducted by China Jinmao and Jinmao, respectively.

China Jinmao, the Company’s Hong Kong Stock Exchange-listed subsidiary, is a leading developer and operator of large-scale and high-grade commercial properties and upscale residential properties at prime locations in major cities and popular vacation destinations in China. As at 31 December 2021, China Jinmao was engaged in 334 projects in the sectors of city operations and property development, commercial leasing and retail operations and hotel operations at different stages of development located in 53 cities, such as Beijing, Shanghai, Suzhou, Hangzhou and Guangzhou, etc., which include notable projects such as the Beijing Chemsunny World Trade Centre and the Nanjing International Centre.

Jinmao, 100% owned by China Jinmao, primarily owns and invests in a portfolio of hotels located in prime, strategic locations in top tier cities or tourist hot spots in the PRC such as Beijing, Shanghai, Lijiang, Shenzhen and Sanya, which includes the Westin Beijing Chaoyang, the Ritz Carlton Sanya and Grand Hyatt Shanghai. The Company also owns the Jin Mao Tower (a mixed-use development), one of the landmark buildings in the PRC located in the heart of the Lujiazui Financial and Trade Zone, the key financial centre in Shanghai.

For the years ended 31 December 2020 and 2021, revenue from the Company’s real estate segment amounted to HK\$67.5 billion and HK\$108.6 billion, respectively, representing 99.6% and 99.7%, respectively, of its revenue.

- *Others.* The Company is engaged in other business segments, such as securities investment. For the years ended 31 December 2020 and 2021, revenue from the Company's other businesses, amounted to HK\$1.4 billion and HK\$1.8 billion, respectively, representing 2.1% and 1.6%, respectively, of its total revenue.

The following table sets forth the Company's revenue by business segment for the periods indicated:

	Year ended 31 December			
	2020		2021	
	HK\$ (million)	%	HK\$ (million)	%
Real Estate	67,531	99.6	108,562	99.7
Others	1,426	2.1	1,763	1.6
Inter-segment revenue ⁽¹⁾	(1,181)	(1.7)	(1,443)	(1.3)
Total⁽²⁾	67,776	100.0	108,883	100.0

(1) All intra-company transactions, balances, income and expenses are eliminated on consolidation.

(2) Casting differences may be incurred as each figure of the line item displayed in the consolidated financial statement was rounded directly.

The Company's businesses are conducted through a network of offices around the globe, with its principal office located in Hong Kong.

Sinochem Holdings

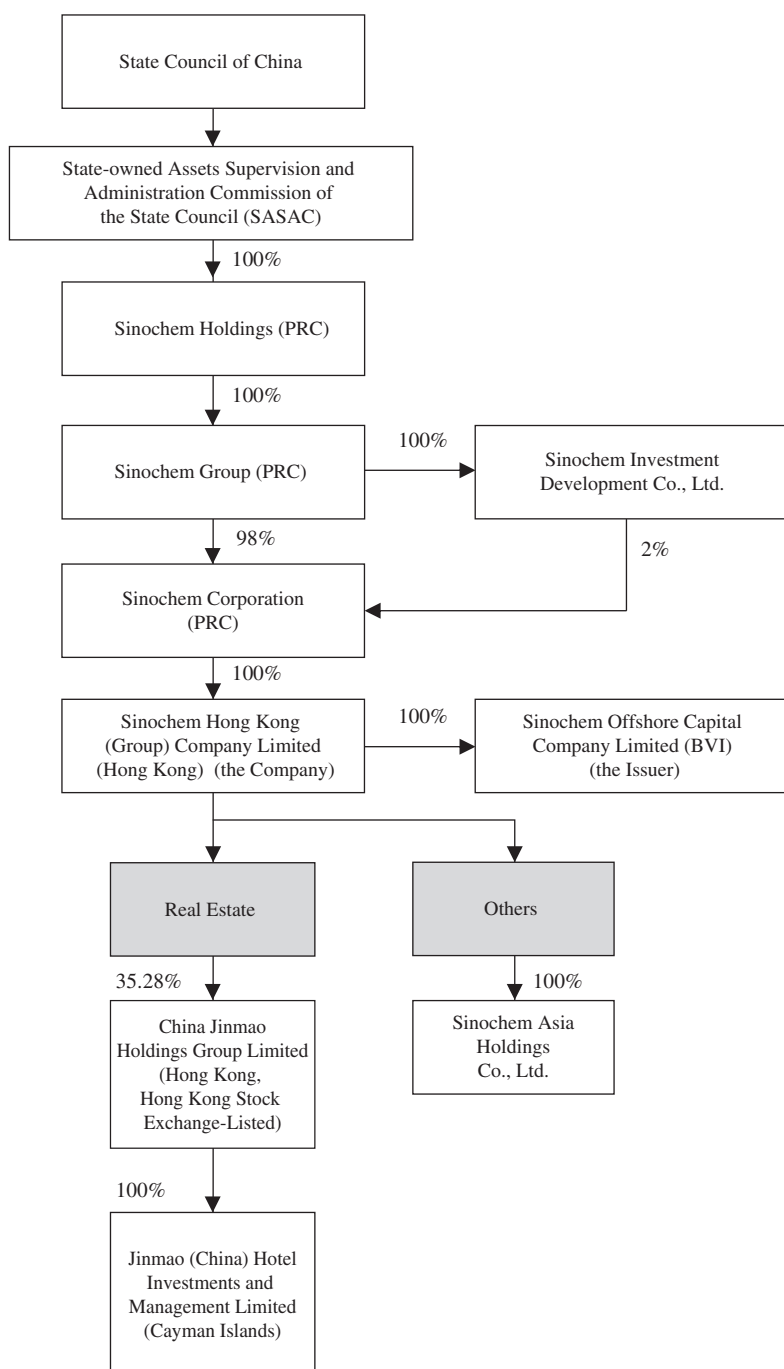
Sinochem Holdings was established in 2021 through the restructuring of Sinochem Group and ChemChina, which are leading SOEs under the supervision of the SASAC of the State Council. Sinochem Holdings had RMB1,536 billion in total assets as at 31 December 2021, and RMB1,111 billion in revenue for the year ended 31 December 2021, according to Sinochem Holdings' audited consolidated financial statements prepared in accordance with PRC GAAP. See "*History and Structure of Sinochem Holdings and the Company*" and "*Sinochem Holdings*".

Issuer

The Issuer is a wholly owned subsidiary of the Company and was incorporated with limited liability on 4 January 2011 in the British Virgin Islands under the BVI Business Companies Act, 2004. The Issuer has no material assets and will not conduct any business, except in connection with the issuance of the Notes and the advancement of net proceeds from the issuance to the Company. The registered address of the Issuer is located at Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands.

Corporate Structure

The following chart sets forth the shareholding and group structure of the Company, and includes only the major subsidiaries of the Company as at 31 December 2021:



Competitive Strengths

The Company believes that the following factors contribute to its strong competitive position:

- One of the market leaders in China's strategic industries;
- Diversified business portfolio in the real estate segment with sustainable growth potential;
- Strong support from Sinochem Holdings, one of China's key SOEs under supervision of the SASAC;
- Practical and effective internal risk and financial management to support prudent business operation and expansion;
- Established and trusted Sinochem brand;
- Experienced and respected management team; and
- Strong, long-term relationships with major global players.

Strategy

Sinochem Holdings implements the strategy of innovation-driven development, commits to the value of "In Science We Trust", and adheres to the overall strategic positioning of building a company "led by life science and materials science, supported by petrochemicals and environmental science, driven by science and technology". Sinochem Holdings aims to strengthen its market leadership position in its major businesses covering life science, materials science, petrochemicals, environmental science, rubber and tire, machinery and equipment, city operation and industrial finance. As an integral part of this overall goal, the Company aims to achieve significant growth by employing the following strategies:

City Operations and Property Development

- Continue to focus on the development and operation of high-end real estate projects in prime locations in major cities and popular vacation destinations and implementing deep development;
- Continue to collaborate with local governments to diversify its sources of access to high-quality land resources;
- Continue to leverage its project development expertise, its relationship with Sinochem Holdings and its established SOE network to focus on sound development by leveraging the attributes of a central state-owned enterprise;
- Continue to enhance its brand awareness to stimulate sales and property prices;
- Continue to incorporate innovation into the Company's projects and focus on quality and efficiency, creating technologically advanced and innovative projects; and
- Continue to implement green strategy to achieve innovative development and differentiated competition.

Hotel Operations

- Seek asset enhancement opportunities and implement proactive measures to manage and improve asset quality;

- Leverage on the experience, market reach and network of China Jinmao in the hospitality industry to source and pursue value-enhancing acquisitions;
- Improve the operational efficiency of hotel properties; and
- Endeavour to maintain a prudent capital and investment structure, diversified and flexible sources of funding and a strong and healthy financial position.

Recent Developments

On 10 March 2022, China Jinmao has successfully spun off and separately listed the shares of Jinmao Property Services Co., Limited (“**Jinmao Services**”) on the Main Board of the Hong Kong Stock Exchange (stock code: 00816, the “**Spin-off**”). Upon completion of the Spin-off, Jinmao Services remains as a subsidiary of China Jinmao and China Jinmao holds approximately 67.5% of its issued shares. Jinmao Services and its subsidiaries are principally engaged in the provision of property management services, value-added services to non-property owners and community value-added services in the PRC.

SUMMARY CONSOLIDATED FINANCIAL AND OTHER INFORMATION

The Company's consolidated statement of financial position information as at 31 December 2020 and 2021, and consolidated statement of comprehensive income information for each of the years then ended have been extracted from the consolidated financial statements as at and for the year ended 31 December 2021 audited by KPMG and included elsewhere in this Offering Circular. The summary financial information below should be read in conjunction with the audited consolidated financial statements for the year ended 31 December 2021 as well as the notes thereto, included elsewhere in this Offering Circular.

The Company's audited consolidated financial statements were prepared and presented in accordance with HKFRS.

Consolidated Statement of Comprehensive Income Data

	For the years ended 31 December		
	2020	2021	
	HK\$	US\$	
	(million)		
REVENUE	67,776	108,883	13,960
Cost of sales	(53,917)	(88,369)	(11,330)
Gross profit	13,860	20,514	2,630
Other income, gains and losses, net	3,833	7,449	955
Selling and distribution expenses	(1,800)	(2,867)	(368)
Administrative expenses	(4,012)	(5,664)	(726)
Fair value changes of investment properties	961	(2,054)	(263)
Finance costs	(3,853)	(4,085)	(524)
Share of profits and losses of:			
Joint ventures	417	1,201	154
Associates	802	700	90
PROFIT BEFORE TAX ⁽¹⁾	10,207	15,192	1,948
Income tax expense	(3,907)	(6,045)	(775)
PROFIT FOR THE YEAR	6,300	9,147	1,173
Attributable to:			
Owners of the parent	865	1,737	223
Non-controlling interests	5,435	7,410	950
PROFIT FOR THE YEAR	<u>6,300</u>	<u>9,147</u>	<u>1,173</u>
OTHER COMPREHENSIVE INCOME			
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:			
Exchange differences on translation of financial statements of foreign operations	7,675	4,091	525
Share of other comprehensive income of associates and joint ventures	1,884	1,239	159
Reclassification adjustments for foreign operations disposed of during the year	378	59	8
Cash flow hedges, net of tax	(92)	123	16
	9,846	5,513	707
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:			
Gain on property revaluation, net of tax	—	10	1
Changes in fair value of equity investments at fair value through other comprehensive income ("FVOCI"), net of tax	(235)	(25)	(3)
	(235)	(15)	(2)
OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF TAX ⁽¹⁾	9,611	5,498	705
TOTAL COMPREHENSIVE INCOME FOR THE YEAR ⁽¹⁾	15,911	14,644	1,878
Attributable to:			
Owners of the parent	4,056	3,688	473
Non-controlling interests	11,855	10,957	1,405
	<u>15,911</u>	<u>14,644</u>	<u>1,878</u>

(1) Casting differences may be incurred as each figure of the line item displayed in the consolidated financial statements was rounded directly.

Consolidated Statement of Financial Position

	As at 31 December		
	2020	2021	
	HK\$	US\$	
	(million)		
NON-CURRENT ASSETS			
Property, plant and equipment	13,470	14,392	1,845
Land under development	12,470	15,981	2,049
Properties under development	70,517	102,360	13,124
Investment properties	40,586	39,565	5,073
Right-of-use assets.	1,953	2,086	267
Goodwill	2,000	2,000	256
Intangible assets	128	214	27
Investments in joint ventures.	19,391	27,137	3,479
Investments in associates	13,195	24,872	3,189
Financial assets at fair value through other comprehensive income	675	265	34
Amounts due from related parties	37,974	45,359	5,816
Deferred tax assets	3,688	4,034	517
Amounts due from non-controlling shareholders.	1,030	5,545	711
Other assets	662	2,442	313
Total non-current assets ⁽¹⁾	217,739	286,252	36,701
CURRENT ASSETS			
Inventories	209	286	37
Land under development	1,698	2,268	291
Properties under development	94,430	74,765	9,586
Properties held for sale.	23,051	33,608	4,309
Trade receivables.	531	2,546	326
Contract assets	938	1,713	220
Prepayments, other receivables and other assets	45,247	46,143	5,916
Amounts due from related parties	45,687	72,393	9,282
Tax recoverable.	5,598	4,905	629
Derivative financial instruments.	89	149	19
Restricted bank balances.	10,245	10,633	1,363
Cash and cash equivalents	48,537	38,399	4,923
Other assets	4,516	—	—
Total current assets	280,777	287,810	36,901

(1) Casting differences may be incurred as each figure of the line item displayed in the consolidated financial statements was rounded directly.

	As at 31 December		
	2020	2021	
	HK\$	HK\$	US\$
		(million)	
CURRENT LIABILITIES			
Trade and bills payables	26,030	35,410	4,540
Other payables and accruals	124,671	127,017	16,285
Derivative financial instruments	12	17	2
Interest-bearing borrowings	38,912	41,940	5,377
Lease liabilities	115	143	18
Amounts due to related parties	36,833	45,120	5,785
Tax payable	2,713	2,435	312
Provision for land appreciation tax	2,465	2,830	363
Total current liabilities ⁽¹⁾	231,750	254,914	32,683
NET CURRENT ASSETS ⁽¹⁾	49,027	32,896	4,218
TOTAL ASSETS LESS CURRENT LIABILITIES ⁽¹⁾	266,766	319,148	40,919
NON-CURRENT LIABILITIES			
Interest-bearing borrowings	95,122	132,634	17,005
Lease liabilities	1,192	1,160	149
Deferred tax liabilities	8,298	8,702	1,116
Amounts due to related parties	13,134	16,274	2,087
Derivative financial instruments	101	34	4
Other payables and accruals	—	944	121
Other non-current liabilities	86	—	—
Total non-current liabilities ⁽¹⁾	117,933	159,748	20,482
NET ASSETS	148,832	159,399	20,437
CAPITAL AND RESERVES			
Issued capital	24,468	24,468	3,137
Reserves	20,700	20,391	2,614
Equity attributable to owners of the parent ⁽¹⁾	45,168	44,860	5,752
Non-controlling interests	103,664	114,540	14,685
TOTAL EQUITY	148,832	159,399	20,437

(1) Casting differences may be incurred as each figure of the line item displayed in the consolidated financial statements was rounded directly.

Other Unaudited Financial Data

	As at and for the year ended 31 December	
	2020	2021
EBITDA ⁽¹⁾ (in HK\$ millions)	10,250	15,203
EBITDA ⁽¹⁾⁽²⁾ (in US\$ millions)	1,322	1,949
EBITDA/Gross interest expense ⁽³⁾	1.0x	2.0x
Total debt ⁽⁴⁾ /Total capitalisation ⁽⁵⁾	47.4%	52.3%

- (1) EBITDA for any period is calculated as profit before tax adding interest expense under finance costs, depreciation and amortization.

EBITDA is a non-HKFRS measure and a widely used financial indicator of a company's ability to service and incur debt. EBITDA should not be considered in isolation or construed as an alternative to cash flows, net income or any other measure of performance or as an indicator of the Company's operating performance, liquidity, profitability or cash flows generated by operating, investing or financing activities. In evaluating EBITDA, the Company believes that investors should consider, among other things, the components of EBITDA, such as sales and operating expenses and the amount by which EBITDA exceeds capital expenditures and other charges. The Company has included EBITDA because it believes that it is a useful supplement to the cash flow data as a measure of the Company's performance and its ability to generate cash flow from operations to cover debt service and taxes. EBITDA presented herein may not be comparable to similarly titled measures presented by other companies. Investors should not compare the Company's EBITDA to EBITDA presented by other companies because not all companies use the same definitions.

- (2) Translated from Hong Kong dollars into U.S. dollars at the rate of (i) HK\$7.7534 to US\$1.00 for 2020 financial data, (ii) HK\$7.7996 to US\$1.00 for 2021 financial data, which are the exchange rates set forth in the weekly statistical release of the Federal Reserve Board on 31 December 2020 and 31 December 2021, respectively.
- (3) Gross interest expense includes the interest expenses shown in the Company's consolidated financial statements and the interest expenses capitalised in properties under development and other qualifying assets.
- (4) Total debt consists of all short-term borrowings and long-term borrowings. It does not include amounts due to related parties, amounts due to non-controlling interests and other liabilities.
- (5) Total capitalisation equals total debt plus total equity.

SUMMARY OF THE PROGRAMME

The following summary of the Programme does not purport to be complete and is qualified in its entirety by the remainder of this Offering Circular. Words and expressions defined in “Form of the Instruments”, “Terms and Conditions of the Notes” and “Terms and Conditions of the Securities” shall have the same meanings in this summary.

Issuer	Sinochem Offshore Capital Company Limited.
Legal Entity Identifier:	3003004LKKZ33WMP2P47.
Guarantor:	Sinochem Hong Kong (Group) Company Limited.
Letter of Support Provider:	Sinochem Holdings. See “ <i>Letter of Support</i> ”.
Description:	Medium Term Note and Perpetual Securities Programme.
Programme Size:	Up to US\$15,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement) aggregate nominal amount of Instruments outstanding at any time. The Issuer may increase the amount of the Programme in accordance with the terms of the Programme Agreement.
Arrangers:	Standard Chartered Bank BOCI Asia Limited Citigroup Global Markets Limited
Dealers:	Standard Chartered Bank BOCI Asia Limited Crédit Agricole Corporate and Investment Bank Citigroup Global Markets Limited DBS Bank Ltd. J.P. Morgan Securities plc Société Générale Industrial and Commercial Bank of China (Asia) Limited China Securities (International) Corporate Finance Company Limited CMB International Capital Limited CLSA Limited CMBC Securities Company Limited
	The Issuer may from time to time terminate the appointment of any Dealer under the Programme or appoint additional dealers either in respect of one or more Tranches or in respect of the whole Programme. The Issuer may sell Instruments to the Dealers acting as principals for resale to investors or other purchasers and the Issuer may also sell Instruments directly to investors. Instruments may be distributed on a syndicated or non-syndicated basis. See “ <i>Subscription and Sale</i> ”.
Trustee:	Citicorp International Limited.
Principal Paying Agent, Principal Registrar and Transfer Agent: . . .	Citibank, N.A., London Branch.

CMU Registrar, CMU Transfer Agent, CMU Lodging and Paying Agent:	Citicorp International Limited.
Agents:	Collectively, the Principal Paying Agent, Principal Registrar and Transfer Agent and the CMU Registrar, CMU Transfer Agent, CMU Lodging and Paying Agent.
Method of issue:	Instruments may be issued on a syndicated or non-syndicated basis. The Instruments will be issued in series (each, a “ Series ”) having one or more issue dates and on terms otherwise identical (or identical other than in respect of the first payment of interest or (as the case may be) distribution and/or the issue price), the Instruments of each Series being intended to be interchangeable with all other Instruments of that Series. Each Series may be issued in tranches (each, a “ Tranche ”) on the same or different issue dates. The specific terms of each Tranche (which will be supplemented, where necessary, with supplemental terms and conditions and, save in respect of the issue date, issue price, first payment of interest or (as the case may be) distribution and nominal amount of the Tranche, will be identical to the terms of other Tranches of the same Series) will be set out in a pricing supplement to this Offering Circular (a “ Pricing Supplement ”).
Issue Price:	Instruments may be issued at their nominal amount or at a discount or premium to their nominal amount. Partly Paid Notes may be issued, the issue price of which will be payable in two or more installments.
Currencies:	Subject to compliance with all relevant laws, regulations and directives, Instruments may be issued in any currency agreed between the Issuer, the Guarantor and the Relevant Dealer(s).
Specified Denomination	<p>Instruments may be denominated in any agreed currency and with any agreed maturity, subject to any applicable legal or regulatory restrictions and any requirements of the relevant central bank (or equivalent body).</p> <p>The Instruments will be issued in such denominations as may be agreed between the Issuer and the relevant Dealer save that the minimum denomination of each Instrument will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the relevant Specified Currency.</p>

Taxation:	<p>All payments premium (if applicable), interest or distribution (as the case may be) in respect of the Instruments by or on behalf of the Issuer or Guarantor will be made free and clear of, and without withholding or deduction for, or on account of any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of a Relevant Jurisdiction, subject to certain exceptions/as provided in the Note Conditions and the Security Conditions. In the event that any such withholding or deduction is made, the Issuer or, as the case may be, the Guarantor will, save in certain limited circumstances provided in the Note Conditions and the Security Conditions, be required to pay such additional amounts (the “Additional Amounts”) as will result in receipt by the holders of the instruments after such withholding or deduction of such amounts as would have been received by them had no such withholding or deduction been required, except that no such Additional Amounts shall be payable in respect of any Instrument under the circumstances further described in the Note Conditions and the Security Conditions.</p>
Clearing Systems:	<p>Euroclear, Clearstream and the CMU for Bearer Notes and Euroclear, Clearstream, DTC and the CMU for Registered Instruments and, in relation to any Tranche, such other clearing system as may be agreed between the Issuer, the Trustee and the relevant Dealer.</p>
Rating:.	<p>Instruments issued under the Programme may be rated or unrated. Where an issue is rated, the rating of the Instruments to be issued under the Programme will be specified in the applicable Pricing Supplement. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, change or withdrawal at any time by the assigning rating agency.</p>
Listing and admission to trading:. . .	<p>Application has been made to The Hong Kong Stock Exchange for the listing of the Programme by way of debt issues to Professional Investors only during the 12-month period after the date of this Offering Circular on the Hong Kong Stock Exchange.</p> <p>For so long as any Instruments are listed on the Hong Kong Stock Exchange and the rules of the Hong Kong Stock Exchange so require, such Instruments will be traded on the Hong Kong Stock Exchange in a minimum board lot size of HK\$500,000 (or its equivalent in other currencies) or such other amount as may be allowed or required from time to time.</p>

Instruments may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets agreed between the Issuer, the Guarantor and the relevant Dealer in relation to the Series. Instruments which are neither listed nor admitted to trading on any market may also be issued.

The applicable Pricing Supplement will state whether or not the relevant Instruments are to be listed and/or admitted to trading and, if so, on which stock exchanges and/or markets.

Selling Restrictions:. For a description of certain restrictions on offers, sales and deliveries of Instruments and on the distribution of offering materials in the United States of America, the European Economic Area, the United Kingdom, the PRC, Hong Kong, Japan, British Virgin Islands and Singapore, see “*Subscription and Sale*” below.

For the purposes of Regulation S, Category 2 selling restrictions will apply unless otherwise indicated in the relevant Pricing Supplement.

In connection with the offering and sale of a particular Series of Instruments, additional restrictions may be imposed which will be set out in the applicable Pricing Supplement.

In connection with the offering and sale of a particular Series of Instruments, additional restrictions may be imposed which will be set out in the applicable Pricing Supplement. Bearer Notes will be issued in compliance with the TEFRA D Rules (as defined herein) unless (i) the applicable Pricing Supplement states that the Bearer Notes are issued in compliance with the TEFRA C Rules (as defined herein) or (ii) the Bearer Notes are issued other than in compliance with the TEFRA D Rules or the TEFRA C Rules but in circumstance in which the Instruments will not constitute “registration required obligations” for U.S. federal income tax purposes, which circumstance will be referred to in the applicable Pricing Supplement; Bearer Notes with a term of 365 days or less (taking into account unilateral extensions and rollovers) will be issued other than in compliance with the TEFRA D Rules or the TEFRA C Rules and will be referred to in the applicable Pricing Supplement as a transaction to which the United States Tax Equity and Fiscal Responsibility Act of 1982 (“**TEFRA**”) is not applicable.

Transfer Restrictions:. There are restrictions on the transfer of Instruments. See “*Transfer Restrictions*”.

Initial Delivery of Instruments. On or before the issue date for each Series, the Global Note representing Bearer Notes or the Unrestricted Global Certificate representing Unrestricted Registered Instruments may be deposited (a) in the case of a Tranche intended to be cleared through Euroclear and/or Clearstream, with a common depositary on behalf of Euroclear and/or Clearstream or, (b) in the case of a Tranche intended to be cleared through the CMU, with a sub-custodian for the Hong Kong Monetary Authority (the “HKMA”) as operator of the CMU, or, (c) in the case of a Tranche intended to be cleared through DTC, in the name of Cede & Co. or such entity as is specified in the applicable Pricing Supplement as nominee for DTC, or (d) any other clearing system or may be delivered outside any clearing system, **provided that** the method of such delivery has been agreed in advance by the Issuer, the Principal Paying Agent and the relevant Dealers. The Restricted Global Certificate representing Restricted Registered Instruments may be deposited on the relevant issue date with a custodian for, and registered in the name of Cede & Co. or such entity as is specified in the applicable Pricing Supplement as nominee for, DTC. Registered Instruments that are to be credited to one or more clearing systems on issue will be registered in the name of, or in the name of a nominee for or the operator of, such clearing systems.

THE NOTES

Status of the Notes The Notes constitute direct, general, unsubordinated, unconditional and (subject to Note Condition 5(a) (*Negative Pledge*)) unsecured obligations of the Issuer which will at all times rank *pari passu* among themselves and at least *pari passu* with all other present and future unsecured and unsubordinated obligations of the Issuer, save for such obligations as may be preferred by provisions of law that are both mandatory and of general application.

Status of the Guarantee of the Notes The Guarantor has in the Trust Deed unconditionally and irrevocably guaranteed the due and punctual payment of all sums from time to time payable by the Issuer in respect of the Notes. The Guarantee of the Notes constitutes direct, general, unsubordinated, unconditional and unsecured obligations of the Guarantor which will at all times rank at least *pari passu* with all other present and future unsecured and unsubordinated obligations of the Guarantor, save for such obligations as may be preferred by provisions of law that are both mandatory and of general application.

Maturities. Subject to compliance with all relevant laws, regulations and directives, any maturity may be agreed as between the Issuer, the Guarantor and the Dealers.

Form of Notes: The Notes may be issued in bearer form (“**Bearer Notes**”) or in registered form (“**Registered Notes**”). Registered Notes will not be exchangeable for Bearer Notes and *vice versa*.

Each Tranche of Notes in bearer form will be represented on issue by a temporary global note in bearer form (each, a “**Temporary Global Note**”) or a permanent global note in bearer form (each, a “**Permanent Global Note**” and, together with the Temporary Global Notes, the “**Global Notes**”), as specified in the applicable Pricing Supplement. Interests in Temporary Global Notes generally will be exchangeable for interests in Permanent Global Notes, or if so stated in the applicable Pricing Supplement, definitive Notes (“**Definitive Notes**”). If the TEFRA D Rules are specified in the applicable Pricing Supplement, certification as to non-U.S. beneficial ownership will be a condition precedent to any exchange of an interest in a Temporary Global Note or receipt of any payment of interest in respect of a Temporary Global Note. Interests in Permanent Global Notes will be exchangeable for Definitive Notes in whole but not in part. Definitive Notes will, if interest-bearing, have Coupons attached and, if appropriate, a Talon for further Coupons. Any interest in a Temporary Global Note or a Permanent Global Note will be transferable only in accordance with the rules and procedures or the time being of Euroclear, Clearstream, DTC, the CMU and/or any other agreed clearing system, as appropriate.

Each Tranche of Registered Notes will, unless specified in the relevant Pricing Supplement, be represented by a Global Note Certificate (as defined in the “**Form of the Instruments**”), which will be deposited on or about its issue date with a common depositary for, and registered in the name of a nominee of, Euroclear and Clearstream or any other agreed clearing system compatible with Euroclear and Clearstream, or in respect of Notes intended to be cleared through the CMU, the Global Certificate will be lodged with a sub-custodian for the CMU operated by the HKMA and registered in the name of the HKMA, or in the case of Notes intended to be cleared through DTC, in the name of Cede & Co. or such entity as is specified in the applicable Pricing Supplement as nominee for DTC. With respect to all offers or sales by a Dealer of an unsold allotment or subscription, beneficial interests in a Global Note Certificate of such Tranche may be held only through Euroclear or Clearstream, DTC or the CMU.

Application will be made to have Global Notes or Global Note Certificates of any Tranche accepted for clearance and settlement through the facilities of Euroclear, Clearstream, DTC and/or the CMU or any other agreed clearing system compatible with Euroclear and Clearstream, as appropriate.

Terms of Notes: Notes may be issued on a fully-paid or a partly-paid basis and at an issue price which is at par or at a discount to, or premium over, par.

The terms of the Notes will be specified in the applicable Pricing Supplement. The following types of Notes may be issued: (i) Fixed Rate Notes; (ii) Floating Rate Notes; and (iii) Zero Coupon Notes.

Interest periods, rates of interest and the terms of and/or amounts payable on redemption may differ depending on the Notes being issued and such terms will be specified in the applicable Pricing Supplement.

The applicable Pricing Supplement will indicate either that the relevant Notes cannot be redeemed prior to their stated maturity (other than in specified installments, if applicable, or for taxation reasons, following a Change of Control Triggering Event or following an Event of Default (each as defined in the Note Conditions)) or that such Notes will be redeemable at the option of the Issuer and/or the Noteholders upon giving notice to the Noteholders or the Issuer, as the case may be, on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer.

Fixed Rate Notes: Fixed interest will be payable on such date or dates as may be agreed between the Issuer, the Guarantor and the relevant Dealer(s) and on redemption and will be calculated on the basis of such Day Count Fraction as may be agreed between the Issuer, the Guarantor and the relevant Dealer(s).

Floating Rate Notes: Floating Rate Notes will bear interest at a rate determined:

- i. On the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the 2006 ISDA Definitions or the 2021 ISDA Definitions (each as published by the International Swaps and Derivatives Association, Inc.); or
- ii. On the basis of the reference rate specified in the relevant Pricing Supplement; or
- iii. On such other basis as may be specified in the relevant Pricing Supplement,

As adjusted for any applicable margin for each Tranche of the Floating Rate Notes.

Benchmark Discontinuation:	Fallback provisions might be specified in the relevant Pricing Supplement together with relevant risk factors, in case of the discontinuation of certain benchmarks, or changes in the manner of administration of any benchmarks.
Zero Coupon Notes:	Zero Coupon Notes (as defined in “ Terms and Conditions of the Notes ”) may be issued at their nominal amount or at a discount to it and will not bear interest.
Notes redeemable in instalments: . . .	The applicable Pricing Supplement may provide that Notes may be redeemable in separate installments in such amounts and on such dates as are indicated in the applicable Pricing Supplement.
Redemption:	The relevant Pricing Supplement will indicate either that the relevant Notes cannot be redeemed prior to their stated maturity (other than in specified instalments, if applicable, or for taxation reasons, or following the occurrence of a Change of Control Triggering Event) or that such Notes will be redeemable at the option of the Issuer and/or the Noteholders upon giving notice to the Noteholders or the Issuer, as the case may be, on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer, the Guarantor and the Relevant Dealer.
Negative Pledge:	The terms of the Notes will contain a negative pledge provision as further described in Note Condition 5(a) (<i>Negative Pledge</i>).
Cross Default:	The terms of the Notes will contain a cross default provision as further described in Note Condition 13.
Governing law	The Notes and the Trust Deed and all non-contractual obligations arising out of or in connection with the Notes and the Trust Deed are governed by English law.
Jurisdiction.	The courts of England.

THE SECURITIES

Status of the Securities:	The Securities constitute direct, general, unconditional and subject to Security Condition 5(a) (<i>Negative Pledge</i>) unsecured and subordinated obligations of the Issuer which will at all times rank <i>pari passu</i> and without any preference and priority among themselves and with any Parity Obligations of the Issuer. The rights and claims of the Holders in respect of the Securities are subordinated as provided in Security Condition 4 (<i>Status of the Securities and Guarantee of the Securities</i>).
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Status of the Guarantee of the Securities	<p>The Guarantor has in the Trust Deed unconditionally and irrevocably guaranteed on a subordinated basis the due and punctual payment in full of all sums expressed to be from time to time payable by the Issuer under the Trust Deed and in respect of the Securities. The Guarantee of the Securities constitutes direct, general, unconditional and (subject to Security Condition 5(a) (<i>Negative Pledge</i>) unsecured and subordinated obligations of the Guarantor which will at all times rank at least <i>pari passu</i> with any Parity Obligations of the Guarantor. The rights and claims of the Holders in respect of the Guarantee of the Securities are subordinated as provided in Security Condition 4 (<i>Status of the Securities and Guarantee of the Securities</i>).</p>
Ranking of claims in respect of the Securities	<p>Subject to applicable law, in the event of the Winding-Up of the Issuer, the rights and claims of the Holders in respect of the Securities shall rank ahead of those persons whose claims are in respect of any Junior Obligations of the Issuer, but shall be subordinated in right of payment to the claims of all other present and future senior creditors of the Issuer, other than the claims of holders of Parity Obligations of the Issuer.</p>
Ranking of claims in respect of the Guarantee of the Securities	<p>Subject to applicable law, in the event of the Winding-Up of the Guarantor, the rights and claims of the Holders in respect of the Guarantee of the Securities shall rank ahead of those persons whose claims are in respect of any Junior Obligations of the Guarantor, but shall be subordinated in right of payment to the claims of all other present and future senior creditors of the Guarantor, other than the claims of holders of Parity Obligations of the Guarantor.</p>
Set-off — Securities	<p>Subject to applicable law, no Holder may exercise, claim or plead any right of set-off, deduction, withholding or retention in respect of any amount owed to it by the Issuer in respect of, or arising under or in connection with the Securities, and each Holder shall, by virtue of his holding of any Securities, be deemed to have waived all such rights of set-off, deduction, withholding or retention against the Issuer. Notwithstanding the preceding sentence, if any of the amounts owing to any Holder by the Issuer in respect of, or arising under or in connection with the Securities is discharged by set-off, such Holder shall, subject to applicable law, immediately pay an amount equal to the amount of such discharge to the Issuer (or, in the event of its Winding-Up or administration, the liquidator or, as appropriate, administrator of the Issuer) and, until such time as payment is made, shall hold such amount in trust for the Issuer (or the liquidator or, as appropriate, administrator of the Issuer) and accordingly any such discharge shall be deemed not to have taken place.</p>

Set-off — Guarantee of the Securities	Subject to applicable law, no Holder may exercise, claim or plead any right of set-off, deduction, withholding or retention in respect of any amount owed to it by the Guarantor in respect of, or arising under or in connection with the Guarantee of the Securities, and each Holder shall, by virtue of his holding of any Securities, be deemed to have waived all such rights of set-off, deduction, withholding or retention against the Guarantor. Notwithstanding the preceding sentence, if any of the amounts owing to any Holder by the Guarantor in respect of, or arising under or in connection with the Guarantee of the Securities is discharged by set-off, such Holder shall, subject to applicable law, immediately pay an amount equal to the amount of such discharge to the Guarantor (or, in the event of its Winding-Up or administration, the liquidator or, as appropriate, administrator of the Guarantor) and, until such time as payment is made, shall hold such amount in trust for the Guarantor (or the liquidator or, as appropriate, administrator of the Guarantor) and accordingly any such discharge shall be deemed not to have taken place.
Maturities:	The Securities are perpetual securities in respect of which there is no maturity date.
Form of Securities:	The Securities will be issued in registered form only.
Distribution Basis:	Subject to Security Condition 6(e) (<i>Distribution — Distribution Deferral</i>), the Securities confer a right to receive distribution (each a “ Distribution ”) from the Distribution Commencement Date at the Distribution Rate payable in arrear on each Distribution Payment Date in accordance with Security Condition 6 (<i>Distribution</i>).
Distribution Deferral:	The Issuer may, at its sole discretion, elect to defer, in whole or in part, any Distribution (including any Arrears of Distribution and any Additional Distribution Amount) which is otherwise scheduled to be paid on a Distribution Payment Date to the next Distribution Payment Date by giving notice to the Securityholders, the Trustee and the Principal Paying Agent in writing, and provided that if Dividend Pusher is specified as applicable in the relevant Pricing Supplement, a Compulsory Distribution Payment Event has not occurred.

<p>Compulsory Distribution</p> <p>Payment Event:</p>	<p>If Dividend Pusher is specified as being applicable in the relevant Pricing Supplement, during the six-month period ending on the day before the relevant Distribution Payment Date, either or both of the following have occurred:</p> <ul style="list-style-type: none"> (a) a discretionary dividend, discretionary distribution or other discretionary payment has been declared or paid by the Issuer, the Guarantor or any of their respective Subsidiaries on or in respect of any Parity Obligations or Junior Obligations of the Issuer or the Guarantor (except (i) in relation to the Parity Obligations of the Issuer or (as the case may be) the Guarantor on a <i>pro-rata</i> basis, or (ii) in connection with any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (iii) for the issue of dividends to the Issuer, the Guarantor or to any intermediate holding company); or (b) the Issuer, the Guarantor or any of their respective Subsidiaries has at its discretion redeemed, reduced, cancelled, bought back or otherwise acquired any Parity Obligations or Junior Obligations of the Issuer or the Guarantor (except (i) in relation to the Parity Obligations of the Issuer or (as the case may be) the Guarantor on a <i>pro-rata</i> basis, (ii) in connection with any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (iii) as a result of the exchange or conversion of such Parity Obligations for Junior Obligations of the Issuer or (as the case may be) the Guarantor);
<p>No Obligation to Pay:</p>	<p>The Issuer shall have no obligation to pay any Distribution (including any Arrears of Distribution and any Additional Distribution Amount) on any Distribution Payment Date if it validly elects not to do so in accordance with Security Condition 6(e)(i) (<i>Distribution — Distribution Deferral — Optional Deferral</i>) and any failure to pay any Distribution (including any Arrears of Distribution and any Additional Distribution Amount), in whole or in part, shall not constitute a default of the Issuer in respect of the Securities.</p>
<p>Cumulative Deferral:</p>	<p>Any Distribution deferred pursuant to Security Condition 6(e) (<i>Distribution — Distribution Deferral</i>) shall constitute “Arrears of Distribution”. The Issuer may, at its sole discretion, elect (in the circumstances set out in Security Condition 6(e)(i) (<i>Distribution — Distribution Deferral — Optional Deferral</i>)) to further defer (in whole or in part) any Arrears of Distribution by complying with the foregoing notice requirement applicable to any deferral of Distribution. The Issuer is not subject to any limit as to the number of times Distribution and Arrears of Distribution can be deferred pursuant to Security Condition 6(e) (<i>Distribution — Distribution Deferral</i>).</p>

Each amount of Arrears of Distribution shall accrue distribution as if it constituted the principal of the Securities at the prevailing Distribution Rate and the amount of such additional distribution (the “**Additional Distribution Amount**”) with respect to Arrears of Distribution shall be due and payable pursuant to Security Condition 6 (*Distribution*) and shall be calculated by applying the applicable Distribution Rate to the amount of the Arrears of Distribution and otherwise *mutatis mutandis* as provided in the foregoing provisions of Security Condition 6 (*Distribution*). The Additional Distribution Amount accrued up to any Distribution Payment Date shall be added (for the purpose of calculating the Additional Distribution Amount accruing thereafter) to the amount of Arrears of Distribution remaining unpaid on such Distribution Payment Date so that it will itself become Arrears of Distribution.

Satisfaction of Arrears of
Distribution by payment:

The Issuer:

- (A) may satisfy any Arrears of Distribution and any Additional Distribution Amount (in whole or in part) at any time by giving notice of such election to the Securityholders (in accordance with Security Condition 17 (*Notices*)), the Trustee and the Principal Paying Agent in writing not less than 5 nor more than 20 Business Days prior to the proposed payment date specified in such notice (which notice shall be irrevocable and shall oblige the Issuer to pay the relevant Arrears of Distribution and Additional Distribution Amounts, on the payment date specified in such notice); and
- (B) in any event shall satisfy any outstanding Arrears of Distribution and Additional Distribution Amount (in whole but not in part) on the earliest of:
 - (1) the date of redemption of the Securities in accordance with the redemption events set out in Security Condition 7 (*Redemption and Purchase*) with respect to the amount for redemption;
 - (2) the next Distribution Payment Date falling immediately after a breach of Security Condition 6(e)(v) (*Distribution — Distribution Deferral — Restrictions in the case of Deferral*) or the occurrence of a Compulsory Distribution Payment Event;
 - (3) a Winding-Up of the Issuer or the Guarantor; and
 - (4) the date of any substitution or variation in accordance with Security Condition 14(e) (*Substitution or Variation*).

Any partial payment of outstanding Arrears of Distribution and any Additional Distribution Amount by the Issuer shall be shared by the Securityholders of all outstanding Securities on a *pro-rata* basis.

Restrictions in the case of Deferral: . If Dividend Stopper is specified in the relevant Pricing Supplement as being applicable and if on any Distribution Payment Date, payment of all Distribution payments (including any Arrears of Distribution and any Additional Distribution Amount) scheduled to be made on such date is not made in full by reason of Security Condition 6(e) (*Distribution — Distribution Deferral*), each of the Issuer and the Guarantor undertakes, and undertakes to procure their respective Subsidiaries:

- (A) not to declare or pay any discretionary dividend, discretionary distribution or any other discretionary payment, and will procure that no discretionary dividend, discretionary distribution or other discretionary payment is made, in each case, on or in respect of any of its Parity Obligations or Junior Obligations (except (1) in relation to the Parity Obligations on a *pro-rata* basis, or (2) in connection with any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (3) for the issue of dividends to the Issuer, the Guarantor or to any intermediate holding company); and
- (B) not, at its discretion redeem, reduce, cancel, buy-back or otherwise acquire for any consideration any of its Parity Obligations or Junior Obligations (except (1) in relation to the Parity Obligations on a *pro-rata* basis, (2) in connection with any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (3) as a result of the exchange or conversion of such Parity Obligations for Junior Obligations, in each case, unless and until the Issuer (failing whom, the Guarantor) (aa) has satisfied in full all outstanding Arrears of Distribution and any Additional Distribution Amounts or (bb) is permitted to do so by an Extraordinary Resolution and/or otherwise specified in the relevant Pricing Supplement.

Limited Rights to Institute Proceedings:	The right of the Trustee or any Securityholder to institute proceedings for Winding-Up of the Issuer or the Guarantor is limited to circumstances where payment has become due and is unpaid. In the case of any Distribution, such Distribution will not be due if the Issuer has elected to defer that Distribution in accordance with Security Condition 6(e) (<i>Distribution — Distribution Deferral</i>). This shall not in any way restrict or limit any rights of the Trustee or any of its directors, officers, employees or agents to claim from or to otherwise take any action against the Issuer or the Guarantor, in respect of any costs, charges, fees or expenses properly incurred or liabilities incurred by such party pursuant to or in connection with the Trust Deed or the Securities.
Redemption for tax reasons:	The Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Tax), together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), as may be further described in Security Condition 7(b) (<i>Redemption for tax reasons</i>).
Redemption at the option of the Issuer	If the Call Option is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole or, if so specified in the relevant Pricing Supplement, in part on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement (which notice shall be irrevocable) and shall oblige the Issuer to redeem the Securities at their Optional Redemption Amount (Issuer) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) on the First Call Date (if the notice is given before the First Call Date) or on any Distribution Payment Date after the First Call Date (if the notice is given after the First Call Date) (each, a " Call Date ").

Redemption for accounting reasons:	<p>The Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at:</p> <ul style="list-style-type: none"> (i) their Early Redemption Amount (Accounting Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time before the First Call Date; or (ii) their principal amount, together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time on or after the First Call Date, <p>subject as further described in Security Condition 7(d) (<i>Redemption for accounting reasons</i>).</p>
Redemption for Change of Control Triggering Event	<p>If Change of Control Triggering Event Redemption is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole, but not in part on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at:</p> <ul style="list-style-type: none"> (i) their Early Redemption Amount (Change of Control Triggering Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time before the First Call Date; or (ii) their principal amount, together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time on or after the First Call Date, <p>if a Change of Control Triggering Event occurs.</p>

Redemption for Breach of Covenant Event	<p>If Breach of Covenant Event Redemption is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Breach of Covenant Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) upon the occurrence of a Breach of Covenant Event.</p>
Redemption for a Relevant Indebtedness Default Event:	<p>If Relevant Indebtedness Default Event Redemption is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Relevant Indebtedness Default Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) upon the occurrence of a Relevant Indebtedness Default Event.</p>
Redemption in the case of minimum outstanding amount:	<p>The Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Optional Redemption Amount (Minimum Outstanding Amount) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) if prior to the date fixed for redemption at least 80 per cent. in principal amount of the Securities originally issued has been redeemed or purchased and cancelled.</p>
Right of Securityholders:	<p>No Securityholders shall be entitled to proceed directly against the Issuer or the Guarantor or to institute proceedings for the Winding-Up of the Issuer or the Guarantor or claim in the liquidation of the Issuer or the Guarantor or to prove in such Winding-Up unless the Trustee, having become so bound to proceed or being able to prove in such Winding-Up or claim in such liquidation, fails to do so within a reasonable period and such failure shall be continuing, in which case the Securityholder shall have only such rights against the Issuer and the Guarantor as those which the Trustee is entitled to exercise as set out in Security Condition 10 (<i>Non-payment</i>).</p>

Proceedings for Winding-Up:	If (i) there is a Winding-Up of the Issuer or the Guarantor (in the case of Guarantor, on a voluntary basis), or (ii) the Issuer or the Guarantor shall not make payment in respect of the Securities or under the Trust Deed for a period of 10 days or more after the date on which such payment is due (each, an “ Enforcement Event ”), the Issuer and/or the Guarantor shall be deemed to be in default under the Trust Deed, the Securities and, as the case may be, the Guarantee of the Securities and the Trustee may, subject to the provisions of Security Condition 10(d) (<i>Non-payment — Entitlement of Trustee</i>) below, institute proceedings for the Winding-Up of the Issuer, the Guarantor or any combination of them and/or prove in the Winding-Up of the Issuer, the Guarantor or any combination of them and/or claim in the liquidation of the Issuer, the Guarantor or any combination of them for such payment, as provided in the Trust Deed.
Negative Pledge	The terms of the Securities will contain a negative pledge provision as further described in Security Condition 5(a) (<i>Negative Pledge</i>).
Governing law	The Securities and the Trust Deed and all non-contractual obligations arising out of or in connection with the Securities and the Trust Deed are governed by English law, except that the subordination provisions applicable to (i) the Issuer set out in Security Condition 4(a) (<i>Status of the Securities and Guarantee of the Securities — Status of the Securities</i>), Security Condition 4(c) (<i>Status of the Securities and Guarantee of the Securities — Ranking of claims in respect of the Securities</i>), Security Condition 4(e) (<i>Status of the Securities and Guarantee of the Securities — Set-off — Securities</i>) and clause 6 (<i>Subordination of the Securities</i>) of the Trust Deed shall be governed by, and construed in accordance with, the laws of the British Virgin Islands and (ii) the Guarantor set out in Security Condition 4(b) (<i>Status of the Securities and Guarantee of the Securities — Status of the Guarantee of the Securities</i>), Security Condition 4(d) (<i>Status of the Securities and Guarantee of the Securities — Ranking of claims in respect of the Guarantee of the Securities</i>), Security Condition 4(f) (<i>Status of the Securities and Guarantee of the Securities — Set-off — Guarantee of the Securities</i>) and clauses 5.2.2 (<i>Status and Ranking of claims in respect of the Guarantee of the Securities</i>) and 5.2.3 (<i>Set-off in relation to the Guarantee of the Securities</i>) of the Trust Deed shall be governed by, and construed in accordance with, Hong Kong law.
Jurisdiction.	The courts of England.

LETTER OF SUPPORT

Disclaimer: Sinochem Holdings has issued the following letter to potential investors in connection with the preparation of this Offering Circular. The letter does not, however, represent a guarantee or a legally binding obligation of Sinochem Holdings in relation to the Instruments, the Guarantee or this Offering. See “Risk Factors — Risks Relating to the Company — The Company is an integral part of Sinochem Holdings’ business and its business operations are currently managed by Sinochem Holdings.” and “Risk Factors — Risks Relating to the Company — Sinochem Holdings’ letter of support is neither legally binding nor a guarantee, and Sinochem Holdings is not legally obligated to support the Company in the manner contemplated by the letter of support.” for more information.

Date: 9 September 2022

To: Holders of notes and/or perpetual securities (including listed and unlisted notes and/or perpetual securities) (the “Instruments”) issued by Sinochem Offshore Capital Company Limited (the “Issuer”) from time to time under its Hong Kong Stock Exchange listed Medium Term Note and Perpetual Securities Programme (the “Programme”) whose obligations are unconditionally and irrevocably guaranteed (the “Guarantees”) by Sinochem Hong Kong (Group) Company Limited (the “Company”).

This letter is intended to confirm the support of Sinochem Holdings Corporation Ltd. (“**Sinochem Holdings**”) for the Issuer, the Company, the Programme and the Instruments.

The Company is the flagship overseas holding company of Sinochem Holdings and one of the primary overseas platforms for executing Sinochem Holdings’ business strategy. The Company is wholly owned by Sinochem Corporation, a company incorporated in China, which is 100% beneficially-owned and indirectly held by Sinochem Holdings through Sinochem Group Co., Ltd. (“**Sinochem Group**”, together with Sinochem Holdings, “**Sinochem**”). Sinochem Holdings was established in May 2021 through the restructuring of Sinochem Group and China National Chemical Corporation Ltd (“**ChemChina**”) at the approval of the State Council of the People’s Republic of China. Sinochem Holdings is wholly owned by the State owned Assets Supervision and Administration Commission of the State Council of China (the “**SASAC**”) and is one of China’s key state-owned enterprises. Both Sinochem Group and ChemChina are wholly-owned subsidiaries of Sinochem Holdings.

With a wide array of businesses covering life science, materials science, petrochemicals, environmental science, rubber & tire, machinery & equipment, city operation, and industrial finance, Sinochem Holdings is the world’s largest integrated chemical conglomerates in terms of revenue in 2021. It enjoys leading advantages in many industry subdivisions, such as agrochemicals and animal nutrition in life science, fluorine silicon materials in materials science, engineering plastics and rubber additives.

The Company commenced operations in Hong Kong in 1994. As of the date of this letter, the Company is the flagship overseas holding subsidiary of Sinochem Holdings and one of the primary overseas platforms for executing Sinochem Holdings’ business strategy. The Company’s principal objective is to execute Sinochem Holdings’ business strategy. Consistent with this objective, Sinochem, through asset injections, corporate reorganisation and acquisitions, has continued to increase the asset base and business scope of the Company. The Company accounted for approximately 30.4% of Sinochem Holdings’ total assets as at 31 December 2021, and 8.2% of Sinochem Holdings’ revenue for the year ended 31 December 2021.

The Company is a substantial shareholder of China Jinmao Holdings Group Limited, a Hong Kong Stock Exchange listed company. It also acts as a primary treasury centre for the financing of Sinochem Holdings' overseas businesses and activities. We view the Company as a key part of Sinochem Holdings' strategy to become an established industry leader in China and to enhance its global presence.

The Issuer is a wholly owned subsidiary of the Company and was incorporated with limited liability on 4 January 2011 in the British Virgin Islands under the BVI Business Companies Act, 2004. The Issuer has no material assets and will conduct no business, except in connection with the issuance of the Instruments under the Programme and the investment of the net proceeds from their issuance.

It is our intention that during the life of the Instruments and the Guarantees, the Company will remain a majority-owned subsidiary of Sinochem Holdings. We confirm that we do not intend to take or approve any action that would result in the Company not remaining commercially and financially viable.

We believe that the Company's stability and financial strength are critical for Sinochem Holdings' business operations and strategies, and we have supported and intend to continue to support the Company, to the extent permitted by law, with all practicable measures to maintain its financial condition, provide timely liquidity support and enable it to fulfill its financial and other obligations in a timely manner.

With our support, we believe that the Company is well positioned to continue to strengthen its role as a market leader in the domestic and international real estate markets. We look forward to the positive impact that our influence and expression of support will have on the Programme.

For the purpose of this letter only, references to "**China**" are to the People's Republic of China, excluding Taiwan and the Special Administrative Regions of Hong Kong and Macau.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

By:

A handwritten signature in black ink, appearing to be 'Li Fuli', written over a horizontal line.

(signed on behalf of Sinochem Holdings Corporation Ltd.)

Name: Li Fuli

Title: Vice President and Chief Financial Officer

RISK FACTORS

Prior to making any investment decision regarding the Instruments, prospective investors should consider carefully all of the information in this Offering Circular, including but not limited to the risks and uncertainties described below. The following factors are contingencies which may or may not occur and neither the Issuer nor the Company is in a position to express a view on the likelihood of any such contingency occurring. Any of the risks or uncertainties described below, as well as additional risks or uncertainties, including those which are not currently known to the Issuer or the Company or which the Issuer or the Company currently deem/deems to be immaterial, may affect the Issuer's or the Company's business, financial condition or results of operations or the Issuer's or the Company's ability to fulfill its obligations under the Instruments.

The Company is a holding company and generates all of its revenue through its subsidiaries. The Issuer is a wholly owned subsidiary of the Company.

Risks Relating to the Company

As a holding company with no operations of its own, the Company generally depends on distributions from its subsidiaries to meet its payment obligations, and provisions of applicable law or contractual restrictions could limit the amount of such distributions.

The Company owns the entire issued share capital of the Issuer and intends for it to serve solely as a finance subsidiary. The Guarantee and any payment obligations arising thereunder remain the sole obligation of the Company. The Company is a holding company which is 100% indirectly owned by Sinochem Holdings as at the date of this Offering Circular and derives substantially all of its operating income from, and holds substantially all of its assets through, its subsidiaries. As a result, the Company generally depends on distributions from its subsidiaries in order to meet its payment obligations, including its obligations to the Issuer or pursuant to the Guarantee. In general, these subsidiaries are separate and distinct legal entities and have no obligation to provide the Company with funds for its payment obligations, whether by dividends, distributions, loans or otherwise. In addition, provisions of applicable law, such as those limiting the legal sources of dividends, limit the ability of the Company's subsidiaries to make payments or other distributions to the Company, and these subsidiaries could agree to contractual restrictions on their ability to make distributions. Certain loan agreements to which the Company's PRC subsidiaries are a party also restrict such subsidiaries' ability to declare and make distributions. The Company and its subsidiaries may incur significant additional secured or unsecured indebtedness in the future, and there can be no assurance that the Company will have sufficient cash flows from distributions by its subsidiaries and affiliates to satisfy its obligations in respect of the Instruments and the Guarantee. Although the Company believes that it will be able to meet its obligations in respect of the Instruments, any shortfall would have to be made up from other sources of cash, such as a sale of investments or any financing available to the Company.

The Company is an integral part of Sinochem Holdings' business and its business operations are currently managed by Sinochem Holdings.

As at the date of this Offering Circular, Sinochem Holdings beneficially holds a 100.0% equity interest in the Company. The Company is an integral part of Sinochem Holdings' business and acts as one of the primary overseas platforms to execute its business strategy. As such, the Company's business operations are centrally managed by Sinochem Holdings with a majority of its senior management also being senior management of Sinochem Holdings. Although Sinochem Holdings is also one of the key SOEs under the supervision of the state-owned SASAC, such supervision does not necessarily correlate or provide any assurance to the Company's business operations and related financial condition. Sinochem Holdings itself provides a number of administrative, personnel, risk management and other support to the Company. Furthermore, there are a number of intragroup agreements/arrangements between the

Company and Sinochem Holdings as well as its subsidiaries to facilitate the Company's business operations, including arrangements pursuant to which Sinochem Holdings permits the Company to use the "Sinochem" brand free of charge. See "*Related Party Transactions*" for further details on transactions between the Company and Sinochem Holdings. If the relationship between the Company and Sinochem Holdings changes, the operations and development of the Company's business could be materially and adversely affected.

Sinochem Holdings' letter of support is neither legally binding nor a guarantee, and Sinochem Holdings is not legally obligated to support the Company in the manner contemplated by the letter of support.

The letter of support (see "*Letter of Support*") provided by Sinochem Holdings to investors in the Instruments is not legally binding. It is not a guarantee by Sinochem Holdings. Accordingly, the Company cannot assure holders of the Instruments that Sinochem Holdings will provide support to the Company in the manner contemplated by the letter of support. In addition, the holders of the Instruments will not be able to bring any action against Sinochem Holdings to enforce the letter of support. Even if Sinochem Holdings intends to provide direct financial support to the Company to meet its outstanding debt obligations, such financial support will be subject to governmental approvals which cannot be assured.

The Company may not be able to expand its business effectively through acquisitions, investments, joint ventures and new business lines. The Company may also need to incur additional debt to finance such expansion activities.

The Company's business strategy includes selective acquisitions of new assets or businesses, entering into new strategic alliances and joint ventures and investing in or entering into new business lines. The Company's ability to benefit from such acquisitions, investments, alliances and joint ventures will depend upon a number of factors, some of which are beyond its control. These factors include, but are not limited to, the Company's ability to: maintain, expand or develop its customer relationships; identify assets or businesses for acquisition, investments, joint ventures or alliances; successfully execute the acquisition or integrate any business it acquires; identify additional new markets; successfully work with its joint venture partners or other shareholders; and train and retain qualified personnel to manage and operate its growing business and any new business lines. In addition, such expansion will require the Company to continuously upgrade and improve its risk management systems and controls. The failure to manage any of these factors effectively may have a material adverse effect on the Company's business, financial position and results of operations.

Integrating new assets or businesses into the Company's operational framework and ensuring their proper management may also involve unanticipated delays, costs and operational problems, in particular with respect to business lines with which the Company has not had extensive experience in the past. The Company may encounter unexpected problems or have disagreements or conflicting interests with one of its joint ventures or alliance partners or the other shareholders of its acquisitions. Further, with respect to some joint ventures or its equity investments in which the Company only holds a minority share, it may not have any board representation or veto power. In case of disagreement with the Company's partners or other shareholders, other parties may breach or terminate agreements and management may be required to divert attention away from other aspects of its businesses to address these problems. Acquisitions also pose the risk that the Company may be exposed to successor liability relating to actions by an acquired company and its management before and after the acquisition. The due diligence that the Company conducts in connection with an acquisition may not be sufficient to discover unknown liabilities, and any contractual guarantees or indemnities that it receives from the sellers of acquired companies may not be sufficient to protect it from, or compensate it for, actual liabilities. A material

liability associated with an acquisition could adversely affect the Company's reputation and reduce the benefits of the acquisition and may have a material adverse effect on the Company's business, financial position and results of operations.

The Company is exposed to risks arising from global economic and political conditions. The global financial crisis, economic downturn and political conflict have adversely affected economies and businesses around the world, including in China.

The success and profitability of the Company's activities depend, in part, on global economic growth and trading volumes and the conditions of the real estate markets in the PRC. The conditions of the real estate markets in the PRC are affected by changes or developments in global economic and financial conditions (including currency rate movements) that are beyond the Company's control. Other external factors, such as the imposition of trade tariffs, sanctions, boycotts, trade and labour disputes and work stoppages, and acts of war or hostilities, which are events beyond the Company's control, could adversely affect the conditions of the real estate markets in the PRC and lead to a material decline in demand for the products and/or services offered by the Company.

Global market and economic conditions have been challenging with tightening credit conditions. Continued concerns about the systemic impact of slowing economic recovery, geopolitical issues, the availability and cost of credit have contributed to increased market volatility and diminished expectations for economic growth around the world.

Volatility in the global market in recent years has led to greater uncertainty in the global economy. There is considerable uncertainty over the long-term effects of the expansionary monetary and fiscal policies that had been adopted by the central banks and financial authorities of some of the world's leading economies. Since 2022, major central banks in the world embarked on significant rate hike cycles to tighten monetary conditions and control inflation, as they reverse their previous historically loose stance. China's economic conditions are sensitive to global economic conditions, and it is impossible to predict how the Chinese economy will develop in the future and whether it might experience any financial crisis in a manner and scale similar to that in the United States and the European countries.

China's rate of economic growth also slowed down considerably in 2013 and such decline in growth rate continued into 2020. In 2020, mainly due to the outbreak of COVID-19, China's real GDP shrank for the first time since 1992 by 6.8 per cent. in the first quarter of 2020, before it returned to an increase by 3.2 per cent. in the second quarter of 2020. Further to 2022, the PRC government set an annual GDP growth target of 5.5 per cent. for 2022, the lowest annual GDP target set by the PRC government since 1991, primarily due to the negative impact of the COVID-19 outbreaks and a slow economic recovery. The financial and economic situation may also have a negative impact on third parties with whom the Company does, or may do, business. In addition, China's economic growth may slow down due to weakened exports as well as recent developments surrounding the trade tensions between China and the United States. Starting in April 2018, the United States imposed tariffs on steel and aluminium imports from China. On 6 July 2018, the United States imposed 25.0% tariffs on US\$34.0 billion worth of Chinese goods as part of the trade policy of the United States government. China responded with similarly sized tariffs on United States' products. On 18 September 2018, the United States imposed 10.0% tariffs on approximately US\$200 billion worth of Chinese goods and planned to increase the tariffs further. In return, China responded with tariffs on US\$60 billion worth of U.S. goods. On 1 December 2018, the United States and China agreed to temporarily pause the trade war for 90 days and resumed negotiation. In August 2019, the United States proposed to impose 10% tariffs on an additional US\$300 billion worth of Chinese goods and China announced additional retaliatory tariffs on approximately US\$75 billion worth of U.S. goods. On 1 November 2019, the World Trade Organization issued a decision which allowed China to impose annual sanctions on approximately US\$3.6 billion worth of U.S. goods as the United States failed to remove anti-dumping duties. On 15 January 2020, the

governments of China and the United States signed an Economic and Trade Agreement (the “**Phase I Agreement**”). Under the Phase I Agreement, the United States agreed to remove certain tariffs imposed on Chinese products and China promised to purchase additional goods and services from the United States. The parties expect to have further negotiations. However, it remains uncertain whether the Phase I Agreement will be abided by both governments and reduce trade tensions. If either party violates the Phase I Agreement, it is likely that the other party will take enforcement actions and trade tensions will escalate. Furthermore, China and the United States will likely need to make further concessions in order to end the trade war. The resolution of the trade war remains uncertain, and the lasting impacts any trade war may have on the PRC economy and the PRC real estate industry remain uncertain. Should the trade war between the United States and China materially impact the PRC economy, the purchasing power of our customers in the PRC may be negatively affected. The U.S. government has recently made statements and taken certain actions beyond tariffs that may lead to changes to U.S. and international policies, which has led to greater uncertainties in the geopolitical situation in other parts of the world affecting China and Chinese companies. In addition, on 28 August 2020, the U.S. government identified the Company’s controlling shareholder, Sinochem Group, on a list of “Communist Chinese Military Companies” (“**CCMCs**”). The U.S. government then issued certain restrictions on U.S. persons’ transactions of CCMCs’ publicly traded securities (“**Restrictions**”) in November 2020, as amended in January 2021. On 3 June 2021, the U.S. government amended such restrictions, replacing and superseding the list of CCMCs with a new list of “Chinese Military-Industrial Complex Companies” (“**CMICs**”). Sinochem Holdings was not listed in the list of CMICs released on 3 June 2021, and as of the date of this Offering Circular, none of Sinochem Holdings’ subsidiaries, including the Company and the Issuer, are listed as a CCMC or a CMIC or subject to the Restrictions.

The global financial markets also have recently experienced significant volatility as a result of hostilities, political or social tensions involving Russia (including the military conflict between Ukraine and Russia and ensuing actions that the United States and other countries have taken or may take in the future) and the resulting adverse effects on the global supply of oil and other natural resources and the global financial markets. These and other related events have had a significant impact on the global credit and financial markets. If the global and the PRC economies continue to grow slowly, or even experience a downturn, the Company’s business, results of operations and financial condition could be materially and adversely affected.

The implications of COVID-19 or an outbreak of other pandemics or epidemics have had, and may continue to have, an adverse impact on the Company’s operations and financial results.

The COVID-19 outbreaks have been reported worldwide since December 2019 and declared as a pandemic by the World Health Organisation in March 2020. Government authorities around the world have introduced various measures to cope with the pandemic, including quarantines and lockdowns, which led to delays and reductions in business activities and transactions and an adverse impact on onsite business operations. The world economy faces the uncertain impact of the outbreak of COVID-19 globally. The number of reported cases of COVID-19 worldwide, as well as the number of reported deaths as a consequence of COVID-19 worldwide, significantly exceeds those observed during the Severe Acute Respiratory Syndrome (“**SARS**”) epidemic that occurred from November 2002 to July 2003. In response to the spread of COVID-19 across the globe and the danger posed by it, unprecedented measures have been taken by a significant number of countries, such as suspension of flights, introduction of lockdowns and closing of borders. The outbreak and the ensuing steps have affected the daily lives of millions of people, caused a disruption of global supply chains and, generally, have had, and are expected to continue to have, an adverse impact on macro-economic conditions. Reduced consumption, commercial activities and industrial production in the affected countries may severely disrupt their economies and the global supply chain and may result in recessions in these economies. Some countries and districts are experiencing emerging waves of the COVID-19 pandemic, in some cases of new variants of COVID-19 such as the Delta variant and the Omicron variant., which

may in turn result in protracted volatility in international markets and/or a global recession as a consequence of disruptions to travel and retail segments, tourism, and manufacturing supply chains. In particular, in February and March 2020 the COVID-19 outbreak caused stock markets worldwide to lose significant value and impacted economic activity in Asia and worldwide. A number of governments revised GDP growth forecasts for 2020 downward in response to the economic slowdown caused by the spread of COVID-19, and it is possible that the recent COVID-19 pandemic may cause a prolonged global economic crisis or recession. Since March 2022, another wave of COVID-19 broke out in some cities in China, which caused surging numbers of COVID-19 cases in these affected areas. There can be no assurance that the COVID-19 infection rate would be controlled or that infections would not spike in the future, which might in turn result in future travel advice and lockdowns in the PRC that have a material and adverse impact on the Company's business operations.

The Company continues to assess the implications of the outbreak of COVID-19. Any prolonged economic downturn or growth of the COVID-19 outbreak may materially and adversely affect the Company's business, financial conditions and results of operations. Further, any new pandemics or epidemics (including as a result of a reoccurrence of the outbreak of COVID-19) may have a similarly disruptive effect and, were they to occur, could negatively affect the Company's business, results of operations, cash flows and financial condition.

The Company is exposed to credit risk arising from receivables and financing activities.

The Company and its affiliates undertake a number of financing activities in the ordinary course of business. These activities include extending financing to suppliers in the form of advance payments, extending financing to producers through the arrangement of conversion contracts and entering into structured finance and hedging transactions. There are inherent credit risks associated with these financing activities, such as suppliers' failure to deliver the goods after the Company has provided advance payments or material quality problems with products delivered. Credit risks arising from financing activities may have a material impact on the Company's results of operations, financial condition and liquidity.

The Company is exposed to currency and interest rate risks.

A substantial portion of the Company's revenues, capital expenditures and operating expenses are denominated in Renminbi, the Company's acquisitions of assets and purchases of raw materials from outside of China are generally denominated in currencies other than the Renminbi. Furthermore, the Company is exposed to foreign exchange risks arising from various currency positions, primarily with respect to the U.S. dollar. Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. A significant portion of the Company's international purchases and sales are denominated in U.S. dollars, while some of the costs, expenses and capital expenditures are incurred in other currencies including the Renminbi. Therefore, exchange rate fluctuations could adversely affect the Company's results of operations. The Company may acquire more assets or purchase more raw materials and manufacturing equipment from outside of China and incur additional foreign currency-denominated obligations. In particular, the Company will be required to make interest payments and other payments in foreign currencies. Any future exchange rate volatility relating to the Renminbi or any significant revaluation or depreciation of the Renminbi may have a material adverse effect on the Company's cash flows, revenue, earnings and financial position, and the value of any dividends payable to the Company by its PRC subsidiaries.

The Company's financing costs and, as a result, its business, results of operations and financial condition are affected by changes in interest rates. Since the beginning of 2022 and up to the date of this Offering Circular, the United States Federal Reserve System has increased the base interest rate four times with a total of 225 basis points, which affects the Company's financing costs. A substantial portion of the Company's borrowings are also linked to benchmark lending rates published by the

PBOC, which may raise lending rates in the future. The Company also has a substantial amount of borrowings which are denominated in U.S. dollars and on which it is exposed to interest rate fluctuations, including fair value interest rate risk in relation to its fixed-rate debt and cash flow interest rate risk in relation to variable-rate bank balances and borrowings. Any changes in interest rates may have a material adverse effect on the Company's business, results of operations and financial condition.

Compliance with environmental requirements may be very costly, and the Company may be exposed to liability as a result of its handling of hazardous materials and commodities.

The Company's operations are affected by extensive and changing environmental protection laws and other regulations, compliance with which may entail significant expenses for any of its business segments. Additional laws and regulations may be adopted, which could limit the Company's ability to do business and have a material adverse effect on its business, results of operations and financial condition.

The Company's real estate segment may discharge pollutants into the environment. The Company is subject to environmental protection and workplace safety laws and regulations in the countries and local areas where it operates, including those governing the labelling, use, transportation, storage, discharge and disposal of hazardous materials. These laws and regulations require the Company to implement procedures for the handling of hazardous materials and for operating in hazardous conditions, and they impose liability for the clean-up of any environmental contamination and the remedy of any workplace safety violations. Fines are imposed for violations of environmental laws, regulations or decrees and sometimes allow the relevant government or local authority to terminate any operation that fails to comply with orders requiring cessation or cure of activities causing environmental damage.

The Company has implemented measures to control pollution and hazardous conditions caused by its operations. However, environmental laws and regulations are subject to change at any time. Such changes may result in significant increases in regulatory compliance costs, including insurance costs. Changes in environmental requirements and significant adverse environmental events or accidents resulting from those hazardous substances may nevertheless have a material adverse effect on the Company's business, results of operations and financial condition.

The Company's principal business, property development and hospitality, is conducted by Hong Kong Stock Exchange-listed company, the activities of which must take into account the interests of its respective minority shareholders.

The Company's principal operating business segments, property development and hotel operations, are conducted by Hong Kong Stock Exchange-listed entity, which has significant minority shareholding components that must be taken into account in managing these businesses. While, as at 31 December 2021, China Jinmao (35.28%-owned by the Company) is a subsidiary of the Company, the Company is obligated to observe the minority protection rules of the Hong Kong Stock Exchange and in the respective jurisdictions of incorporation of these subsidiaries.

The Company's assets and operations are subject to a number of unforeseen circumstances, and its insurance coverage may be insufficient to cover losses arising out of such circumstances.

The Company's business segments and assets are subject to a number of risks and hazards, including natural disasters such as earthquakes, floods, prolonged droughts, typhoons, acts of terrorism, war, human error, defective design or construction of its assets or the component parts thereof, and industrial actions by its employees. Any of these events could cause significant losses, costs or liabilities in excess of insurance coverage and could have a material adverse effect on the Company's business, results of operations and financial condition.

The Company's risk management strategy may not be effective.

The Company's businesses are affected by fluctuations in market prices for its products, the purchase price of raw materials consumed in operations, freight and shipping costs and foreign currency exchange rates. Sinochem Holdings and the Company have established an integrated risk management system through which they seek to manage these risks. However, the Company's strategy may not be successful in minimizing its exposure to these fluctuations. See "*Business — Risk Management*".

Natural or other disasters could adversely affect the Company's business.

Any future occurrence of natural disasters may materially and adversely affect the Company's business and results of operations. Natural disasters like earthquakes, floods and droughts in the places in which the Company operates may have an adverse impact on its business. There is no guarantee that any future occurrence of natural disasters, or the measures taken by the PRC government or the governments in other countries and regions in response to such disasters or outbreaks, will not seriously interrupt the business operations of the Company, which may have a material adverse effect on its business, results of operations and financial condition.

The Company is subject to extensive taxation, which is subject to changes in regulation or enforcement over time.

The Company is subject to extensive tariffs or taxes in China and other countries and regions. Although the Company believes it is compliant with its tax obligations and has accrued appropriate reserves, including with respect to land appreciation taxes in its real estate business, the relevant tax authority may challenge the Company's tax computations or change the relevant tax regulations and exemptions or interpretations in a manner that may have a material adverse effect on the Company's business, results of operations and financial condition.

The Company may be involved in legal and other proceedings arising out of its operations from time to time and may face significant liabilities as a result.

The Company may be involved in disputes with various parties, including partners, contractors, suppliers, employees and customers. Such disputes may lead to legal or other proceedings and may result in substantial costs and diversion of resources and management attention. In addition, the Company may have disagreements with regulatory bodies in the course of its operations, which may subject the Company to administrative proceedings and unfavourable decrees that result in pecuniary liabilities and cause delays or otherwise have a material adverse effect on the Company's business, results of operations and financial condition. See "*Business — Legal Proceedings*".

The Company could suffer losses due to environmental risks.

The Company could be exposed to financial losses from the impacts of climate change or from not understanding or meeting community or regulatory expectations in relation to environmental issues. The business environment in which the Group operates is continually changing. A failure to manage those material risks associated with such issues may adversely impact the reputation and brand of the Company, the results of its operations and its ability to attract and retain customers and staff. In addition, inadequate assessment and management of climate change risks, and the risks associated with the transition to a low carbon economy, have the potential risk of disrupting business activities, damaging property and otherwise affecting its financial position and financial performance.

Climate change is systemic in nature, and it may pose certain risks to the Company and such risks may affect the Company's performance, particularly in its real estate business. The physical impacts of climate change, driven by both specific short-term climate-related events such as natural disasters and

longer-term changes to the natural environment, will increasingly influence the sustainable development of the Company's real estate business. There could be an increasing risk to the Company as a result of permanent damage arising from more frequent and severe weather events and longer-term shifts in climate patterns. Permanent damage to assets of customers could affect customer demand for the Company's property development and hospitality offerings.

Disruption is also likely to occur from the adjustment to a low-carbon economy. The speed of this transition will be influenced by factors such as public policy, technology and changes in market or investor sentiment. This may be due to the nature and volume of regulatory policy, market, technological or community led transition requirements, and changing expectations. Local and global regulators have increased their focus on climate change, increasing the risk of compliance breaches or litigation risk. The Company's assets, as well as those of its customers, could in certain industries become less valuable as a result of being misaligned with low-carbon policy or community expectations.

The industry-related information contained in this Offering Circular may not be updated on a regular basis.

The industry-related information and market data contained in this Offering Circular was derived, in part, from various government publications unless otherwise indicated. Each of the Company, the Issuer and Sinochem Holdings does not assume any obligation to update the industry-related information on a regular basis or upon each update of the Offering Circular. There is no assurance that the industry-related information contained in this Offering Circular will be accurate, complete, or updated after initial publication of this Offering Circular. In addition, behaviour, preferences and trends indicated by the industry related information may not be reliable future indicators.

There is less publicly available information about the Group than is available for companies in certain other jurisdictions and the Guarantor only prepares annual audited consolidated financial statements.

The Guarantor is a private company in Hong Kong, whose shares are not listed on any stock exchange. The Guarantor is not subject to corporate governance and disclosure obligations, and only prepares annual audited consolidated financial statements. As at the date of this Offering Circular, no consolidated financial statement as at or for any period after 31 December 2021 is available. Accordingly, there is less publicly available information about the Guarantor than is available for companies in certain other jurisdictions which the investors may be familiar with. In making an investment decision, investors must rely upon their own examination of the Issuer, the Guarantor, the Group, the terms of the offering and its financial information.

Risks Relating to the Company's Real Estate Business Segment

The Company's real estate business segment consists of property development and hotel operations, which are conducted by China Jinmao and its subsidiaries, joint ventures and affiliates. China Jinmao is a Hong Kong Stock Exchange-listed holding company.

China Jinmao's operations could be materially and adversely affected by government policies and regulatory measures designed to regulate the growth of the PRC real estate market.

The real estate market in China is highly regulated and is affected by changes in government policies and regulatory measures affecting the property market, financial markets and related areas. In the past, the PRC government has adopted various policies and regulatory measures to curb or encourage perceived growth in the real estate market, particularly at times when the market experienced rapid growth.

Many of the property industry policies carried out by the PRC government are unprecedented and are expected to be amended and revised over time. Other political, economic and social factors may also lead to further adjustments and changes in such policies. The PRC government may adopt additional and more stringent industry policies, regulations and measures in the future and China Jinmao cannot assure holders of the Instruments when or whether the existing policies will be ceased or reversed.

For example, as a pilot reform, Shanghai and Chongqing started to charge property taxes in early 2011. It is reported that such pilot reforms may be introduced in more cities in China, according to the State Council in February 2013. If China Jinmao fails to adapt its operations to new policies, regulations and measures with respect to the real estate industry, or if such policy changes disrupt its business, reduce its sales or average selling prices, or cause China Jinmao to incur additional costs, China Jinmao's business prospects, results of operations and financial condition may be materially and adversely affected.

Pursuant to the Notice on Further Advancing the Market-based Interest Rate Reform (中國人民銀行關於進一步推進利率市場化改革的通知) promulgated by the PBOC on 19 July 2013, since 20 July 2013, the control on the lending interest rate for financial institutions was removed and the bottom limit of 0.7 times the benchmark lending rate was suspended. Financial institutions may determine the lending rate at their own discretion according to commercial principles. However, such notice mentioned that the floating band interest rate in respect of loans for personal housing will remain the same and unadjusted. In addition, the differential housing credit policies will continue to be strictly implemented.

On 30 March 2015, the PBOC, the Ministry of Housing and Urban-Rural Development of the PRC and the CBIRC jointly promulgated the Notice on Matters concerning Individual Housing Loan Policies (關於個人住房貸款政策有關問題的通知). This notice stipulated that if a household that already owns a home and has not paid off the relevant housing loan, applies for a commercial personal housing loan to purchase another ordinary housing property for the purpose of improving living conditions, the minimum down payment shall be 40%.

On 1 February 2016, the PBOC and the CBIRC jointly promulgated the Notice on Adjusting the Matters concerning Individual Housing Loan Policies (關於調整個人住房貸款政策有關問題的通知) to amend the above policy. The notice stipulates that except for purchases in the cities where more restrictive measures on house purchase have been implemented, the applicable down payment for a first-time purchase of residential property shall be no less than 25% (with a fluctuation of 5% down) of the purchase price when a household finances the purchase with a mortgage loan. In addition, the applicable down payment shall be no less than 30% of the purchase price if a household already owns a home and the relevant housing loan has not been paid off.

On 20 August 2020, the Ministry of Housing and Urban-Rural Development and the PBOC convened a meeting, which points out that, in order to further implement the real estate long-term mechanism, implement the real estate financial prudential management system, and enhance the marketization, regularization and transparency of financing for real estate companies, the Ministry of Housing and Urban-Rural Development and the PBOC formed certain rules on capital monitoring and financing management for key real estate enterprises based on extensive consultation with other relevant authorities, but such rules were not officially made public.

China Jinmao is significantly affected by these government policies and regulatory measures. Any of the following could cause a decline in property sales volumes and average selling prices:

- contractionary monetary policy, including any significant rise in interest rates;
- adverse developments in credit or mortgage financing markets resulting from PRC government policies;

- significant increases in transaction costs as a result of changes in real estate transaction taxes, such as the recent announcement regarding the reinstatement of a business tax on residential property sales by individuals within five years of purchase;
- adverse changes in policies regarding the acquisition and/or ownership of real estate property;
- adverse changes in national or local government policies or practices regarding primary real;
- estate sales agency and consultancy businesses or related fees and commissions; or
- any other adverse change in PRC government policies or regulations regarding the real estate industry.

China Jinmao's property development and other operations are subject to extensive governmental regulation and, in particular, China Jinmao is susceptible to changes in policies related to the property markets in China.

China Jinmao's operations are subject to extensive governmental regulation. As with other developers of PRC property, China Jinmao must comply with various requirements mandated by PRC laws and regulations, including policies and procedures established by local authorities designed to implement national laws and regulations. In order to develop and complete a property development, China Jinmao must obtain various permits, licenses, certificates and other approvals from the relevant administrative authorities at various stages of property development and leasing, as well as for hotel operations, including, for example, land-use rights documents, planning permits, construction permits, presale permits and certificates or confirmation of completion and acceptance. Each approval is dependent on the satisfaction of certain conditions.

China Jinmao may encounter major problems in fulfilling the conditions precedent to the receipt of approvals. China Jinmao may not be able to adapt to new laws, regulations or policies with respect to the real estate industry in general or particular processes with respect to the issuance of such approvals. There may also be delays by administrative bodies in reviewing China Jinmao's applications and granting approvals. China Jinmao may also be subject to periodic delays in its property development projects due to building moratoria in any of the areas in which it operates or plans to operate.

If China Jinmao fails to obtain, or experiences material delays in obtaining, required governmental approvals, or if a building moratorium is implemented at one or more of China Jinmao's project sites, the development and sale of China Jinmao's projects could be substantially disrupted. Furthermore, implementation of the laws and regulations by the relevant authorities, or the interpretation or enforcement of such standards, could require China Jinmao to incur additional operating or other costs, which could materially and adversely affect China Jinmao's business, financial condition and results of operations.

China Jinmao relies on the performance of the property market in China, particularly in the Bohai Rim region (which includes the Beijing metropolitan region), the South China region, the East China region and the Central China region.

China Jinmao's growth has been partially driven by strong demand for properties in China, particularly in the Bohai Rim region (which includes the Beijing metropolitan region), the South China region, the East China Delta region and the Central China region, where a majority of China Jinmao's property development projects are located. As China Jinmao intends to focus its efforts in these four regions, China Jinmao will continue to depend on the growth and performance of the property markets in such regions.

Market demand, in these and other regions for residential and commercial properties and office space could be affected by various factors, many of which are beyond China Jinmao's control, including the general economic environment and any macroeconomic control measures implemented by the PRC government. There can be no assurance that demand will continue to grow or remain at previous levels in the future. Adverse developments in the supply and demand of properties or in property prices or rent levels in China, particularly in China Jinmao's key markets, could have a material adverse effect on the Company's business, financial condition, prospects and results of operations.

The hotel industry depends on business and leisure travel, demand for and supply of hotel rooms and other factors outside China Jinmao's control.

A number of factors, many of which are common to the hotel industry and are beyond China Jinmao's control, could affect China Jinmao's business, including the following:

- adverse economic conditions;
- dependence on business, commercial and leisure travellers and tourism;
- dependence on meeting and conference business;
- seasonality in travel patterns;
- the impact of acts of war or increased tensions between certain countries, increased terrorism threats, terrorist events, impediments to means of transportation (including airline strikes, road closures and border closures), extreme weather conditions, natural disasters, outbreaks of diseases (including COVID-19) and health concerns, rising fuel costs or other factors that may affect travel patterns and reduce the number of business and leisure travellers;
- adverse effects of international market conditions, which may diminish the demand for first class and luxury leisure travel or the need for business travel, as well as national, regional and local political, economic and market conditions where China Jinmao's hotels operate and where China Jinmao's customers live;
- increased competition and periodic oversupply of guest accommodation, which may adversely affect occupancy rates and room rates;
- increases in operating costs due to inflation, labour costs (including the impact of unionisation), workers' compensation and health-care related costs, utility costs (including energy costs), increased taxes and insurance costs, as well as unanticipated costs such as acts of nature and their related consequences and other factors that may not be offset by increased room rates;
- changes in interest rates and in the availability, cost and terms of debt financing; and
- changes in governmental laws and regulations (including trade restrictions), fiscal policies and zoning ordinances and the related costs of compliance.

These factors could materially and adversely affect China Jinmao's hotel operations, which in turn would affect China Jinmao's business, financial condition and results of operations.

China Jinmao's LAT provisions and prepayments may not be sufficient to meet its LAT obligations.

All entities and individuals receiving net profits from the sale or transfer of state-owned land use rights, buildings and their attached facilities are required to pay Land Appreciation Tax (“LAT”). LAT is levied at progressive rates ranging from 30% to 60% of the appreciated value of such land use rights, buildings and facilities. Under current regulations, local tax authorities can formulate their own implementation rules relating to LAT settlement.

There is an exemption for the sale of ordinary residential properties if the appreciated value does not exceed 20% of the total deductible expense items allowed under LAT regulations. This exemption is not available for sales of luxury residential properties, villas and commercial properties.

China Jinmao makes provisions for LAT based on its estimates of the full amount of applicable LAT payable in accordance with the requirements set forth in relevant PRC tax laws and regulations. However, China Jinmao only prepays a portion of such provisions each year as required by the local tax authorities. China Jinmao currently prepays an amount of LAT equal to 1% to 3.5% of the proceeds from pre-sales of substantially all of its properties in the cities in which China Jinmao operates.

China Jinmao's LAT prepayments and provisions may not be sufficient to cover China Jinmao's LAT liabilities and the relevant tax authorities may not agree with the basis on which China Jinmao and its subsidiaries calculate their LAT liabilities. If the LAT provisions China Jinmao has made are substantially lower than the actual LAT amounts assessed by the PRC government, China Jinmao's business, prospects, financial condition and results of operations would be materially and adversely affected. There are uncertainties as to when the tax authorities will enforce the LAT collection or whether the LAT collection will be applied retrospectively to properties sold before the effective date of the LAT notice.

In addition, the State Administration of Taxation promulgated a notice in May 2010 requiring the LAT prepayment rate for properties excluding “price controlled” housing (保障性住房) as applicable in different provinces and cities to be no less than 2% in East China, no less than 1.5% in Central and Northeast China, and no less than 1% in West China. For example, on 17 March 2011, the Beijing tax authority and Beijing Municipal Commission of Housing and Urban-Rural Development promulgated a circular on LAT prepayments, which provides that the maximum LAT prepayment rate is 5% (and the minimum rate is 2%) for properties (excluding certain “price controlled” housing) for which property developers obtain pre-sale permits or sale confirmations after 17 March 2011.

Furthermore, on 30 March 2013, the Beijing tax authority and Beijing Municipal Commission of Housing and Urban-Rural Development promulgated a new circular on LAT prepayments, which provides that the maximum LAT prepayment rate is 8% (and the minimum rate is 2%) for properties (excluding certain “price controlled” housing (保障性住房)) for which property developers obtain pre-sale permits or sale confirmations after 30 March 2013.

The requirements of this new circular were implemented on 31 March 2013 and amended on 15 June 2018. If local tax authorities increase the applicable prepayment rates pursuant to such notice, China Jinmao may have to prepay LAT at higher rates. These factors could materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations.

China Jinmao's business and financial condition may be adversely affected by disagreements or the termination of strategic relationships with local and overseas partners.

China Jinmao frequently enters into strategic relationships and develop properties in cooperation with local partners in the PRC. China Jinmao also frequently enters into partnerships with strategic international partners such as Marriott and the Ritz-Carlton Group in the hotel operations business. As

the flagship real estate development company of Sinochem Group, China Jinmao has been able to capitalise on Sinochem Group's network and resources to establish cooperative relationships with local partners, such as Shanghai Real Estate, Qingdao Urban Investment Group, Changsha Meixi Lake Industrial Corporation Ltd. and the Management Committee of Dahexi Pilot Zone in Changsha. China Jinmao may also from time to time enter into joint development arrangements with local PRC government for the purposes of land development or acquisition.

Any potential future disagreement with local partners (in connection with the scope or performance of their respective obligations for a project, for example) may affect China Jinmao's ability to develop or manage a property or cause China Jinmao to be subject to certain penalties in accordance with the terms of a project. China Jinmao's local and overseas partners may be unable or unwilling to perform their obligations under the cooperative arrangements, and disputes with China Jinmao's local or overseas partners or the early termination of China Jinmao's cooperative arrangements with them could materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations.

China Jinmao may require significant capital resources to fund land acquisitions and property developments.

Property development is capital-intensive. China Jinmao's ability to secure sufficient financing for land acquisition and property development depends on a number of factors that are beyond its control, including market conditions in debt and equity capital markets, investors' perception of its securities, lenders' perception of its creditworthiness, the PRC economy and PRC regulations that affect the availability and finance costs for real estate companies.

Various PRC regulations restrict China Jinmao's ability to raise capital through external financing and other methods, including without limitation, the following:

- China Jinmao cannot pre-sell uncompleted units in a project prior to achieving certain development milestones;
- PRC banks are prohibited from extending loans to real estate companies for the purposes of funding the purchase of land use rights;
- China Jinmao cannot borrow from a PRC bank for a particular non-residential property project unless China Jinmao funds at least 30% of the estimated total capital required for that project from its own capital;
- China Jinmao cannot borrow from a PRC bank for a particular project unless China Jinmao obtains the land-use rights certificate, construction land planning permit, construction works planning permit and construction works commencement permit for that project;
- PRC banks are restricted from granting loans for the development of certain luxury residential properties;
- property developers are strictly prohibited from using the proceeds from a loan obtained from a local bank to fund property developments outside the region where that bank is located; and
- PRC banks are prohibited from accepting properties that have been vacant for more than three years as collateral for loans.

In addition, the PRC government introduced measures, such as changes to commercial bank reserve requirements and lending sector restrictions, that may adversely affect China Jinmao's access to capital and financing.

Certain of China Jinmao's loan agreements contain, and any future loan agreements may contain, restrictive covenants that impose significant operating and financial restrictions on China Jinmao. These include restrictions on China Jinmao's ability to adjust its corporate structure, change the nature of its business, enter into merger agreements, and dispose of its assets, among other things. China Jinmao may also be required to maintain and satisfy certain financial ratios and other financial covenants, and there can be no assurance that China Jinmao will be able to meet these ratios or comply with such covenants in the future.

China Jinmao may not be able to renew its current credit facilities or obtain sufficient funding to develop future projects or meet other capital needs when required at a commercially reasonable cost or at all. Failure to obtain adequate funding at a commercially reasonable cost may limit China Jinmao's ability to begin new projects or to continue the development of existing projects and increase China Jinmao's financing costs. For the year ended 31 December 2021, China Jinmao's financing cost amounted to RMB2,787.7 million, representing an increase of 2% from RMB2,727.0 million for the year ended 31 December 2020.

The property market in China is at an early stage of development and is volatile.

The property market in China remains at an early stage of development, and social, political, economic, legal and other factors may affect the sector's development. For example, the lack of a mature and active secondary market for private properties and the limited amount of mortgage loans available to individuals in China may inhibit demand for residential properties.

China Jinmao depends on the growth of the urban middle and upper-middle classes in China. Its residential developments target residents with high levels of disposable income with demand for modern and high-quality living conditions and the products and services it provides. A significant downturn in the PRC economy could adversely affect such demand as well as demand by corporations and other professional firms for China Jinmao's office properties. In particular, since the second half of 2021, some property developers in the PRC have defaulted on their maturity bonds.

The PRC property market is cyclical and volatile and may experience undersupply or oversupply, as well as property price or rental income fluctuations. Central and local governments frequently adjust monetary and other economic policies to prevent and curtail the overheating of the PRC national and local economies, such as the implementation of the "three red lines (三道紅綫)" in 2021, and such economic adjustments may affect the real estate market in China. Central and local governments make policy adjustments and adopt new regulatory measures to control overdevelopment in the real estate market in China. In recent years, the central and local governments have taken a variety of measures to discourage speculation in the residential property market and to increase the supply of affordable housing.

Such policies may lead to changes in market conditions, including price and rental income instability and imbalance of supply and demand in respect of office, residential, retail, entertainment and cultural properties, which may materially and adversely affect China Jinmao's business, financial condition and results of operations.

There may be overdevelopment in the property sector in China in the future. Any future overdevelopment in the property sector in China may result in an oversupply of properties and a decrease in property prices and rental income, as well as an undersupply of available sites for future development and an increase in the cost of acquiring land in relevant markets, which could materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations.

China Jinmao's activities are subject to risks associated with the property development industry.

China Jinmao intends to continue to focus on developing and operating high-end residential properties and commercial properties. Its property development activities involve acquiring development rights for large plots of land, many of which have existing structures and residents, from municipal and provincial governments. Acquiring these development rights, converting them into land use rights and committing the financial and managerial resources to develop the land involves significant risks.

Before a property development generates revenue, China Jinmao must make a variety of material expenditures, including acquiring development rights and constructing property development infrastructure. As a result, China Jinmao's current and future property development activities have in the past been exposed to, and may continue to be exposed to, the following risks:

- construction and other development costs for a development project which exceed original expectations or make completion of the project uneconomical;
- changes in property development opportunities resulting in lost deposits or inability to recover expenses;
- inability to complete construction of a property on schedule, or on budget, due to a variety of factors including shortages of materials, equipment, technical skills and labour, adverse weather conditions, natural disasters, outbreaks of pandemics or epidemics (including COVID-19), labour disputes, disputes with contractors and subcontractors, accidents, changes in PRC government priorities and policies, changes in market conditions, delays in the relocation process, delays in obtaining the requisite licenses, permits and approvals from the relevant authorities and other problems and circumstances, resulting in delays or increased expense and construction costs;
- delays or lower prices in the sale or leasing of developed properties, including as a result of the supply and demand of comparable properties, and the cyclical nature of the real estate industry in China; and
- fluctuations in occupancy rates, rent levels and sales prices for completed properties.

China Jinmao faces intense competition.

The property development industry in China is highly competitive, and China Jinmao faces competition from major domestic developers and, to a lesser extent, foreign developers, primarily from other countries or regions in Asia, including several leading developers from Hong Kong. Competition among property developers may increase the costs for land acquisitions and raw materials and administrative costs for hiring or retaining qualified personnel, result in shortages of skilled contractors and an oversupply of properties, decrease property prices and rent levels, and slow the rate at which new property developments will be approved and/or reviewed by government authorities.

If China Jinmao cannot maintain a competitive position with respect to the acquisition of land, adapt to changing market conditions or otherwise compete successfully with China Jinmao's competitors, its business, financial condition and results of operations could be materially and adversely affected. In addition, China Jinmao faces intense competition as to its PRC property operation services business and hotel services business. Competition in these businesses is based on quality of services, brand name recognition, geographic coverage, commission rates and range of services.

Unlike the property development business, these businesses generally have a lower entry barrier and do not require significant capital commitments. If China Jinmao fails to compete effectively, its property operation services business, property agency services business and hotel services business may suffer. In

addition to competition from traditional property agency service providers, new technologies have led to new ways of providing property agency services, as well as new entrants and competitors in the property development industry in China.

The PRC government has implemented restrictions on the ability of PRC property developers to obtain offshore financing, which could affect China Jinmao's ability to deploy the funds raised in the offering in China Jinmao's PRC real estate business.

On 28 April 2013, SAFE issued the Notice of State Administration of Foreign Exchange on Promulgation of the Administrative Measures on Registration of Foreign Debt (國家外匯管理局關於發佈《外債登記管理辦法》的通知), which was amended on 4 May 2015, 26 April 2016 and 9 June 2016. The notice stipulates the following principles:

- foreign debt registrations shall not be processed for real estate enterprises with foreign investment that have obtained approval certificates on or after 1 June 2007 and have registered with MOFCOM,
- real estate enterprises with foreign investment which were incorporated before 1 June 2007 shall still have the right to incur foreign debts within the statutory limit. This limit equals the lesser of (i) the outstanding balance of total investment and registered capital prior to the increase or (ii) the outstanding balance of total investment and registered capital after the increase, and
- real estate enterprises with foreign investment which have not obtained a land use right certificate or for which the project capital has not reached 35% of the project's total investment may not incur foreign debt. SAFE will not process the foreign debt registration and approval for foreign debt settlement of such real estate enterprises.

On 14 September 2015, NDRC issued the Circular Regarding Advancing the Management and Reform of the Registration System for Foreign Debt Issuance by Enterprises (國家發展改革委《關於推進企業發行外債備案登記制管理改革的通知》). The circular requires that a PRC enterprise or its controlled non-PRC enterprise first register with the NDRC before its issuance or incurrence of any foreign debt.

These regulations restrict China Jinmao from injecting funds raised offshore into China Jinmao's PRC project companies by way of shareholder loans. China Jinmao cannot assure holders of the Instruments that it will be able to obtain these government registrations or approvals on a timely basis, if at all. Without having the flexibility to transfer funds to PRC subsidiaries, China Jinmao's liquidity and ability to fund and expand its business in the PRC may be adversely affected.

On 11 May 2018, NDRC and MOF issued the Notice on Improving the Market Restraint Mechanism and Strictly Preventing Foreign Debt Risks and Local Debt Risks (國家發改委、財政部關於完善市場約束機制嚴格防範外債風險和地方債務風險的通知), which imposes more stringent requirements for enterprises which intend to issue mid-to-long term foreign debt, including without limitation such enterprises shall fully demonstrate the necessity, feasibility, economic and financial sustainability for the debt issuance, and such enterprises are strictly prohibited from requiring or accepting the guarantee or assumption of debt repayment liability for their market-oriented financing activities in various names by local governments and their subordinate departments.

On 9 July 2019, the NDRC issued the Notice Regarding the Application Requirements in Relation to the Filing and Registration of Foreign Debt Issuance by Real Estate Enterprises (國家發展改革委辦公廳關於對房地產企業發行外債申請備案登記有關要求的通知) (the "778 Notice"), which stipulates that real estate enterprises issuing foreign debt may only use the proceeds therefrom to refinance medium- or long-term foreign debt which is scheduled to mature within the next year. The 778 Notice also requires the real estate enterprises to specify certain details of the foreign debt to be refinanced in the application

material for the registration of foreign debt, including the size, the remaining tenor and the NDRC foreign debt registration status of such existing foreign debt. Real estate enterprises issuing foreign debt must also submit a Commitment Letter on the Truth of the Foreign Debt Issuance and provide further disclosure on the use of proceeds in offering documents for such issuances, such as the prospectus.

On 15 March 2019, the Standing Committee of the NPC promulgated the Foreign Investment Law of the People's Republic of China (《外商投資法》), which came into effect on 1 January 2020, pursuant to which registration with MOFCOM of enterprises with foreign investment is no longer required. However, a foreign investment information report system is established. Foreign investors or foreign-funded enterprises shall submit investment information to the competent department for commerce concerned through the enterprise registration system and the enterprise credit information publicity system.

Furthermore, the PRC government may introduce new policies that further restrict China Jinmao's ability to deploy, or that prevent China Jinmao from deploying, in China funds raised outside China. Therefore, China Jinmao may not be able to use all or any of the capital that China Jinmao may raise outside China to finance its projects in a timely manner or at all.

The terms on which residential mortgages are available in China may affect China Jinmao's sales.

A vast majority of China Jinmao's property purchasers rely on mortgages to fund their purchases. Fluctuations in interest rates may significantly increase the cost of mortgage financing of properties. Fluctuations in interest rates will increase the cost of mortgage financing for China Jinmao's potential customers, and as a result, China Jinmao may experience lower demand for China Jinmao's properties. In addition, the PRC government and commercial banks may increase down payment requirements, impose other conditions or otherwise change the regulatory framework or lending policies in a manner that would make mortgage financing unavailable or unattractive to potential property purchasers.

Under current PRC laws and regulations, purchasers of residential properties with a unit floor area of less than 90 sq.m. generally must pay at least 20% of the purchase price of the properties before they can finance their purchases through mortgages. In June 2006, the PRC government increased the minimum amount of down payment to 30% of the purchase price for first-time home owners if such property has a unit floor area of 90 sq.m. or more.

In September 2007, for second-time home buyers that use mortgage financing, the PRC government increased the minimum down payment to 40% of the purchase price, and further increased the minimum down payment to 50% in April 2010 and 60% in January 2011, with minimum mortgage loan interest rates at 110% of the relevant PBOC benchmark lending interest rate.

In March 2015, the PRC government reduced the minimum down payment to 40% of the purchase price for second-time home owners who purchase ordinary residential properties for their own use. The minimum down payment for commercial property buyers has increased to 50% of the purchase price, with minimum mortgage loan interest rates at 110% of the relevant PBOC benchmark lending interest rate and maximum maturities of no more than 10 years.

In May 2010, the Ministry of Housing and Urban-Rural Development (previously the Ministry of Construction), PBOC and the CBIRC jointly issued a circular to clarify that the number of residential properties owned by an individual property purchaser who is applying for mortgage loans shall be determined by taking into account all residential properties owned by the family members of such purchaser (including the purchaser and such purchaser's spouse and children under the age of 18), and that property purchasers of second or subsequent residential properties shall be subject to different credit terms when applying for mortgage loans.

According to a notice jointly issued by PBOC and CBIRC on 29 September 2010, the minimum down payment was raised to 30% for all first home purchases and commercial banks are required to suspend mortgage loans for purchases of a customer's third or subsequent residential properties. In addition, mortgagee banks may not lend to any individual borrower if the monthly repayment of the anticipated mortgage loan would exceed 50% of the individual borrower's monthly income or if the total debt service of the individual borrower would exceed 55% of such individual's monthly income.

The PRC government reduced the minimum down payment back to 25% (with fluctuation of 5% down) of the purchase price for first-time home purchases and 30% of the purchase price for second-time home owners purchasing residential properties (except for those cities that have implemented more restrictive measures on house purchases) in February 2016. However, the relatively high down payment requirement and other conditions may still make mortgage financing unavailable or unattractive to potential property purchasers, resulting in lower demand for purchasing China Jinmao's properties.

In line with industry practice, banks typically require China Jinmao to guarantee the obligations of purchasers of its property to repay the mortgage loans issued by such bank on the property. For more information, see “— *China Jinmao guarantees the mortgages provided to the purchasers of the properties it develops and consequently is liable to the mortgagee banks if its purchasers default on their mortgage payments*”.

If changes in laws, regulations, policies or practices prohibit property developers from providing such guarantees and these banks do not accept alternative guarantees from third parties (if available), it may become more difficult for property purchasers to obtain mortgages from banks in connection with pre-sales. These difficulties may inhibit pre-sales, which could materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations.

China Jinmao guarantees the mortgages provided to the purchasers of the properties it develops and consequently is liable to the mortgagee banks if its purchasers default on their mortgage payments.

China Jinmao assists purchasers of properties in obtaining mortgage loans from domestic banks. In accordance with market practice, domestic banks require China Jinmao to provide short-term guarantees for these mortgages. Substantially all of these guarantees are discharged upon any of (i) the issuance of the property ownership certificate and the property encumbrance certificate (房屋他項權證), which generally takes place within two to three years after China Jinmao delivers possession of the relevant property to the purchasers; (ii) the settlement of the relevant mortgage loans between banks and purchasers of China Jinmao's properties; or (iii) the completion of advance registration of the mortgage, which is generally conducted when the purchasers apply for mortgage loans.

If a purchaser defaults under the mortgage loan and the mortgagee bank calls the guarantee, China Jinmao must repay all debt owed by the purchaser to the mortgagee bank under the loan, in which case the mortgagee bank will typically assign to China Jinmao its rights under the loan and the mortgage and China Jinmao will have full recourse to the property. If China Jinmao fails to do so, the mortgagee bank may auction the underlying property and recover any additional amounts outstanding from China Jinmao as the guarantor of the mortgage.

In line with industry practice, China Jinmao does not conduct independent credit checks on its customers but relies instead on the credit checks conducted by the mortgagee banks, which may not be as extensive as credit checks conducted in other jurisdictions.

With the PRC economies continuing to grow slowly and some cities even experiencing a downturn in recent years, there are some purchasers of properties in China refusing to pay mortgage on unfinished properties. If a default occurs and China Jinmao's relevant guarantee is called, China Jinmao's business,

prospects, financial condition and results of operations may be materially and adversely affected to the extent that there is a material depreciation in the value of the relevant properties or if China Jinmao is unable to sell the properties due to unfavourable market conditions or other reasons.

China Jinmao may not be able to obtain sites that are suitable for high-end residential and commercial property developments at commercially attractive prices or at all.

Land prices have increased significantly in the PRC in recent years and may increase in the future. To maintain and grow China Jinmao's business, China Jinmao will be required to replenish its land bank with suitable sites at reasonable costs.

China Jinmao's ability to identify and acquire suitable sites is subject to a number of factors that are beyond its control. The PRC government controls land supply in the PRC and regulates land sales in the secondary market. As a result, PRC government policies over land supply affect China Jinmao's ability to acquire land use rights for sites it identifies for development and the costs of any acquisition.

The PRC central and local governments may regulate the means by which property developers, including China Jinmao, obtain land sites for property developments. See “— *China Jinmao's property development and other operations are subject to extensive governmental regulation and, in particular, China Jinmao is susceptible to changes in policies related to the property markets in China*”. In addition, there may not be land available in attractive locations in China Jinmao's target cities for new development or re-development.

China Jinmao may not be able to identify and acquire sufficient and appropriate sites at reasonable prices, or at all. Any inability to identify and acquire sufficient and appropriate sites for China Jinmao's land reserves would result in uncertainties in its future development schedules, which in turn would have a material adverse effect on its future growth prospects, profitability and profit margins.

China Jinmao is subject to legal and business risks if its subsidiaries fail to obtain or renew its qualification certificates.

Property developers in the PRC must obtain valid qualification certificates to engage in property development in the PRC. Newly established developers must first apply for a temporary qualification certificate, which can be renewed for a maximum of two additional one-year periods, by which time a formal qualification certificate must be obtained. Property developers of different grades are subject to different limitations on scale of development in respect of their projects.

In reviewing applications, the relevant authority generally considers the property developer's property development investments, history of property development, quality of property construction, expertise of the developer's management, and whether the property developer has any illegal or inappropriate operations. Each of China Jinmao's subsidiaries that engages in property development in the PRC is responsible for obtaining its own qualification certificate. Formal qualification certificates are subject to renewal on an annual basis. Government regulations require developers to fulfill all statutory requirements before obtaining or renewing their qualification certificates.

If any one of China Jinmao's project companies cannot meet the requirements for obtaining or renewing its qualification certificate or engage in property development beyond the permitted scope of the qualification certificate, that company will be given a cure period within which it must rectify any deficiency or non-compliance with such requirements, subject to a penalty of between RMB50,000 and RMB100,000. Failure to meet the requirements within the specified time frame could result in the revocation of any qualification certificate and the business license of such company.

China Jinmao cannot assure holders of the Instruments that all of its subsidiaries will be able to pass the annual verification of the qualification certificates or obtain or renew formal qualification certificates in a timely manner, or at all, as they expire. If any of China Jinmao's subsidiaries is unable to obtain or renew its qualification certificate, such company may not be permitted to continue its operations, which could materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations.

China Jinmao may not be able to obtain land use right certificates for certain land parcels held for future development and may be subject to stricter payment terms for land use rights with respect to land it acquires as a result of any additional restrictive regulations promulgated by the PRC government.

China Jinmao may not be able to obtain land use right certificates with respect to these land parcels in a timely manner, or at all. If China Jinmao fails to do so, it may not be able to acquire new replacement land on terms acceptable to China Jinmao, or at all, which would have a material adverse effect on China Jinmao's business, prospects, financial condition and results of operations.

On 28 September 2007, the Ministry of Natural Resources (the "MNR", previously the Ministry of Land and Resources) amended the Regulation on the Grant of State-Owned Land Use Rights by Way of Tender, Auction or Listing-for-Sale (招標拍賣掛牌出讓國有建設用地使用權規定), effective 1 November 2007. This regulation provides, among other things, that property developers must pay land grant fees in full according to the provisions of the relevant land grant contract for all land parcels under contract before they can receive the land registration and land use right certificates. As a result, effective 1 November 2007, property developers are not allowed to bid for a large piece of land, make partial payment, and then apply for land registration and a land use right certificate for the corresponding portion of land in order to commence development, which had been the past practice in many Chinese cities.

On 18 November 2009, five government authorities, including the Ministry of Finance and the MNR, issued the Notice on Further Strengthening the Income and Expenditure Management Relating to Land Grants (關於進一步加強土地出讓收支管理的通知) to regulate the management of income and expenditures on land grants and curb excessive increases in land prices. The notice requires property developers to provide a down payment of no less than 50% of the land grant fee and, generally, to pay the remaining balance in installments within one year.

On 8 March 2010, the MNR issued the Notice on Further Increasing the Supply and Strengthening the Supervision of Land for Property Development Purposes (國土資源部關於加強房地產用地供應和監管有關問題的通知), which reiterates and reinforces certain measures on land supply and land use, such as requiring the execution of a land grant contract within 10 business days after completing the tender, auction or listing-for-sale process. All property developers who have defaulted on a land grant fee payment, leave land idle and unused, or are engaged in land speculation, or have otherwise defaulted on a land grant contract are prohibited from acquiring land for a certain period of time.

On 19 July 2012, the MNR and the Ministry of Housing and Urban-Rural Development of the PRC jointly issued the Urgent Notice to Further Tighten Real Property Land Administration and Consolidate the Achievement of Macroeconomic Control of Real Property Market (關於進一步嚴格房地產用地管理鞏固房地產市場調控成果的緊急通知). The notice states that local governments are to secure residential land supplies, especially land to be used for the development of government-subsidised residential units, and emphasises that the land grant contract shall be concluded within 10 business days following the completion of the land grant. The notice also requires a down payment equal to 50% of the land grant fee, with the remaining balance payable in installments within one year.

As a result, property developers, including China Jinmao, must maintain a higher level of working capital and may be restricted in their ability to expand their land reserves as planned. In addition, the PRC government may adopt additional regulations to impose stricter payment terms for land acquisition by property developers. If this occurs, China Jinmao's cash flow position, financial condition or business plans could be materially and adversely affected.

China Jinmao's results of operations and operating cash flow may vary significantly from period to period.

China Jinmao's results of operations and operating cash flow may vary significantly from period to period, due to a number of factors, including the timing of its property development projects, the timing of the sale of properties that it has developed, its revenue recognition policies and any volatility in expenses such as raw material costs. The overall schedules of China Jinmao's property development and the number of properties that it can develop or complete during any particular period are limited as a result of the substantial capital required for the acquisition of land, demolition and resettlement and construction.

The sale of properties China Jinmao develops is subject to general market and economic conditions in the areas where it conduct business and the level of acceptance of China Jinmao's properties by prospective customers. China Jinmao recognises revenue upon the completion and delivery of the properties to purchasers, which may typically take up to two years after the commencement of pre-sales. Therefore, in periods in which it pre-sells a large aggregate gross floor area ("GFA"), it may not generate a correspondingly high level of revenue if the properties pre-sold are not delivered within the same period.

In addition, China Jinmao's trade receivables were RMB2,082 million (US\$267 million) as at 31 December 2021 and any inability to collect such trade receivables on a timely basis will adversely impact its cash flow position. Furthermore, its business depends on obtaining adequate supplies of raw materials and is subject to fluctuations in the market prices of raw materials.

The prices that China Jinmao pays for raw materials may increase due to increased industry demand, inflation, higher fuel and transportation costs and other factors. China Jinmao may continue to experience significant fluctuations in revenue and operating cash flow from period-to-period. China Jinmao therefore believes that period-to-period comparisons of its operating results may not be as meaningful as they would be for a company with more stable recurring revenue.

China Jinmao's financial condition, profit margins and cash flows may be affected by the mix of development projects that it undertakes.

China Jinmao's financial condition, profit margins and cash flows may be affected by the mix of development projects that it undertakes. Since 2011, China Jinmao has been engaged in primary land development as well as the development of residential properties. As at 31 December 2021, China Jinmao was engaged in 334 projects in the sectors of city operations, property development, commercial leasing and retail operations and hotel operations at different stages of development at sites located in Beijing, Shanghai, Suzhou, Hangzhou, Guangzhou, Changsha, Qingdao, Lijiang, Chongqing, Nanjing, Ningbo, Tianjin, Foshan, Shenzhen, Zhengzhou, Wuhan, Hefei, Xuzhou, Kunming, Dongguan, Quanzhou, Changzhou, Nantong, Zhuzhou, Kaifeng, Huzhou, Shaoxing, Taizhou, Guiyang, Jinan, Fuzhou, Wenzhou, Chengdu, Nanchang, Zhangjiakou, Baoding, Jinhua, Sanya, Shantou, Weihai, Weifang, Yueyang, Zhuhai, Xiamen, Jiaxing, Xi'an, Taiyuan, Yantai, Wuxi, Langfang, Taizhou, Quzhou and Shijiazhuang.

Furthermore, because of the comparatively long period of time taken to develop primary land projects, it may take longer to realise revenue from investments in these projects as compared to residential development projects. Although China Jinmao does not plan to change its business direction, any increase in primary land development projects could adversely affect its revenue and cash flows.

China Jinmao's profitability may be affected by the periodic revaluation of its investment properties required by HKFRS.

China Jinmao holds certain investment properties for lease to commercial tenants. It must reassess the fair value of its investment properties on each reporting date for which it issues consolidated financial statements. China Jinmao's valuations are based on market prices or alternative valuation methods, such as discounted cash flow analysis based on estimated future cash flows. In accordance with HKFRS, China Jinmao must recognise changes to the fair value of its properties as a gain or loss (as applicable) in its consolidated statements of comprehensive income.

The recognition of any such gain or loss reflects unrealised capital gains or losses on China Jinmao's investment properties on the relevant reporting dates and does not generate any actual cash inflow or outflow. The amount of revaluation adjustments has been, and may continue to be, significantly affected by prevailing property market conditions and may be subject to market fluctuations.

The fair value of China Jinmao's investment properties may decrease in the future. Any decrease in the fair value of China Jinmao's investment properties will adversely affect its profits.

The illiquid nature of, and the lack of alternative uses for, investment properties could limit China Jinmao's ability to respond to adverse changes in the performance of its properties.

Investments in properties, in general, are relatively illiquid compared to many other types of investments. As a result, China Jinmao's ability to sell one or more of its investment properties in response to changing economic, financial and investment conditions promptly, or at all, is limited. Valuations of investment properties as recorded on China Jinmao's consolidated balance sheet are not a prediction of the actual value it may achieve from the sale of such properties in a public market transaction.

Unforeseen changes relating to the properties, market conditions or otherwise could significantly affect the value of investment properties. China Jinmao cannot assure holders of the Instruments that it will be able to sell any or all of its investment properties at prices equal to their valuations on its balance sheet or otherwise on terms satisfactory to it, or at all.

China Jinmao cannot predict the time needed to find a purchaser and to complete the sale of a property held or planned to be held for investment purposes. Moreover, should China Jinmao decide to sell a property subject to a tenancy agreement, it may have to obtain consent from or pay termination fees to its tenant.

In addition, investment properties may not be readily convertible to alternative uses if they become unprofitable due to competition, age, decreased demand or other factors. The conversion of investment properties to alternative uses generally requires substantial capital expenditures.

In particular, China Jinmao may be required to expend funds to maintain properties, correct defects or make improvements before a property can be sold and it may not have sufficient funds available for such purposes. These factors and any others that impede China Jinmao's ability to respond to adverse changes in the performance of its investment properties could adversely affect its ability to retain tenants and compete against its competitors and materially and adversely affect its business, prospects, financial condition and results of operations.

China Jinmao may not be able to generate adequate returns on its properties held for long-term investment purposes.

Property development is subject to varying degrees of risk. The investment returns available from investments in real estate depend, to a large extent, on the amount of capital appreciation generated, income earned from the rental of the relevant properties as well as the expenses incurred. Maximising yields from properties held for investment also depends to a large extent on active ongoing management and maintenance of the properties.

The ability to eventually dispose of investment properties also depends on market conditions and levels of liquidity, which may be limited or subject to significant fluctuation in the case of certain types of commercial properties. The revenue derived from and the value of property investment may be adversely affected by a number of factors, including but not limited to changes in market rates for comparable rentals, the inability to collect rent due to bankruptcy or insolvency of tenants and costs resulting from maintenance, repair and re-letting.

China Jinmao's business, prospects, financial condition and results of operations may be materially and adversely affected by increases in the cost of labour and construction materials.

Construction and development costs account for the majority of China Jinmao's cost of sales and are two of the significant factors affecting China Jinmao's business, prospects, financial condition and results of operations. In general, China Jinmao's labour and construction materials costs are included in the contract fee payable to its contractors, who are generally responsible for procuring the required labour and construction materials. Nonetheless, China Jinmao agrees to bear certain of the increased costs when the prices of the labour and construction materials exceed certain thresholds.

As wages for construction workers and the prices of construction materials and building equipment have substantially increased due to the rapid growth in the property development industry in recent years in the PRC, China Jinmao believes this will help it limit project cost overruns because it is not required to increase the contract fee or re-negotiate other terms in the event of significant fluctuations of wages and construction materials prices. However, China Jinmao cannot assure holders of the Instruments that it will be able to enter into contracts with similar pricing terms in the future, which will, in part, be affected by market practices which are beyond its control.

There can be no assurance that China Jinmao's contractors will actually complete their contract performance without any fee adjustment, or at all, or that China Jinmao can find replacement contractors at the same fee if wages and construction materials prices increase. Should China Jinmao's contractors fail to perform their obligations under a respective contract as a result of increases in labour costs or construction materials prices or otherwise, China Jinmao may incur significant litigation costs and replacement costs, which would materially and adversely affect its business, prospects, financial condition and results of operations.

Because it normally takes years to complete a property development project, China Jinmao often enters into multiple contracts sequentially for different phases or sub-phases of a project, which could have different unit fees because of the fluctuations of wages and construction materials prices. If China Jinmao is unable to pass on any increase in the cost of labour and construction materials to either its contractors or its customers, its results of operations and financial condition may be adversely affected by the volatility of the cost of labour and construction materials.

China Jinmao relies on independent contractors.

China Jinmao engages independent contractors to provide various services, including construction, piling and foundation, engineering, interior decoration, mechanical and electrical installation and utilities installation. China Jinmao generally selects contractors through public tenders.

China Jinmao invites selected contractors to tender bids according to their reputation for quality, track record and references, and supervises the construction progress once the contract is awarded. However, China Jinmao cannot assure holders of the Instruments that the services rendered by any of these contractors will always be satisfactory or match its requirements for quality.

Although China Jinmao has not experienced any material problems of delay or incompleteness, it cannot assure holders of the Instruments that its properties under development or properties held for future development will be completed on time, or at all. If China Jinmao's contractors cannot deliver satisfactory services due to financial or other difficulties, China Jinmao might incur additional costs and suffer reputational harm, which may materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations.

China Jinmao may not be able to complete its property development projects on time or at all.

Property development projects require substantial capital expenditures prior to and during the construction period. One, two or several years may elapse before a project generates positive cash flows through pre-sales or sales. The timing and costs involved in completing a development project can be adversely affected by many factors, including:

- delays in obtaining licenses, permits or approvals as required by government authorities;
- changes in government policies or in applicable laws or regulations;
- delays in or increased costs of relocation of existing site occupants or demolition of existing structures;
- shortages of materials, equipment, contractors and skilled labour;
- labour disputes;
- construction accidents;
- disputes with or delays caused by China Jinmao's contractors or sub-contractors;
- delays in the construction of supporting infrastructure or completing land clearing work by the local government authorities;
- adverse weather conditions and natural disasters, including earthquakes, ice storms and other natural hazards;
- changes in market conditions;
- unforeseen engineering, design, environmental, structural or geographic problems;
- discovery of historic and cultural relics at the construction site; and
- widespread diseases or epidemics, including COVID-19, Monkeypox, Severe Acute Respiratory Syndrome, H5N1 or H7N9 flu, H1N1 flu and other diseases.

Construction delays or the failure to complete the construction of a project according to its planned specifications, schedule or budget as a result of the above factors may result in increased costs, harm to China Jinmao's reputation, loss of or delay in recognising revenues and lower returns. In addition, if China Jinmao fails to complete a property that it has pre-sold by the agreed delivery time, it will typically be liable to the purchasers for their losses and such purchasers may seek compensation for late delivery pursuant to the pre-sale contracts or PRC laws and regulations. If China Jinmao's delay extends beyond a specified period, its purchasers may terminate the pre-sale contracts and make a claim for damages.

China Jinmao may experience delays in completion or delivery in the future and it may be subject liabilities for any such delays. Any delays or other issues China Jinmao encounters may disrupt its project schedules and result in violation of the applicable land regulations or a breach of the relevant land grant contracts. This could materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations and subject it to various penalties, including forfeiture of land.

In addition, regulatory changes, competition, inability to procure governmental approvals or required changes in project development practices could occur at any stage of the planning and development process. China Jinmao may not be able to complete projects that it is developing or plan to develop and as a result may become liable to purchasers of the pre-sold units for losses suffered by them.

The construction business and the property development business are subject to claims under statutory quality warranties.

Under Regulations on the Administration of Quality of Construction Works (建設工程質量管理條例), all property developers in the PRC must provide certain quality warranties for the properties they develop or sell. China Jinmao is required to provide these warranties to its customers. China Jinmao may sometimes receive quality warranties from its third-party contractors with respect to its development projects.

If a significant number of claims are brought against China Jinmao under its warranties and if China Jinmao is unable to obtain reimbursement for such claims from third party contractors in a timely manner or at all, China Jinmao could incur significant expenses to resolve such claims or face delays in correcting the related defects. This could in turn harm China Jinmao's reputation and materially and adversely affect its business, prospects, financial condition and results of operations.

China Jinmao is exposed to risks relating to pre-sale of properties, and changes in laws and regulations with respect to pre-sale of properties may materially and adversely affect its business, prospects, financial condition and results of operations.

China Jinmao depends on proceeds from the pre-sale of properties as an important source of funding for its property projects. Under PRC laws and regulations, property developers must fulfill certain conditions before they can commence pre-sales of properties and may use pre-sale proceeds only to finance the development of such properties. Local governments in major cities in the PRC, including Beijing, Tianjin and Qingdao, have promulgated specific measures on the use of pre-sale proceeds.

Under these measures, developers are required to deposit all or a specified percentage of their presale proceeds into a supervised bank account and are permitted to use pre-sale proceeds only after reaching particular milestones in the construction process. Such restrictions on the use of pre-sale proceeds may affect China Jinmao's cash flows and require China Jinmao to obtain alternative sources of funding for its business.

Changes in such laws and regulations that restrict or ban the pre-sale practice, such as imposing additional conditions for obtaining a pre-sale permit or further restrictions on the use of pre-sale proceeds, or otherwise may materially and adversely affect China Jinmao's cash flows and require China Jinmao to obtain alternative sources of funding for its business.

Failure to obtain alternative funding at a low cost, or at all, may materially and adversely affect China Jinmao's business, prospects, financial condition and results of operations. In addition, under current PRC laws and regulations and pursuant to pre-sale contracts entered into with purchasers of China Jinmao's properties, China Jinmao is liable for potential breaches of the terms of the pre-sale contracts. See “— *China Jinmao may not be able to complete its property development projects on time or at all*”.

A purchaser may also terminate a contract with China Jinmao if the GFA of the relevant unit, as set out in the individual property ownership certificate, deviates by more than 3% from the GFA of that unit set out in his or her contract. If a substantial number of purchasers claim against China Jinmao for breach of contract or terminate their pre-sale contracts with China Jinmao, China Jinmao's business, prospects, financial condition and results of operations may be materially and adversely affected.

China Jinmao is party to master agreements with PRC government entities which may not be implemented as agreed.

China Jinmao may enter into master agreements with PRC government entities which are subject to certain rules. For example, in February 2015, China Jinmao successfully obtained the primary development rights to the Nanjing Jiangning Shangfang City Centre Shanty Town Renewal Project, in accordance with which China Jinmao would be in charge of land requisition, compensation and resettlement, construction and other related subsequent developments within the site, which has an area of approximately 3.92 million sq.m. with a planned construction area of approximately 3.80 million sq.m.

In September 2018, China Jinmao and the government of Fenghua District, Ningbo entered into a cooperation agreement for the development of the Ningbo Life Science City project. The project spans across an area of approximately 3.9 square kilometers and has a site area of approximately 5,934 mu. Upon completion, the GFA of the entire development will be approximately 4.76 million sq.m.

In January 2021, China Jinmao and the Jinhua Jinyi New District Government held the signing ceremony for the Jinhua Dongmei Industry- City Integration Project and the urban forum titled “Meet in the Future • Jinhua in its Prime”. During the same month, the Company and the government of Zhangjiagang High-tech Industrial Development Zone held the signing ceremony for the strategic cooperation agreement of Zhangjiagang Smart Science City (Phase II).

In May and August 2021, China Jinmao entered into a strategic cooperation agreement with the Tangshan Municipal Government and the Langfang Municipal Government, respectively.

In June 2021, China Jinmao entered into development agreements with the People's Government of Qingzhen and Guizhou Crystal Group, respectively, and acquired the first batch of land parcels no. QZ(21)043 and no. QZ(21)044 in December 2021 with a total site area of 45 mu and a saleable and leasable area of approximately 115,000 sq.m.

In October 2021, China Jinmao and the Huzhou South Taihu New District Government held the signing ceremony for the South Taihu Jinmao Industry-City Integration Project.

In December 2021, China Jinmao and the Langfang Anci District Government held the signing ceremony for the cooperation agreement on the Mall of Splendor commercial complex project.

Notwithstanding the entry into of any master agreement, China Jinmao may still be required by PRC laws and regulations to go through the bidding, auction or listing-for-sale process with respect to the land to be developed in connection with any such agreement. If successful, China Jinmao may be required to enter into a land grant contract and pay the relevant land premium before it may obtain the land use right certificate relating to such land. China Jinmao cannot assure holders of the Instruments that these or any other master agreements will be implemented as agreed or that it will be successful in securing the land grant contract and obtaining the land use right certificate in respect of the land developed in connection with these or any other projects.

There are risks with respect to the enforcement of these and other master agreements, particularly in light of their relatively long execution period (the land will only be held for bidding, auction or listing-for-sale after preliminary development by the project company), and potential changes in PRC government policies. The bidding, auction or listing-for-sale with respect to any master agreement may not be successful, and the relevant PRC government policies, including the manner in which such agreements are implemented, may also change.

Furthermore, there may be modifications to these and other agreements as to terms that are favourable to China Jinmao, including changes in the price of the land use rights for the land in the project. In addition, the law and practice in relation to enforcement of contracts and master agreements against PRC government entities involve uncertainties and China Jinmao cannot assure holders of the Instruments that such agreements can be enforced as contemplated or at all.

China Jinmao cannot assure holders of the Instruments that title to the land subject to a master agreement and the relevant land grant contract can be obtained. If a master agreement or the land grant contract is not implemented as agreed, China Jinmao's business, financial condition, results of operation and prospects could be materially and adversely affected.

Risks Relating to the PRC

Political and economic policies of the PRC government could affect the Company's business, results of operations and financial condition.

A significant portion of the Company's business assets and operations are located in China. As a result, the Company's business, results of operations and financial condition are subject to the political, economic and social conditions, laws, regulations and policies in China. The economy of China differs from the economies of most developed countries in a number of respects, including:

- the structure;
- the level of government involvement;
- the level of development;
- the level of capital reinvestment;
- the control of capital reinvestment;
- the control of foreign exchange; and
- allocation of resources.

While the PRC economy has generally experienced significant growth in the past four decades, growth has been uneven, both geographically and among various sectors of the economy, and the PRC economy may not be able to sustain its current growth rate. If the PRC economy experiences a decrease in growth rate or a significant downturn, the Company's business, results of operations and financial condition could be materially and adversely affected.

The legal system in China is less developed than in certain other countries.

The PRC legal system is a civil law system. Unlike the common law system, the civil law system is based on written statutes in which decided legal cases have limited precedential value. In addition, the PRC legal system is based in part on government policies and internal rules (some of which are not published on a timely basis or at all) that may have a retroactive effect. As a result, the Company may not be aware of any violation by it of these policies or rules until after such violation. In addition, litigation in China may be protracted and may result in substantial costs. The Company cannot predict the effect of future developments in the PRC legal system, including the promulgation of new laws, changes to existing laws or the interpretation or enforcement thereof, or the pre-emption of local regulations by national laws, which could have a material adverse effect on the Company's business, results of operations and financial condition.

Under the Enterprise Income Tax Law, either the Company or the Issuer may be classified as a "resident enterprise" of China. Such classification could result in unfavourable tax consequences to the Company, the Issuer and Holders of the Instruments.

Under the Enterprise Income Tax Law (the "EIT Law"), an enterprise established outside of China with a "de facto management body" within China is deemed a "resident enterprise", meaning that it is treated in a manner similar to a PRC enterprise for enterprise income tax purposes. The implementing rules of the EIT Law define "de facto management" as "substantial and overall management and control over the production and operations, personnel, accounting, and properties" of the enterprise. A circular issued by the State Administration of Taxation on 22 April 2009 and amended on 29 December 2017, provides that a foreign enterprise controlled by a PRC company or a PRC company group will be classified as a "resident enterprise" with a "de facto management body" located within China if all of the following requirements are satisfied: (i) the senior management and core management departments in charge of daily operations are located mainly within China; (ii) financial and human resources decisions are subject to determination or approval by persons or bodies in China; (iii) major assets, accounting books, company seals and minutes and files of board and shareholders' meetings are located or kept within China; and (iv) at least half of the enterprise's directors with voting rights or senior management reside within China.

In January 2014, the State Administration of Taxation issued a Circular on the Determination of PRC Tax Resident Enterprise Subject to Criteria of "De Facto Management Body", which requires a Chinese-controlled offshore-incorporated enterprise that falls within the criteria of "de facto management body" to make an application for the classification as a "resident enterprise", which in turn will be confirmed by the province-level tax authority.

The Company and the Issuer are currently not treated as PRC resident enterprises by the relevant tax authorities. There is uncertainty as to whether the Company or the Issuer will be treated as a PRC resident enterprise for purposes of the EIT Law. Since substantially all of the Company's and the Issuer's management is currently based in China, the Company cannot assure holders of the Instruments that neither it nor the Issuer will not be deemed to be a "resident enterprise" under the EIT Law and, therefore, be subject to enterprise income tax at a rate of 25% on its global income in the future. If the Company and the Issuer are not considered to be a PRC resident enterprise for EIT Law purposes, the payment of interest on the Instruments and payments under the Guarantee to non-PRC resident Holders will not be subject to PRC withholding tax.

If the Company or the Issuer is treated as a PRC resident enterprise for purposes of the EIT Law, the interest the Company or the Issuer pays in respect of the Instruments or the Guarantee may be subject to PRC withholding tax at a rate of 10% if paid to a non-PRC resident enterprise Holder and 20% if paid to a non-PRC resident individual Holder, and any gain a Holder may realise from the transfer of the Instruments, may be treated as income derived from sources within the PRC and may be subject to PRC withholding tax at a rate of up to 10% in the case of a non-PRC resident enterprise Holder and 20% in the case of a non-PRC resident individual Holder (in each case unless an applicable treaty provides otherwise), which may materially and adversely affect the value of an investment in the Instruments.

The issuance of the NDRC Circular and the establishment of the enterprise foreign debt scale thereunder are recent developments and their interpretation may involve significant uncertainty, which may adversely affect the enforceability and/or effective performance of the Instruments.

According to the NDRC Circular issued by the NDRC which came into effect on 14 September 2015, domestic enterprises and their overseas controlled entities shall procure the registration of any debt securities or medium-to-long term loans issued or incurred outside the PRC with the NDRC prior to the issuance of securities or loans, and report the particulars of the relevant issuance within 10 working days upon completion of each issuance. Furthermore, on 21 April 2022, the NDRC issued the Registration Certificate of Enterprise Foreign Debt (企業借用外債備案登記證明) pursuant to which the NDRC granted a quota to Sinochem Holdings (the “Quota”), exempting it from the registration requirements on a deal-by-deal basis as long as the debt securities or loan incurred outside of the PRC are within the annual quota granted, even though the post-issuance reporting with the NDRC is still required and such reporting shall be submitted within 10 working days. Where applicable for a relevant Tranche of Instruments, the Guarantor will obtain a written confirmation from Sinochem Holdings to be authorized to use the Quota before the issuance of the Instruments.

The issuance of the NDRC Circular and the registration of the enterprise foreign debt scale thereunder are recent developments and their interpretation may involve significant uncertainty, which may adversely affect the enforceability and/or effective performance of the Instruments. In addition, the administration of the NDRC Circular, including the enterprise foreign debt quota thereunder, may be subject to a certain degree of executive and policy discretions by the NDRC. The NDRC Circular does not expressly state the legal consequences of non-compliance under the NDRC Circular, but the NDRC has expressed to the public in June 2018 that it was going to implement a three-step warning system to non-compliance under the NDRC Circular, that is, to talk with the issuer, underwriters and law firms involved for their first non-compliance, officially give a warning to such entities for their second non-compliance, and hold such entities liable, suspend the registration for any subsequent issuance of debt securities or loans of such issuer and forbid such underwriters and law firms from participating in any subsequent issuance of debt securities or loans from their third non-compliance. Also, there is no assurance that the registration approval or the annual foreign debt quota with the NDRC will not be revoked or amended in the future or that future changes in PRC laws and regulations will not have a negative impact on the performance or validity and enforceability of the Instruments in the PRC.

Risks Relating to the Instruments and the Guarantee

See “— Risks Relating to the Company — As a holding company with no operations of its own, the Company generally depends on distributions from its subsidiaries to meet its payment obligations, and provisions of applicable law or contractual restrictions could limit the amount of such distributions”.

The Issuer has no material assets and relies on the Company to make payment under the Instruments.

The Issuer, a wholly-owned subsidiary of the Company, was established specifically for the purpose of issuing notes and advancing the net proceeds from the issuance to the Company. The Issuer does not and will not have any material assets other than the remainder of the net proceeds from the issuance yet to be advanced to the Company and its ability to make payments under the Instruments will depend on its receipt of timely payments from the Company.

In the event of a shortfall of funds, there is a real risk that an investor in the Instruments will lose all or some of its investment and will not receive a full return of the principal amount or any unpaid amounts due under the Instruments.

Obligations of the Company under the Guarantee are structurally subordinated to the liabilities and obligations of the Company's subsidiaries.

The obligations of the Company under the Guarantee will be effectively subordinated to all existing and future obligations of existing or future subsidiaries, and all claims of creditors of existing or future subsidiaries and rights of holders of preferred shares of such subsidiaries (if any) will have priority as to the assets of such subsidiaries over the claims of the Company and those of the Company's creditors, including the holders of the Instruments. As a result, all of the existing and future liabilities of the Company's subsidiaries, excluding the Issuer's, including any claims of trade creditors and preferred stockholders (if any) of such subsidiaries, will be effectively senior to the Instruments and the Guarantee. In addition, even if the Company were a creditor of any subsidiary, its rights as a creditor would be subordinated to any security interest in the assets of such subsidiary and any indebtedness of the subsidiary senior to that held by the Company. The total borrowings and indebtedness of the Company's subsidiaries as at 31 December 2021 was HK\$175 billion (US\$22 billion).

The Issuer and the Company may raise other capital which affects the price of the Instruments.

The Issuer may issue additional debt securities and the Company may raise additional capital through the issue of other types of securities or other means. Under the terms of the Programme Agreement, the aggregate nominal amount of the Instruments outstanding at any one time can be up to US\$15.0 billion (or equivalent). The issue of any such securities may reduce the amount (if any) recoverable by holders of the Instruments and may also have an adverse impact on the trading price of the Instruments and/or the ability of holders to sell them.

The Company may be unable to obtain and remit funds in foreign currencies.

The Company's ability to satisfy its obligations to the Issuer or pursuant to the Guarantee depends in part upon the ability of its subsidiaries or affiliates in China to obtain and remit sufficient funds in foreign currencies to pay dividends to the Company and to repay intercompany loans. A significant portion of the sales of the Company's subsidiaries are denominated in Renminbi. The PRC subsidiaries must present certain documents to the SAFE, its authorised branch or the designated foreign exchange bank, for approval before they can obtain and remit foreign currencies out of China (including, in the case of dividends, evidence that the relevant PRC taxes have been paid and, in the case of intercompany loans, evidence of the registration of the loan with the SAFE).

PRC regulations of direct investment in PRC entities or foreign debt to PRC entities by offshore holding company may delay or prevent the Company from using the proceeds of Instruments to make additional capital contributions or lend loans to its PRC operating subsidiaries.

According to the existing PRC laws and regulations relating to supervision of foreign debt, loans by foreign companies to their subsidiaries in China, such as the Company's PRC subsidiaries established as foreign-invested enterprises in China, are considered as foreign debt, and such loans must be registered with the relevant local branches of SAFE, which could delay the transfer the proceeds of this offering to the Company's PRC subsidiaries. Such laws and regulations also provide that the total outstanding amount of such foreign debt borrowed by any foreign-invested enterprise may not exceed the difference between its total investment and its registered capital, each as approved by the relevant PRC authorities, or the upper limit of risk-weighted outstanding cross-border financing. Therefore, the amount the Company can transfer to its PRC subsidiaries as foreign debt is restricted.

On 15 March 2019, the Standing Committee of the NPC promulgated the Foreign Investment Law of the People's Republic of China (《外商投資法》), which came into effect on 1 January 2020, pursuant to which registration with MOFCOM of enterprises with foreign investment is no longer required. However, a foreign investment information report system is established. Foreign investors or foreign-funded enterprises shall submit investment information to the competent department for commerce concerned through the enterprise registration system and the enterprise credit information publicity system. Equity contributions by the Company or its non-PRC subsidiaries to the Company's PRC subsidiaries will require submission of investment information to the competent department, as appropriate, which may take considerable time and result in delays of receiving the contribution. This may in turn adversely affect the financial condition of the PRC subsidiaries and cause delays to the development undertaken by such PRC subsidiaries. The Company might not be able to obtain necessary approvals for its PRC subsidiaries, if at all.

In addition, the PRC government may introduce new policies that could further restrict the Company's ability to use funds raised outside China. The Company's borrowings from sources outside of China as a percentage of its total borrowings have been increasing and may continue to increase in the future. Due to restrictions imposed by the PRC laws and regulations, the Company may not be able to use all or any of the funds that it raise outside of China, including the net proceeds from the current offering, as the Company contemplated, which may have a material and adverse effect on its business, results of operations, financial condition and prospects.

The ratings of the Programme, the Instruments or the Company may be downgraded or withdrawn.

The Programme has been rated "A3" (for medium term notes) and "Baa1" (for subordinated perpetual securities) by Moody's, "A-" (for senior unsecured medium term notes) by S&P and "A" (for the MTN Programme) by Fitch. Instruments issued under the Programme may be rated or unrated. The ratings represent the opinions of the rating agencies and their assessment of the ability of the Issuer and the Company to perform their respective obligations under the Instruments and the Guarantee and credit risks in determining the likelihood that payments will be made when due under the Instruments. A rating is not a recommendation to buy, sell or hold securities. The ratings can be lowered or withdrawn at any time. Neither the Issuer nor the Company is obligated to inform holders of the Instruments if the ratings are lowered or withdrawn. A reduction or withdrawal of the ratings may adversely affect the market price of the Instruments and the Company's ability to access the debt capital markets.

The Notes may be represented by Global Notes and holders of a beneficial interest in a Global Note must rely on the procedures of the relevant Clearing System(s).

The Notes issued under the Programme may be represented by one or more Global Notes. Such Global Notes will be deposited with a common depositary for Euroclear and Clearstream, with DTC or lodged with the CMU (each of Euroclear, Clearstream, DTC and the CMU, a “**Clearing System**”). Except in the circumstances described in the relevant Global Note, investors will not be entitled to receive definitive Notes. The relevant Clearing System(s) will maintain records of the beneficial interests in the Global Notes.

While the Notes are represented by one or more Global Notes, investors will be able to trade their beneficial interests only through the Clearing Systems. While the Notes are represented by one or more Global Notes, the Company will discharge its payment obligations under the Notes by making payments to the common depositary for Euroclear and Clearstream, to DTC or, as the case may be, to the CMU, for distribution to their account holders. A holder of a beneficial interest in a Global Note must rely on the procedures of the relevant Clearing System(s) to receive payments under the relevant Notes. The Company and the Issuer have no responsibility or liability for the records relating to, or payments made in respect of, beneficial interests in the Global Notes.

Holders of beneficial interests in the Global Notes will not have a direct right to vote in respect of the relevant Notes. Instead, such holders will be permitted to act only to the extent that they are enabled by the relevant Clearing System(s) to appoint appropriate proxies.

The Company’s ranking and market share data may not be accurate; investors should not place undue reliance on such information.

The Company’s ranking and market share data included in this Offering Circular have been derived from the Company’s estimates of market statistics and its own analysis and calculations. Such data were not calculated, reviewed or verified by independent third parties. The methodology used by the Company to compile or to analyse such data may be untested or ineffective to present accurate information about the Company’s market position. There can be no assurance that such ranking or market share data were accurate, complete or updated. Investors should not place undue reliance on such data.

The Trustee may request that the Noteholders and Securityholders provide an indemnity and/or security and/or pre-funding to its satisfaction.

In certain circumstances, the Trustee may (at its sole discretion) request the Noteholders or the Securityholders to provide an indemnity and/or security and/or pre-funding to its satisfaction before it takes actions on behalf of Noteholders or Securityholders. The Trustee shall not be obliged to take any such actions if not indemnified and/or secured and/or pre-funded to its satisfaction. Negotiating and agreeing to any indemnity and/or security and/or pre-funding can be a lengthy process and may impact on when such actions can be taken. The Trustee may not be able to take actions notwithstanding the provision of an indemnity and/or security or pre-funding to it, in breach of the terms of the Trust Deed constituting the relevant Instruments and in circumstances where there is uncertainty or dispute as to the applicable laws or regulations and, to the extent permitted by the agreements and the applicable law, it will be for the Noteholders or Securityholders to take such actions directly.

Investors shall be aware of the effect of change of law.

The Terms and Conditions of the Notes are governed by English law. The “*Terms and Conditions of the Securities*” relating to subordination are governed by British Virgin Islands law and Hong Kong law, while any other “*Terms and Conditions of the Securities*” are based on English law in effect. No assurance can be given as to the impact of any possible judicial decision or change to British Virgin

Islands law, Hong Kong law, and/or English law, or administrative practices after the date of this Offering Circular and any such change could materially adversely impact the value of any Notes or Securities affected by it.

Risks Relating to the Notes

A wide range of Notes may be issued under the Programme. A number of these Notes may have features which contain particular risks for potential investors. Set out below is a description of certain such features:

Notes subject to optional redemption by the Issuer may have a lower market value than Notes that cannot be redeemed.

Unless in the case of any particular Tranche of Notes the applicable Pricing Supplement specifies otherwise, in the event that the Issuer would be obliged to increase the amounts payable in respect of any Notes due to any withholding or deduction for or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of Hong Kong or any political subdivision thereof or any authority therein or thereof having power to tax, the Issuer may redeem all outstanding Notes in accordance with the Note Conditions.

An optional redemption feature is likely to limit the market value of the Notes. During any period when the Issuer may elect to redeem the Notes, the market value of those Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem the Notes when its cost of borrowing is lower than the interest rate on the Notes. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Notes being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

Dual currency issues have features which are different from single currency issues.

The Issuer may issue Notes with principal or interest payable in one or more currencies which may be different from the currency in which the Notes are denominated. Potential investors should be aware that:

- (i) the market price of such Notes may be volatile;
- (ii) they may receive no interest;
- (iii) payment of principal or interest may occur at a different time or in a different currency than expected; and
- (iv) the amount of principal payable at redemption may be less than the nominal amount of such Notes or even zero.

Failure by an investor to pay a subsequent installment of partly-paid Notes may result in an investor losing all of its investment.

The Issuer may issue Notes where the issue price is payable in more than one installment. Failure to pay any subsequent installments could result in an investor losing all of its investment.

The market price of variable rate Notes with a multiplier or other leverage factor may be volatile.

Notes with variable interest rates can be volatile securities. If they are structured to include multipliers or other leverage factors, or caps or floors, or any combination of those features or other similar related features, their market values may be even more volatile than those for securities that do not include such features.

Inverse Floating Rate Notes are typically more volatile than conventional floating rate debt.

Inverse Floating Rate Notes have an interest rate equal to a fixed rate minus a rate based upon a reference rate. The market values of such Notes typically are more volatile than market values of other conventional floating rate debt securities based on the same reference rate (and with otherwise comparable terms). Inverse Floating Rate Notes are more volatile because an increase in the reference rate not only decreases the interest rate of the Notes, but may also reflect an increase in prevailing interest rates, which further adversely affects the market value of these Notes.

Certain benchmark rates, including EURIBOR, may be discontinued or reformed in the future.

The Euro Interbank Offered Rate (“**EURIBOR**”) and other interest rates or other types of rates and indices which are deemed to be benchmarks are the subject of ongoing national and international regulatory discussions and proposals for reform. Some of these reforms are already effective whilst others are still to be implemented.

Regulation (EU) No. 2016/1011 (the “**EU Benchmarks Regulation**”) applies, subject to certain transitional provisions, to the provision of benchmarks, the contribution of input data to a benchmark and the use of a benchmark, within the EU. Regulation (EU) No. 2016/1011 as it forms part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the “**UK Benchmarks Regulation**”) applies to the provision of benchmarks, the contribution of input data to a benchmark and the use of a benchmark, within the UK. The EU Benchmarks Regulation or the UK Benchmarks Regulation, as applicable, could have a material impact on any Notes linked to EURIBOR or another benchmark rate or index, in particular, if the methodology or other terms of the benchmark are changed in order to comply with the terms of the EU Benchmarks Regulation or UK Benchmarks Regulation, and such changes could (amongst other things) have the effect of reducing or increasing the rate or level, or affecting the volatility of the published rate or level, of the benchmark. More broadly, any of the international, national or other proposals for reform, or the general increased regulatory scrutiny of benchmarks, could increase the costs and risks of administering or otherwise participating in the setting of a benchmark and complying with any such regulations or requirements. Such factors may have the effect of discouraging market participants from continuing to administer or contribute to certain “benchmarks”, trigger changes in the rules or methodologies used in certain “benchmarks” or lead to the discontinuance or unavailability of quotes of certain “benchmarks”.

As an example of such benchmark reforms, on 21 September 2017, the European Central Bank announced that it would be part of a new working group tasked with the identification and adoption of a “risk free overnight rate” which can serve as a basis for an alternative to current benchmarks used in a variety of financial instruments and contracts in the euro area. On 13 September 2018, the working group on Euro risk-free rates recommended the new Euro short-term rate (“**€STR**”) as the new risk-free rate for the euro area. The €STR was published for the first time on 2 October 2019. Although EURIBOR has subsequently been reformed in order to comply with the terms of the EU Benchmarks Regulation, it remains uncertain as to how long it will continue in its current form, or whether it will be further reformed or replaced with €STR or an alternative benchmark.

The elimination of EURIBOR or any other benchmark, or changes in the manner of administration of any benchmark, could require or result in an adjustment to the interest calculation provisions of the Note Conditions (as further described in Note Condition 7(i)(i) (*Floating Rate Provisions — Benchmark Discontinuation — Independent Adviser*)), or result in adverse consequences to holders of any Notes linked to such benchmark (including Floating Rate Notes whose interest rates are linked to EURIBOR or any other such benchmark that is subject to reform). Furthermore, even prior to the implementation of any changes, uncertainty as to the nature of alternative reference rates and as to potential changes to such benchmark may adversely affect such benchmark during the term of the relevant Notes, the return on the relevant Notes and the trading market for securities (including the Notes) based on the same benchmark.

The Conditions of the Notes provide for certain fallback arrangements in the event that a published benchmark, such as EURIBOR, (including any page on which such benchmark may be published (or any other successor service)) becomes unavailable or a Benchmark Event (as defined in the Note Conditions) otherwise occurs. Such an event may be deemed to have occurred prior to the issue date for a Series of Notes. Such fallback arrangements include the possibility that the rate of interest could be set by reference to a successor rate or an alternative rate and that such successor rate or alternative reference rate may be adjusted (if required) in accordance with the recommendation of a relevant governmental body or in order to reduce or eliminate, to the extent reasonably practicable in the circumstances, any economic prejudice or benefit (as applicable) to investors arising out of the replacement of the relevant benchmark, although the application of such adjustments to the Notes may not achieve this objective. Any such changes may result in the Notes performing differently (which may include payment of a lower interest rate) than if the original benchmark continued to apply. In certain circumstances the ultimate fallback of interest for a particular Interest Period may result in the rate of interest for the last preceding Interest Period being used.

This may result in the effective application of a fixed rate for Floating Rate Notes based on the rate which was last observed on the Relevant Screen Page. In addition, due to the uncertainty concerning the availability of successor rates and alternative reference rates and the involvement of an Independent Adviser (as defined in the Conditions) in certain circumstances, the relevant fallback provisions may not operate as intended at the relevant time.

Any such consequences could have a material adverse effect on the value of and return on any such Notes.

Investors should consult their own independent advisers and make their own assessment about the potential risks imposed by the EU Benchmarks Regulation and the UK Benchmarks Regulation reforms or arising from the possible cessation or reform of certain reference rates in making any investment decision with respect to any Notes linked to or referencing a benchmark.

The market continues to develop in relation to risk-free rates (including overnight rates) as reference rates for Floating Rate Notes.

The use of risk-free rates — including those such as the Secured Overnight Financing Rate (“**SOFR**”), as reference rates for Eurobonds continues to develop. This relates not only to the substance of the calculation and the development and adoption of market infrastructure for the issuance and trading of bonds referencing such rates, but also how widely such rates and methodologies might be adopted.

The market or a significant part thereof may adopt an application of risk-free rates that differs significantly from that set out in the Conditions and used in relation to Notes that reference risk-free rates issued under this Programme. The Issuer may in the future also issue Notes referencing SOFR that differ materially in terms of interest determination when compared with any previous Notes issued by it

under this Programme. The development of risk-free rates for the Eurobond markets could result in reduced liquidity or increased volatility, or could otherwise affect the market price of any Notes that reference a risk-free rate issued under this Programme from time to time.

In addition, the manner of adoption or application of risk-free rates in the Eurobond markets may differ materially compared with the application and adoption of risk-free rates in other markets, such as the derivatives and loan markets. Investors should carefully consider how any mismatch between the adoption of such reference rates in the bond, loan and derivatives markets may impact any hedging or other financial arrangements which they may put in place in connection with any acquisition, holding or disposal of Notes referencing such risk-free rates.

In particular, investors should be aware that several different methodologies have been used in risk-free rate notes issued to date. No assurance can be given that any particular methodology, including the compounding formula in the terms and conditions of the Notes, will gain widespread market acceptance. In addition, market participants and relevant working groups are still exploring alternative reference rates based on risk-free rates, including various ways to produce term versions of certain risk-free rates (which seek to measure the market's forward expectation of an average of these reference rates over a designated term, as they are overnight rates) or different measures of such risk-free rates. If the relevant risk-free rates do not prove to be widely used in securities like the Notes, the trading price of such Notes linked to such risk-free rates may be lower than those of Notes referencing indices that are more widely used.

Investors should consider these matters when making their investment decision with respect to any Notes which reference SOFR or any related indices.

Risk-free rates may differ from LIBOR and other inter-bank offered rates in a number of material respects and have a limited history.

Risk-free rates may differ from the London Interbank Offered Rate (“LIBOR”) and other inter-bank offered rates in a number of material respects. These include (without limitation) being backwards-looking, in most cases, calculated on a compounded or weighted average basis, risk-free, overnight rates and, in the case of SOFR, secured, whereas such interbank offered rates are generally expressed on the basis of a forward-looking term, are unsecured and include a risk-element based on interbank lending. As such, investors should be aware that risk-free rates may behave materially differently to interbank offered rates as interest reference rates for the Notes. Furthermore, SOFR is a secured rate that represents overnight secured funding transactions, and therefore will perform differently over time to an unsecured rate. For example, since publication of SOFR began on 3 April 2018, daily changes in SOFR have, on occasion, been more volatile than daily changes in comparable benchmarks or other market rates.

Risk-free rates offered as alternatives to interbank offered rates also have a limited history. For that reason, future performance of such rates may be difficult to predict based on their limited historical performance. The level of such rates during the term of the Notes may bear little or no relation to historical levels. Prior observed patterns, if any, in the behaviour of market variables and their relation to such rates such as correlations, may change in the future. Investors should not rely on historical performance data as an indicator of the future performance of such risk-free rates nor should they rely on any hypothetical data.

Furthermore, interest on Notes which reference a backwards-looking risk-free rate is only capable of being determined immediately prior to the relevant Interest Payment Date. It may be difficult for investors in Notes which reference such risk-free rates reliably to estimate the amount of interest which will be payable on such Notes, and some investors may be unable or unwilling to trade such Notes without changes to their IT systems, both of which could adversely impact the liquidity of such Notes.

Further, in contrast to Notes linked to interbank offered rates, if Notes referencing backwards-looking rates become due and payable as a result of an Event of Default under Note Condition 13 (*Events of Default*), or are otherwise redeemed early on a date which is not an Interest Payment Date, the final Rate of Interest Rate payable in respect of such Notes shall be determined by reference to a shortened period ending immediately prior to the date on which the Notes become due and payable or are scheduled for redemption.

The administrator of SOFR or any related indices may make changes that could change the value of SOFR or any related index, or discontinue SOFR or any related index.

The Federal Reserve or the Bank of New York (or their successors) as administrators of SOFR (and the SOFR Compounded Index) may make methodological or other changes that could change the value of these risk-free rates and/or indices, including changes related to the method by which such risk-free rate is calculated, eligibility criteria applicable to the transactions used to calculate SOFR, or timing related to the publication of SOFR or any related indices. In addition, the administrator may alter, discontinue or suspend calculation or dissemination of SOFR or any related index (in which case a fallback method of determining the interest rate on the Notes will apply). The administrator has no obligation to consider the interests of Noteholders when calculating, adjusting, converting, revising or discontinuing any such risk-free rate.

Notes carrying an interest rate which may be converted from fixed to floating interest rates and vice-versa, may have lower market values than other Notes.

Fixed/Floating Rate Notes may bear interest at a rate that the Issuer may elect to convert from a fixed rate to a floating rate, or from a floating rate to a fixed rate. The Company's ability to convert the interest rate will affect the secondary market and the market value of such Notes since the Company may be expected to convert the rate when it is likely to produce a lower overall cost of borrowing. If the Company converts from a fixed rate to a floating rate, the spread on the Fixed/Floating Rate Notes may be less favourable than then prevailing spreads on comparable Floating Rate Notes tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on other Notes. If the Company converts from a floating rate to a fixed rate, the fixed rate may be lower than then prevailing rates on its Notes.

The market prices of Notes issued at a substantial discount or premium tend to fluctuate more in relation to general changes in interest rates than do prices for conventional interest-bearing securities.

The market values of securities issued at a substantial discount or premium to their nominal amount tend to fluctuate more in relation to general changes in interest rates than do prices for conventional interest-bearing securities. Generally, the longer the remaining term of the securities, the greater the price volatility as compared to conventional interest-bearing securities with comparable maturities.

Investors may lose part or all of their investment in any index linked Notes.

If, in the case of a particular tranche of the Notes, the applicable Pricing Supplement specifies that the Notes are index-linked Notes or variable redemption amount Notes, there is a risk that the investor may lose the value of its entire investment or part of it.

Changes in market interest rates may adversely affect the value of Fixed Rate Notes.

Investment in Fixed Rate Notes involves the risk that subsequent changes in market interest rates may adversely affect the value of Fixed Rate Notes.

Risks Relating to the Securities

Securities issued under the Programme may have features which contain particular risks for potential investors. Set out below is a description of certain such features.

Securities may be issued for which investors have no right to require redemption.

The Securities are perpetual and have no fixed final maturity date. Securityholders have no right to require the Issuer to redeem Securities at any time, and an investor who acquires Securities may only dispose of such Securities by sale. Securityholders who wish to sell their Securities may be unable to do so at a price at or above the amount they have paid for them, or at all. Therefore, holders of Securities should be aware that they may be required to bear the financial risks of an investment in Securities for an indefinite period of time.

The Issuer's obligations under the Securities and the Guarantor's obligations under the Guarantee of the Securities are subordinated.

The Issuer's obligations under the Securities constitute its direct, unsecured and subordinated obligations. Subject to applicable law in the event of the Winding-Up of the Issuer, the rights and claims of the Holders in respect of the Securities shall rank ahead of those persons whose claims are in respect of any Junior Securities of the Issuer, but shall be subordinated in right of payment to the claims of all other present and future senior creditors of the Issuer, other than the claims of holders of Parity Securities of the Issuer.

The Guarantor's obligations under the Guarantee of the Securities constitute its direct, unsecured and subordinated obligations. Subject to applicable law in the event of the Winding-Up of the Guarantor, the rights and claims of the Holders in respect of the Guarantee of the Securities shall rank ahead of those persons whose claims are in respect of any Junior Securities of the Guarantor, but shall be subordinated in right of payment to the claims of all other present and future senior creditors of the Guarantor, other than the claims of holders of Parity Securities of the Guarantor.

In the event of a shortfall of funds on a Winding-Up of the Issuer or the Guarantor, there is a real risk that an investor in the Securities will lose all or some of its investment and will not receive a full return of the principal amount of the Securities or any unpaid Distributions, Arrears of Distribution or Additional Distribution Amounts.

Securityholders may not receive Distribution payments if the Issuer elects to defer Distribution payments under the Security Conditions.

The Issuer may, at its sole discretion and subject to certain conditions as set out in the Security Conditions and, where applicable, specified in the relevant Pricing Supplement, elect to defer any scheduled Distribution on the Securities for any period of time. Subject to the Dividend Pusher (if applicable), the Issuer is subject to certain restrictions in relation to the payment of dividends on its Junior Obligations or its Parity Obligations, the redemption and repurchase on its Parity Obligations prior to their stated maturity or Junior Obligations until any outstanding Arrears of Distribution and Additional Distribution Amount are satisfied or save in certain specified situations as further described in the Security Conditions. The Issuer is not subject to any limits as to the number of times Distributions can be deferred pursuant to the Security Conditions, subject to compliance with certain restrictions and notwithstanding any increase in the Distribution Rate which may be provided for under the Terms and Conditions of the Securities. Such restrictions, however, do not capture discretionary payment on instrument or security which rank senior than the obligations of the Issuer under the Securities, or the obligations of the Guarantor under the Guarantee of the Securities. Although, following a deferral, Arrears of Distributions are cumulative, subject to the Security Conditions, the

Issuer may defer their payment for an indefinite period of time by delivering the relevant deferral notices to the Securityholders. Any such deferral of Distribution shall not constitute a default for any purpose. Each of the Issuer and the Guarantor is subject to certain restrictions in relation to the payment of discretionary dividends on its Junior Securities and its Parity Securities, the discretionary redemption and repurchase of its Parity Securities or Junior Securities until any outstanding Arrears of Distribution and Additional Distribution Amount are satisfied or save in certain specified situations as further described in the Terms and Conditions of the Securities. Such restrictions on discretionary payments act as the main deterrent against deferral of Distribution on the Securities. Such restrictions, however, does not capture discretionary payment on instrument or security which rank senior than the obligation of the Issuer under the Securities, or the obligation of the Guarantor under the Guarantee of the Securities.

The effectiveness of such restrictions as a deterrent against deferral of Distribution is limited and uncertain. Any deferral of Distribution will likely have an adverse effect on the market price of the Securities. In addition, as a result of the Distribution deferral provision of the Securities, the market price of the Securities may be more volatile than the market prices of other debt securities on which original issue discount or interest accrues that are not subject to such deferrals and may be more sensitive generally to adverse changes in the Group's financial condition.

If specified as applicable in the relevant Pricing Supplement, the Securities may be redeemed at the Issuer's option on the First Call Date and on each Distribution Payment Date after the First Call Date or the occurrence of certain other events.

If the Call Option is specified in the relevant Pricing Supplement as being applicable, the Securities are redeemable at the option of the Issuer on the First Call Date (if notice of redemption is given before the First Call Date) and on each Distribution Payment Date after the First Call Date (if notice of redemption is given after the First Call Date) at their Optional Redemption Amount (Issuer) together with any Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount).

In addition, if specified in the relevant Pricing Supplement as being applicable, the Issuer also has the right to redeem the Securities upon the occurrence of a Step-Up Event (as defined in the Security Conditions). The Securities may also be redeemed at the option of the Issuer at their Optional Redemption Amount (Minimum Outstanding Amount) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) if prior to the date fixed for redemption at least 80 per cent. in principal amount of the Securities originally issued has been redeemed or purchased and cancelled.

The date(s) on which the Issuer elects to redeem the Securities may not accord with the preference of individual Holders. This may be disadvantageous to the Holders in light of market conditions or the individual circumstances of the Holders of the Securities. In addition, an investor may not be able to reinvest the redemption proceeds in comparable securities at an effective distribution rate at the same level as that of the Securities.

Changes in accounting standards may impact the Group's financial condition or the characterisation of the Securities.

There can be no assurance that the adoption of new accounting policies or new Hong Kong Financial Reporting Standards (the "HKFRS") will not have a significant impact on the Group's financial condition and results of operations. In addition, any change or amendment to, or any change or amendment to any interpretation of, the HKFRS may result in the reclassification of the Securities such that the Securities must not or must no longer be recorded as "equity" of the Issuer or (as the case may be) the Guarantor, and will give the Issuer the right to elect to redeem the Securities.

There are limited remedies for default or for a Winding-Up of the Guarantor under the Securities.

Any scheduled Distribution will not be due if, as provided for in the relevant Pricing Supplement, the Issuer elects not to pay all or a part of that Distribution pursuant to the Security Conditions. Notwithstanding any of the provisions relating to non-payment defaults, the right to institute Winding-Up proceedings against the Issuer, the Guarantor on both of them is limited to circumstances where a Winding-Up proceeding has been initiated against the Issuer or the Guarantor (in the case of the Guarantor, on a voluntary basis) or where payment under the Securities has become due and the Issuer or the Guarantor fails to make the payment when due. The only remedy against the Issuer and the Guarantor available to any Securityholder for recovery of amounts in respect of the Securities following the occurrence of a payment default after any sum becomes due in respect of the Securities will be instituting Winding-Up proceedings against the Issuer, the Guarantor or both of them and/or proving and/or claiming in Winding-Up against the Issuer, the Guarantor or both of them in respect of any of their payment obligations arising from the Securities and the Guarantee of the Securities. However, there is no assurance that the Issuer or the Guarantor would have sufficient funds to pay amounts due under the Securities or the Guarantee of the Securities, respectively, and the right to institute Winding-Up proceedings is limited to circumstances provided by applicable law.

Remedies under the Securities upon a Winding-Up of the Guarantor are limited. In the case where there is Winding-Up of the Guarantor on an involuntary basis such as a creditor Winding-Up, no payments will be due and payable under the Securities. In such case, Holders do not have the right to institute Winding-Up proceedings against the Issuer or the Guarantor or prove in the Winding-Up and/or claim in the liquidation of the Guarantor.

The Securities confer Securityholders with limited rights upon the occurrence of a Step-up Event.

The Securities confer Securityholders with limited rights upon the occurrence of a Step-up Event. The Issuer may, at any time, on giving irrevocable notice to the Trustee, the Agents and the Securityholders, redeem in whole, but not in part, the Securities if any of such events occurs. The Issuer is, however, not obliged to redeem the Securities upon the occurrence of any of such events under the Securities. If the Issuer elects not to redeem the Securities upon the occurrence of such events, the Distribution Rate will increase by a certain percentage per annum pursuant to Security Condition 6(f) (*Increase in Distribution Rate*). However, the occurrence of a Breach of Covenant Event or a Relevant Indebtedness Default Event may result in certain of the Issuer's and the Guarantor's other capital markets indebtedness becoming immediately due and payable upon certain steps being taken by the relevant holders and/or their representatives. In the case of the occurrence of a Change of Control Triggering Event, the holders of certain other capital markets indebtedness of the Issuer and the Guarantor may be entitled to require the Issuer and the Guarantor to redeem such other indebtedness whereas the Securityholders do not have such entitlement under the Securities. There can be no assurance that, after discharge of the Issuer's and the Guarantor's obligations under such other capital markets indebtedness, the Issuer and the Guarantor would have sufficient liquidity to ensure timely payment of any amounts payable in respect of the Securities.

The Issuer and the Guarantor may raise or redeem other capital which affects the price of the Securities.

The Issuer and the Guarantor may raise additional capital through the issue of other securities or other means. Other than certain restrictions as set out in Security Condition 5(a) (*Negative Pledge*), there is no restriction, contractual or otherwise, on the amount or type of securities or other liabilities which the Issuer and the Guarantor may issue or incur and which rank senior to, or *pari passu* with, the Securities. The issue of any such securities or the incurrence of any such other liabilities may reduce the amount (if any) recoverable by Securityholders on a Winding-Up or may increase the likelihood of a deferral of

Distributions under the Securities. The issue of any such securities or the incurrence of any such other liabilities might also have an adverse impact on the trading price of the Securities and/or the ability of Securityholders to sell their Securities.

The Securities are subordinated to certain liabilities, contingent liabilities and obligations of the Issuer and the Guarantor.

In addition, subject to the limit on the aggregate principal amount of Securities that can be issued under the Programme (which can be amended from time to time by the Issuer and the Guarantor without the consent of the Securityholders), there is no restriction on the amount of unsubordinated securities or other liabilities which the Issuer and the Guarantor may issue or incur and which rank senior to, or *pari passu* with, the Securities. The issue of any such securities or the incurrence of any such other liabilities may reduce the amount (if any) recoverable by holders of Securities on a winding-up of the Issuer and the Guarantor and/or may increase the likelihood of a non-payment under the Securities.

Legal investment considerations may restrict certain investments.

The investment activities of certain investors are subject to legal investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (i) the Securities are legal investments for it, (ii) the Securities can be used as collateral for various types of borrowing and (iii) other restrictions apply to its purchase or pledge of any Securities. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of the Securities under any applicable risk-based capital or similar rules.

Risks Relating to Renminbi-denominated Instruments

Instruments denominated in RMB (“**RMB Instruments**”) may be issued under the Programme. RMB Instruments contain particular risks for potential investors.

Renminbi is not freely convertible and there are significant restrictions on the remittance of Renminbi into and out of the PRC which may adversely affect the liquidity of RMB Instruments.

Renminbi is not freely convertible at present. The government of the PRC (the “**PRC Government**”) continues to regulate conversion between Renminbi and foreign currencies, including the Hong Kong dollar.

However, there has been significant reduction in control by the PRC Government in recent years, particularly over trade transactions involving import and export of goods and services as well as other frequent routine foreign exchange transactions. These transactions are known as current account items.

On the other hand, remittance of Renminbi by foreign investors into the PRC for the settlement of capital account items, such as capital contributions, is generally only permitted upon obtaining specific approvals from, or completing specific registrations or filings with, the relevant authorities on a case-by-case basis and is subject to a strict monitoring system. Regulations in the PRC on the remittance of Renminbi into the PRC for settlement of capital account items are being developed.

Although starting from 1 October 2016, the Renminbi will be added to the Special Drawing Rights basket created by the International Monetary Fund, there is no assurance that the PRC Government will continue to gradually liberalise control over cross-border remittance of Renminbi in the future, that the schemes for Renminbi cross-border utilisation will not be discontinued or that new regulations in the PRC will not be promulgated in the future which have the effect of restricting or eliminating the remittance of Renminbi into or out of the PRC. In the event that funds cannot be repatriated out of the

PRC in Renminbi, this may affect the overall availability of Renminbi outside the PRC and the ability of the Issuer to source Renminbi to finance its obligations under RMB Instruments, as further discussed below.

There is only limited availability of Renminbi outside the PRC, which may affect the liquidity of RMB Instruments and the Issuer's ability to source Renminbi outside the PRC to service such RMB Instruments.

As a result of the restrictions by the PRC Government on cross-border Renminbi fund flows, the availability of Renminbi outside of the PRC is limited.

While the PBOC has entered into agreements on the clearing of Renminbi business with financial institutions in a number of financial centres and cities (the “**Renminbi Clearing Banks**”), including but not limited to Hong Kong, and are in the process of establishing Renminbi clearing and settlement mechanisms in several other jurisdictions (the “**Settlement Agreements**”), the current size of Renminbi-denominated financial assets outside the PRC is limited.

There are restrictions imposed by the PBOC on Renminbi business participating banks in respect of cross-border Renminbi settlement, such as those relating to direct transactions with PRC enterprises. Furthermore, Renminbi business participating banks do not have direct Renminbi liquidity support from the PBOC. The Renminbi Clearing Banks only have access to onshore liquidity support from the PBOC for the purpose of squaring open positions of participating banks for limited types of transactions and are not obliged to square for participating banks any open positions resulting from other foreign exchange transactions or conversion services. In such cases, the participating banks will need to source Renminbi from outside the PRC to square such open positions. Although it is expected that the offshore Renminbi market will continue to grow in depth and size, its growth is subject to many constraints as a result of PRC laws and regulations on foreign exchange. There is no assurance that new PRC regulations will not be promulgated or the Settlement Agreements will not be terminated or amended in the future which will have the effect of restricting availability of Renminbi offshore. The limited availability of Renminbi outside the PRC may affect the liquidity of its RMB Instruments. To the extent the Issuer is required to source Renminbi in the offshore market to service its RMB Instruments, there is no assurance that the Issuer will be able to source such Renminbi on satisfactory terms, if at all.

Investment in RMB Instruments is subject to exchange rate risks.

The value of Renminbi against the U.S. dollar and other foreign currencies fluctuates and is affected by changes in the PRC and international political and economic conditions and by many other factors. All payments of interest and principal will be made with respect to RMB Instruments in Renminbi. As a result, the value of these Renminbi payments in U.S. dollar or other applicable foreign currency terms may vary with the prevailing exchange rates in the marketplace. If the value of Renminbi depreciates against the U.S. dollar or other foreign currencies, the value of investment in U.S. dollar or other applicable foreign currency terms will decline.

Payments in respect of RMB Instruments will only be made to investors in the manner specified in such RMB Instruments.

All payments to investors in respect of RMB Instruments will be made solely by (i) when RMB Instruments are represented by Global Certificates, transfer to a Renminbi bank account maintained in Hong Kong in accordance with prevailing CMU rules and procedures, or (ii) when RMB Instruments are in definitive form, transfer to a Renminbi bank account maintained in Hong Kong in accordance with prevailing rules and regulations. The Issuer cannot be required to make payment by any other means (including in any other currency or in bank notes, by check or draft or by transfer to a bank account in the PRC).

Risks Relating to the Market Generally

Set out below is a brief description of certain market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk:

The Instruments have no current active trading market and may trade at a discount to their initial offering prices and/or with limited liquidity.

The Instruments will be new securities which may not be widely distributed and for which there is currently no active trading market (unless in the case of any particular Tranche, such Tranche is to be consolidated with and forms a single series with a Tranche of Instruments which is already issued). If the Instruments are traded after their initial issuance, they may trade at a discount to their initial offering price, depending upon prevailing interest rates, the market for similar securities, general economic conditions and the financial condition of the Company. If the Instruments are trading at a discount, investors may not be able to receive a favourable price for their Instruments, and in some circumstances investors may not be able to sell their Instruments at all or at their fair market value. Although an application will be made for the Programme to be admitted to listing on the Hong Kong Stock Exchange, there is no assurance that such application will be accepted, that any particular Tranche of Instruments will be so admitted or that an active trading market will develop. In addition, the market for investment grade and crossover grade debt has been subject to disruptions that have caused volatility in prices of securities similar to the Instruments. Accordingly, there is no assurance as to the development or liquidity of any trading market, or that disruptions will not occur, for any particular Tranche of the Instruments.

Exchange rate risks and exchange controls may result in investors receiving less interest or principal than expected.

The Issuer will pay principal, distribution (if applicable) and interest (if applicable) on the Instruments in the currency specified in the applicable Pricing Supplement (the “**Specified Currency**”). This presents certain risks relating to currency conversions if an investor’s financial activities are denominated principally in a currency or currency unit (the “**Investor’s Currency**”) other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor’s Currency) and the risk that authorities with jurisdiction over the Investor’s Currency may impose or modify exchange controls. An appreciation in the value of the Investor’s Currency relative to the Specified Currency would decrease (1) the Investor’s Currency equivalent yield on the Instruments, (2) the Investor’s Currency equivalent value of the principal payable on the Instruments and (3) the Investor’s Currency equivalent market value of the Instruments.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, investors may receive less interest or principal than expected, or no interest or principal.

TERMS AND CONDITIONS OF THE NOTES

The following (other than the words in italics) is the text of the terms and conditions of the Notes which, as completed by the relevant Pricing Supplement, will be endorsed on each Note in definitive form issued under the Programme.

The terms and conditions applicable to any Note in global form will differ from those terms and conditions which would apply to the Note were it in definitive form to the extent described under “*Summary of Provisions Relating to the Instruments while in Global Form*” below.

1. Introduction

- (a) *Programme:* Sinochem Offshore Capital Company Limited (the “**Issuer**”) and Sinochem Hong Kong (Group) Company Limited (the “**Guarantor**”) have established a Medium Term Note and Perpetual Securities Programme (the “**Programme**”) for the issuance of up to U.S.\$15,000,000,000 in aggregate principal amount of notes (the “**Notes**”) and subordinated perpetual securities (the “**Securities**”) guaranteed by the Guarantor. These terms and conditions relate to Notes issued under the Programme.
- (b) *Pricing Supplement:* Notes issued under the Programme are issued in series (each a “**Series**”) and each Series may comprise one or more tranches (each a “**Tranche**”) of Notes. Each Tranche is the subject of a pricing supplement (the “**Pricing Supplement**”) which supplements these terms and conditions (the “**Conditions**”). The terms and conditions applicable to any particular Tranche of Notes are these Conditions as supplemented, amended and/or replaced by the relevant Pricing Supplement. In the event of any inconsistency between these Conditions and the relevant Pricing Supplement, the relevant Pricing Supplement shall prevail.
- (c) *Trust Deed:* The Notes are constituted by, are subject to, and have the benefit of, an amended and restated trust deed dated 9 September 2022 (as amended or supplemented from time to time, the “**Trust Deed**”) between the Issuer, the Guarantor and Citicorp International Limited as trustee (the “**Trustee**”, which expression includes all persons for the time being trustee or trustees appointed under the Trust Deed).
- (d) *Agency Agreement:* The Notes are the subject of an amended and restated issue and paying agency agreement dated 9 September 2022 (as amended or supplemented from time to time, the “**Agency Agreement**”) between the Issuer, the Guarantor and Citibank, N.A., London Branch as principal paying agent (the “**Principal Paying Agent**”, which expression includes any successor principal paying agent appointed from time to time in connection with the Notes), Citicorp International Limited as CMU lodging and paying agent and CMU registrar (the “**CMU Lodging and Paying Agent**” and the “**CMU Registrar**”, respectively, which expression includes any successor CMU lodging and paying agent and CMU registrar appointed from time to time in connection with Notes cleared through the CMU), Citibank, N.A., London Branch as principal registrar (the “**Principal Registrar**”, which expression includes any successor principal registrar appointed from time to time in connection with Notes cleared through a clearing system other than the CMU, and together with the CMU Registrar, the “**Registrars**” and each, a “**relevant Registrar**”), the paying agents named therein (together with the Principal Paying Agent, the “**Paying Agents**”, which expression includes any successor or additional paying agents appointed from time to time in connection with the Notes), the transfer agents named therein (together with the Registrars, the “**Transfer Agents**”, which expression includes any successor or additional transfer agents appointed from time to time in connection with the Notes) and the Trustee. In these Conditions references to the “**Agents**” are to the Paying Agents and the Transfer Agents and

any reference to an “**Agent**” is to any one of them. For the purposes of these Conditions, all references (other than in relation to the determination of interest and other amounts payable in respect of the Notes) to the Principal Paying Agent or the Principal Registrar shall, with respect to a Series of Notes to be held in the CMU, be deemed to be a reference to the CMU Lodging and Paying Agent or the CMU Registrar, as the case may be, and all such references shall be construed accordingly.

- (e) *The Notes:* The Notes may be issued in bearer form (“**Bearer Notes**”), or in registered form (“**Registered Notes**”). All subsequent references in these Conditions to “Notes” are to the Notes which are the subject of the relevant Pricing Supplement. Copies of the relevant Pricing Supplement are available for viewing during normal business hours upon prior written request and proof of holding, and may be obtained from, the Specified Office of the Principal Paying Agent.
- (f) *Summaries:* Certain provisions of these Conditions are summaries of the Trust Deed and the Agency Agreement and are subject to their detailed provisions. Noteholders (as defined below) and the holders of the related interest coupons, if any, (the “**Couponholders**” and the “**Coupons**”, respectively) are bound by, and are deemed to have notice of, all the provisions of the Trust Deed and the Agency Agreement applicable to them. Copies of the Trust Deed and the Agency Agreement are available for inspection by Noteholders during normal business hours upon prior written request and proof of holding at the Specified Office of the Principal Paying Agent.

2. Interpretation

- (a) *Definitions:* In these Conditions the following expressions have the following meanings:

“**Accrual Yield**” has the meaning given in the relevant Pricing Supplement;

“**Additional Business Centre(s)**” means the city or cities specified as such in the relevant Pricing Supplement;

“**Additional Financial Centre(s)**” means the city or cities specified as such in the relevant Pricing Supplement;

“**Authorised Signatory**” means

- (a) in relation to the Issuer, any Director of the Issuer or any other person or persons notified to the Trustee by any such Director as being an Authorised Signatory pursuant to the Trust Deed; and
- (b) in relation to the Guarantor, any Director of the Guarantor or any other person or persons notified to the Trustee by any Director of the Guarantor as being an Authorised Signatory pursuant to the Trust Deed;

“**Bankruptcy Law**” means any applicable bankruptcy, insolvency or other similar law now or hereafter in effect;

“**Business Day**” means:

- (a) in relation to any sum payable in euro, a TARGET Settlement Day and a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets settle payments generally in London and in each (if any) Additional Business Centre;

- (b) in relation to any sum payable in Renminbi, a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets are open for business and settle Renminbi payments in Hong Kong and are not authorised or obligated by law or executive order to be closed;
- (c) in relation to any sum payable in a currency other than euro and Renminbi, a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets settle payments generally in Hong Kong (in the case of Notes cleared through the CMU) or London (in the case of Notes cleared through Euroclear or Clearstream) and in the Principal Financial Centre of the relevant currency and in each (if any) Additional Business Centre; and
- (d) in respect of Notes for which the Reference Rate is specified as SOFR in the relevant Pricing Supplement, any weekday that is a U.S. Government Securities Business Day and is not a legal holiday in New York and each (if any) Additional Business Centre(s) and is not a date on which banking institutions in those cities are authorised or required by law or regulation to be closed;

“Business Day Convention”, in relation to any particular date, has the meaning given in the relevant Pricing Supplement and, if so specified in the relevant Pricing Supplement, may have different meanings in relation to different dates and, in this context, the following expressions shall have the following meanings:

- (a) **“Following Business Day Convention”** means that the relevant date shall be postponed to the first following day that is a Business Day;
- (b) **“Modified Following Business Day Convention”** or **“Modified Business Day Convention”** means that the relevant date shall be postponed to the first following day that is a Business Day unless that day falls in the next calendar month in which case that date will be the first preceding day that is a Business Day, save in respect of Notes for which the Reference Rate is SOFR, for which the final Interest Payment Date will not be postponed and interest on that payment will not accrue during the period from and after the scheduled final Interest Payment Date;
- (c) **“Preceding Business Day Convention”** means that the relevant date shall be brought forward to the first preceding day that is a Business Day;
- (d) **“FRN Convention”, “Floating Rate Convention”** or **“Eurodollar Convention”** means that each relevant date shall be the date which numerically corresponds to the preceding such date in the calendar month which is the number of months specified in the relevant Pricing Supplement as the Specified Period after the calendar month in which the preceding such date occurred **provided, however, that:**
 - (i) if there is no such numerically corresponding day in the calendar month in which any such date should occur, then such date will be the last day which is a Business Day in that calendar month;
 - (ii) if any such date would otherwise fall on a day which is not a Business Day, then such date will be the first following day which is a Business Day unless that day falls in the next calendar month, in which case it will be the first preceding day which is a Business Day; and

- (iii) if the preceding such date occurred on the last day in a calendar month which was a Business Day, then all subsequent such dates will be the last day which is a Business Day in the calendar month which is the specified number of months after the calendar month in which the preceding such date occurred; and
- (e) **“No Adjustment”** means that the relevant date shall not be adjusted in accordance with any Business Day Convention;

“Calculation Agent” means the Principal Paying Agent or such other Person specified in the relevant Pricing Supplement as the party responsible for calculating the Rate(s) of Interest and Interest Amount(s) and/or such other amount(s) as may be specified in the relevant Pricing Supplement;

“Calculation Amount” has the meaning given in the relevant Pricing Supplement;

“Change of Control” means, at any time, (1) Sinochem Holdings Corporation Ltd. and/or any of its Subsidiaries ceasing to own and control (directly or indirectly or in combination) at least 50.1 per cent. of the Guarantor’s issued and outstanding capital stock, **provided that** in the event that (due to the expiration of the period set forth in the definition of **“Rating Decline”** or otherwise) a Change of Control Triggering Event shall not have occurred in connection with any such reduction in ownership, any further reduction (together with each such further reduction previously occurred which did not constitute a new Change of Control pursuant to this proviso) greater than 5 per cent. shall constitute a new **“Change of Control”**; or (2) the government of the PRC or Persons owned or controlled by the government of the PRC ceasing to own and control (directly or indirectly or in combination) 100 per cent. of Sinochem Holdings Corporation Ltd.’s issued and outstanding capital stock. No Change of Control will be deemed to have occurred unless and until such Change of Control has actually been consummated;

“Change of Control Triggering Event” means a Change of Control, **provided that**, in the event that the Guarantor is, on the Rating Date, rated Investment Grade by two or more Rating Agencies, a Change of Control Triggering Event shall mean the occurrence of both a Change of Control and a Rating Decline. No Change of Control Triggering Event will be deemed to have occurred in connection with any particular Change of Control unless and until such Change of Control has actually been consummated;

“Clearstream” means Clearstream Banking S.A.;

“CMU” means the Central Moneymarkets Unit Service, operated by the Hong Kong Monetary Authority;

“Coupon Sheet” means, in respect of a Note, a coupon sheet relating to the Note;

“Day Count Fraction” means, in respect of the calculation of an amount for any period of time (the **“Calculation Period”**), such day count fraction as may be specified in these Conditions or the relevant Pricing Supplement and:

- (a) if **“Actual/Actual (ICMA)”** is so specified, means:
 - (i) where the Calculation Period is equal to or shorter than the Regular Period during which it falls, the actual number of days in the Calculation Period divided by the product of (A) the actual number of days in such Regular Period and (B) the number of Regular Periods in any year; and

- (ii) where the Calculation Period is longer than one Regular Period, the sum of:
- (A) the actual number of days in such Calculation Period falling in the Regular Period in which it begins divided by the product of (1) the actual number of days in such Regular Period and (2) the number of Regular Periods in any year; and
 - (B) the actual number of days in such Calculation Period falling in the next Regular Period divided by the product of (1) the actual number of days in such Regular Period and (2) the number of Regular Periods in any year;
- (b) if “**Actual/Actual (ISDA)**” is so specified, means the actual number of days in the Calculation Period divided by 365 (or, if any portion of the Calculation Period falls in a leap year, the sum of (A) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365);
- (c) if “**Actual/365 (Fixed)**” is so specified, means the actual number of days in the Calculation Period divided by 365;
- (d) if “**Actual/360**” is so specified, means the actual number of days in the Calculation Period divided by 360;
- (e) if “**30/360**” is so specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y1**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y2**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M1**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M2**” is the calendar month, expressed as number, in which the day immediately following the last day included in the Calculation Period falls;

“**D1**” is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D1 will be 30; and

“**D2**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31 and D1 is greater than 29, in which case D2 will be 30”;

- (f) if “**30E/360**” or “**Eurobond Basis**” is so specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y1**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y2**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M1**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M2**” is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**D1**” is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D1 will be 30; and

“**D2**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31, in which case D2 will be 30; and

- (g) if “**30E/360 (ISDA)**” is so specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y1**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y2**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M1**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M2**” is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**D1**” is the first calendar day, expressed as a number, of the Calculation Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D1 will be 30; and

“**D2**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D2 will be 30,

provided, however, that in each such case the number of days in the Calculation Period is calculated from and including the first day of the Calculation Period to but excluding the last day of the Calculation Period;

“Early Redemption Amount (Change of Control Triggering Event)” means, in respect of any Note, 101 per cent. of its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“Early Redemption Amount (Tax)” means, in respect of any Note, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“Euroclear” means Euroclear Bank SA/NV;

“Event of Default” has the meaning given in Condition 13 (*Events of Default*);

“Extraordinary Resolution” has the meaning given in the Trust Deed;

“Final Redemption Amount” means, in respect of any Note, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“First Interest Payment Date” means the date specified in the relevant Pricing Supplement;

“Fixed Coupon Amount” has the meaning given in the relevant Pricing Supplement;

“Group” means the Guarantor and its Subsidiaries, including the Issuer, taken as a whole;

“Guarantee of the Notes” means the guarantee of the Notes given by the Guarantor in the Trust Deed;

“Holder”, in the case of Bearer Notes, has the meaning given in Condition 3(b) (*Form, Denomination, Title and Transfer — Title to Bearer Notes*) and, in the case of Registered Notes, has the meaning given in Condition 3(d) (*Form, Denomination, Title and Transfer — Title to Registered Notes*);

“Hong Kong” means the Hong Kong Special Administrative Region of the People’s Republic of China;

“Hong Kong Stock Exchange” means The Stock Exchange of Hong Kong Limited;

“Indebtedness” means any indebtedness for or in respect of money borrowed that has a final maturity of one year or more from its date of incurrence or issuance;

“Interest Amount” means, in relation to a Note and an Interest Period, the amount of interest payable in respect of that Note for that Interest Period;

“Interest Commencement Date” means the Issue Date of the Notes or such other date as may be specified as the Interest Commencement Date in the relevant Pricing Supplement;

“Interest Determination Date” has the meaning given in the relevant Pricing Supplement;

“Interest Payment Date” means the First Interest Payment Date and any other date or dates specified as such in, or determined in accordance with the provisions of, the relevant Pricing Supplement and, if a Business Day Convention is specified in the relevant Pricing Supplement:

- (a) as the same may be adjusted in accordance with the relevant Business Day Convention; or
- (b) if the Business Day Convention is the FRN Convention, Floating Rate Convention or Eurodollar Convention and an interval of a number of calendar months is specified in the relevant Pricing Supplement as being the Specified Period, each of such dates as may occur in accordance with the FRN Convention, Floating Rate Convention or Eurodollar Convention at such Specified Period of calendar months following the Interest Commencement Date (in the case of the first Interest Payment Date) or the previous Interest Payment Date (in any other case);

“Interest Period” means each period beginning on (and including) the Interest Commencement Date or any Interest Payment Date and ending on (but excluding) the next Interest Payment Date (or, if the Notes are redeemed on any earlier date, the relevant redemption date);

“Interest Period Date” means each Interest Payment Date unless otherwise specified in the relevant Pricing Supplement;

“Investment Grade” means a long term foreign currency issuer credit rating of “AAA”, “AA”, “A” or “BBB”, as modified by a “+” or “-” indication, or an equivalent long term foreign currency issuer credit rating representing one of the four highest rating categories, by S&P or any of its successors or assigns; an issuer rating of “Aaa”, “Aa”, “A” or “Baa”, as modified by a “1”, “2” or “3” indication, or an equivalent issuer rating representing one of the four highest rating categories, by Moody’s, or any of its successors or assigns; a long term foreign currency issuer credit rating of “BBB-” or better by Fitch, or any of its successors or assigns; or the equivalent ratings of any internationally recognised rating agency or agencies, as the case may be, which shall have been designated by the Guarantor as having been substituted for S&P, Moody’s, or Fitch or any combination thereof, as the case may be;

“ISDA” means the International Swaps and Derivatives Association Inc. (or any of its successors):

“ISDA Definitions” means (1) if “2006 ISDA Definitions” is specified in the relevant Pricing Supplement in relation to a Series of Notes, the 2006 ISDA Definitions (as supplemented, amended and updated as at the date of issue of the first Tranche of the Notes of such Series) as published by ISDA (copies of which may be obtained from ISDA at www.isda.org); or (2) if “2021 ISDA Definitions” is specified in the relevant Pricing Supplement, in relation to a Series of Notes, the latest version of the 2021 ISDA Interest Rate Derivatives Definitions (including each Matrix (and any successor Matrix thereto), as defined in such 2021 ISDA Interest Rate Derivatives Definitions) as at the date of issue of the first Tranche of Notes of such Series, as published by ISDA on its website (www.isda.org);

“Issue Date” has the meaning given in the relevant Pricing Supplement;

“**Lien**” means any mortgage, pledge, lien, charge, encumbrance or any other security interest;

“**Linear Interpolation**” has the meaning given in the relevant Pricing Supplement;

“**Margin**” has the meaning given in the relevant Pricing Supplement;

“**Maturity Date**” has the meaning given in the relevant Pricing Supplement;

“**Maximum Redemption Amount**” has the meaning given in the relevant Pricing Supplement;

“**Maximum Rate of Interest**” for any Interest Period has the meaning given in the Pricing Supplement but shall never be less than zero, including any relevant margin;

“**Minimum Redemption Amount**” has the meaning given in the relevant Pricing Supplement;

“**Noteholder**”, in the case of Bearer Notes, has the meaning given in Condition 3(b) (*Form, Denomination, Title and Transfer — Title to Bearer Notes*) and, in the case of Registered Notes, has the meaning given in Condition 3(d) (*Form, Denomination, Title and Transfer — Title to Registered Notes*);

“**Optional Redemption Amount (Call)**” means, in respect of any Note, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Optional Redemption Amount (Put)**” means, in respect of any Note, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Optional Redemption Date (Call)**” has the meaning given in the relevant Pricing Supplement;

“**Optional Redemption Date (Put)**” has the meaning given in the relevant Pricing Supplement;

“**Payment Business Day**” means:

- (a) if the currency of payment is euro, any day which is:
 - (i) a day on which (A) banks in the relevant place of presentation are open for presentation and payment of bearer debt securities and for dealings in foreign currencies and (B) a day on which commercial banks are open for general business (including dealings in foreign currencies) in the city where the Principal Paying Agent or the CMU Lodging and Paying Agent (as the case may be) has its Specified Office; and
 - (ii) in the case of payment by transfer to an account, a TARGET Settlement Day and a day on which dealings in foreign currencies may be carried on in each (if any) Additional Financial Centre; or

- (b) if the currency of payment is not euro, any day which is:
- (i) a day on which (A) banks in the relevant place of presentation are open for presentation and payment of bearer debt securities and for dealings in foreign currencies and (B) a day on which commercial banks are open for general business (including dealings in foreign currencies) in the city where the Principal Paying Agent or the CMU Lodging and Paying Agent (as the case may be) has its Specified Office; and
 - (ii) in the case of payment by transfer to an account, a day on which dealings in foreign currencies (including, in the case of Notes denominated in Renminbi, settlement of Renminbi payments) may be carried on in the Principal Financial Centre of the currency of payment and in each (if any) Additional Financial Centre;

“Person” means any state-owned enterprise, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, limited liability company, government, governmental entity or any agency or political subdivision thereof or any other entity;

“Principal Financial Centre” means, in relation to any currency, the principal financial centre for that currency **provided, however, that:**

- (a) in relation to euro, it means the principal financial centre of such Member State of the European Union as is selected (in the case of a payment) by the payee or (in the case of a calculation) by the Issuer;
- (b) in relation to New Zealand dollars, it means either Wellington or Auckland as is selected (in the case of a payment) by the payee or (in the case of a calculation) by the Issuer; and
- (c) in relation to Renminbi, it means Hong Kong or the Principal Financial Centre as is specified in the relevant Pricing Supplement;

“Put Option Notice” means a notice which must be delivered to a Paying Agent by any Noteholder wanting to exercise a right to redeem a Note at the option of the Noteholder in accordance with Condition 9(f);

“Rate of Interest” means the rate or rates (expressed as a percentage per annum) of interest payable in respect of the Notes specified in the relevant Pricing Supplement or calculated or determined in accordance with the provisions of these Conditions and/or the relevant Pricing Supplement;

“Rating Agencies” means (i) Standard & Poor’s Ratings Services, a division of The McGraw-Hill Companies, Inc., and its successors (**“S&P”**); (ii) Moody’s Investors Service, Inc., a subsidiary of Moody’s Corporation, and its successors (**“Moody’s”**); and (iii) Fitch Inc., a subsidiary of Fimalac, S.A., and its successors (**“Fitch”**); and (4) if one or more of S&P, Moody’s or Fitch or shall not make a rating of the Guarantor publicly available, a United States nationally recognised securities rating agency or agencies, as the case may be, selected by the Guarantor, which shall be substituted for S&P, Moody’s or Fitch or any combination thereof, as the case may be;

“Rating Date” means, in connection with a Change of Control Triggering Event, that date which is 90 days prior to the earlier of (x) a Change of Control and (y) a public notice of the occurrence of a Change of Control or of the intention by the Issuer or any other Person or Persons to effect a Change of Control;

“Rating Decline” means, in connection with a Change of Control Triggering Event, the occurrence on, or within six months after, the date, or public notice of the occurrence of, a Change of Control or the intention by the Guarantor or any other person or persons to effect a Change of Control (which period shall be extended (by no more than an additional three months after the consummation of the Change of Control) so long as the rating of the Guarantor is under publicly announced consideration for possible downgrade by any of the Rating Agencies) of any of the events listed below:

- (a) in the event the Guarantor (x) is on the Rating Date (A) rated by three Ratings Agencies and (B) rated Investment Grade by each such Rating Agency, and (y) ceases to be rated Investment Grade by at least two of such Rating Agencies; or
- (b) in the event the Guarantor (x) is on the Rating Date (A) rated by two but not more Ratings Agencies and (B) rated Investment Grade by each such Rating Agency, and (y) ceases to be rated Investment Grade by both such Rating Agencies;

“Receiver” means any receiver, trustee, assignee, liquidator, custodian or similar official under any Bankruptcy Law;

“Redemption Amount” means, as appropriate, the Final Redemption Amount, the Early Redemption Amount (Change of Control Triggering Event), the Early Redemption Amount (Tax), the Optional Redemption Amount (Call), the Optional Redemption Amount (Put) or such other amount in the nature of a redemption amount as may be specified in the relevant Pricing Supplement;

“Reference Banks” has the meaning given in the relevant Pricing Supplement or, if none, four major banks selected by the Issuer (or an agent appointed by it) in the market that is most closely connected with the Reference Rate and notified in writing to the Trustee and the Calculation Agent;

“Reference Price” has the meaning given in the relevant Pricing Supplement;

“Reference Rate” has the meaning given in the relevant Pricing Supplement in respect of the currency and period specified in the relevant Pricing Supplement;

“Register” has the meaning given in the Agency Agreement;

“Regular Period” means:

- (a) in the case of Notes where interest is scheduled to be paid only by means of regular payments, each period from and including the Interest Commencement Date to but excluding the first Interest Payment Date and each successive period from and including one Interest Payment Date to but excluding the next Interest Payment Date;
- (b) in the case of Notes where, apart from the first Interest Period, interest is scheduled to be paid only by means of regular payments, each period from and including a Regular Date falling in any year to but excluding the next Regular Date, where **“Regular Date”** means the day and month (but not the year) on which any Interest Payment Date falls; and

- (c) in the case of Notes where, apart from one Interest Period other than the first Interest Period, interest is scheduled to be paid only by means of regular payments, each period from and including a Regular Date falling in any year to but excluding the next Regular Date, where “**Regular Date**” means the day and month (but not the year) on which any Interest Payment Date falls other than the Interest Payment Date falling at the end of the irregular Interest Period.

“**Relevant Date**” means, in relation to any payment, whichever is the later of (a) the date on which the payment in question first becomes due and (b) if the full amount payable has not been received by the Principal Paying Agent or the Trustee on or prior to such due date, the date on which (the full amount having been so received) notice to that effect has been given to the Noteholders;

“**Relevant Financial Centre**” has the meaning given in the relevant Pricing Supplement;

“**Relevant Screen Page**” means the page, section or other part of a particular information service (including, without limitation, Reuters) specified as the Relevant Screen Page in the relevant Pricing Supplement, or such other page, section or other part as may replace it on that information service or such other information service, in each case, as may be nominated by the Person providing or sponsoring the information appearing there for the purpose of displaying rates or prices comparable to the Reference Rate;

“**Relevant Time**” has the meaning given in the relevant Pricing Supplement;

“**Reserved Matter**” means any proposal to change any date fixed for payment of principal or interest in respect of the Notes, to reduce or cancel the amount of principal or interest payable on any date in respect of the Notes, to alter the method of calculating the amount of any payment in respect of the Notes or the date for any such payment (except as a result of any modification contemplated in Condition 7(i) (*Benchmark Continuation*)), to change the currency of any payment under the Notes or to change the quorum requirements relating to meetings or the majority required to pass an Extraordinary Resolution;

“**Reuters Page USDSOFR=**” means the Reuters page designated “USDSOFR=” or any successor page or service;

“**Security Interest**” means any mortgage, charge, pledge, lien or other security interest including, without limitation, anything analogous to any of the foregoing under the laws of any jurisdiction;

“**Significant Subsidiary**” means any Subsidiary that would be a “**significant subsidiary**” of the Issuer or the Guarantor within the meaning of Rule 1-02 under Regulation S-X promulgated by the U.S. Securities and Exchange Commission; **provided that** in each instance in such definition in which the term “**10 per cent.**” is used, the term “**15 per cent.**” shall be substituted therefor.

“**SOFR**” means, in respect of any U.S. Government Securities Business Day, the reference rate determined by the Calculation Agent in accordance with the following provision:

- (a) the Secured Overnight Financing Rate published at the SOFR Determination Time as such reference rate is reported on the Bloomberg Screen SOFRRATE Page; the Secured Overnight Financing Rate published at the SOFR Determination Time as such reference rate is reported on the Reuters Page USDSOFR=; or the Secured Overnight Financing Rate published at the SOFR Determination Time on the SOFR Administrator’s Website;
- (b) if the reference rate specified in (a) above does not appear and a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have not occurred, the SOFR reference rate shall be the reference rate published on the SOFR Administrator’s Website for the first preceding U.S. Government Securities Business Day for which SOFR was published on the SOFR Administrator’s Website; or
- (c) if the reference rate specified in (a) above does not appear and a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred, the applicable provisions set forth in Condition 7(i) shall apply as specified in the relevant Pricing Supplement;

“**SOFR Administrator**” means the Federal Reserve Bank of New York (or a successor administrator of the Secured Overnight Financing Rate);

“**SOFR Administrator’s Website**” means the website of the SOFR Administrator (currently at <https://www.newyorkfed.org/>) or any successor source;

“**SOFR Benchmark Replacement Date**” means the date of occurrence of a Benchmark Event with respect to the then-current SOFR Benchmark;

“**SOFR Benchmark Transition Event**” means the occurrence of a Benchmark Event with respect to the then-current SOFR Benchmark;

“**SOFR Determination Time**” means approximately 3:00 p.m. (New York City time) on the immediately following U.S. Government Securities Business Day;

“**Subsidiary**” means in relation to any person and at any particular time any entity of which more than 50 per cent. of the issued share capital is then beneficially owned by such person and/or one or more of its Subsidiaries.

“**Specified Currency**” has the meaning given in the relevant Pricing Supplement;

“**Specified Denomination(s)**” has the meaning given in the relevant Pricing Supplement;

“**Specified Office**” has the meaning given in the Agency Agreement;

“**Specified Period**” has the meaning given in the relevant Pricing Supplement;

“**Talon**” means a talon for further Coupons;

“Tangible Net Worth” means, as of the last day of each 12 month period ending on 31 December in each year, the consolidated total equity of the Guarantor, as determined from the consolidated financial statements for that relevant period:

- (a) plus any subordinated shareholders’ loans and any amount standing to the credit of the profit and loss account of the Guarantor as of the last day of that relevant period (to the extent such amount is not reflected in the reserves of the Guarantor referred to above);
- (b) less (i) goodwill and other intangible assets and (ii) minority interests.

“TARGET2” means the Trans-European Automated Real-Time Gross Settlement Express Transfer payment system which utilises a single shared platform and which was launched on 19 November 2007;

“TARGET Settlement Day” means any day on which TARGET2 is open for the settlement of payments in euro;

“U.S. Government Securities Business Day” means any day except for a Saturday, a Sunday or a day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in U.S. government securities; and

“Zero Coupon Note” means a Note specified as such in the relevant Pricing Supplement.

(b) *Interpretation:* In these Conditions:

- (i) if the Notes are Zero Coupon Notes, references to Coupons and Couponholders are not applicable;
- (ii) if Talons are specified in the relevant Pricing Supplement as being attached to the Notes at the time of issue, references to Coupons shall be deemed to include references to Talons;
- (iii) if Talons are not specified in the relevant Pricing Supplement as being attached to the Notes at the time of issue, references to Talons are not applicable;
- (iv) any reference to principal shall be deemed to include the Redemption Amount, any additional amounts in respect of principal which may be payable under Condition 12 (*Taxation*), any premium payable in respect of a Note and any other amount in the nature of principal payable pursuant to these Conditions;
- (v) any reference to interest shall be deemed to include any additional amounts in respect of interest which may be payable under Condition 12 (*Taxation*) and any other amount in the nature of interest payable pursuant to these Conditions;
- (vi) references to Notes being “outstanding” shall be construed in accordance with the Trust Deed;
- (vii) if an expression is stated in Condition 2(a) (*Definitions*) to have the meaning given in the relevant Pricing Supplement, but the relevant Pricing Supplement gives no such meaning or specifies that such expression is “not applicable” then such expression is not applicable to the Notes; and

(viii) any reference to the Trust Deed or the Agency Agreement shall be construed as a reference to the Trust Deed or the Agency Agreement, as the case may be, as amended and/or supplemented up to and including the Issue Date of the Notes.

3. Form, Denomination, Title and Transfer

- (a) *Bearer Notes:* Bearer Notes are in the Specified Denomination(s) with Coupons and, if specified in the relevant Pricing Supplement, Talons attached at the time of issue. In the case of a Series of Bearer Notes with more than one Specified Denomination, Bearer Notes of one Specified Denomination will not be exchangeable for Bearer Notes of another Specified Denomination.
- (b) *Title to Bearer Notes:* Title to Bearer Notes and the Coupons will pass by delivery. In the case of Bearer Notes, “**Holder**” means the holder of such Bearer Note and “**Noteholder**” and “**Couponholder**” shall be construed accordingly.
- (c) *Registered Notes:* Registered Notes are in the Specified Denomination(s), which may include a minimum denomination specified in the relevant Pricing Supplement and higher integral multiples of a smaller amount specified in the relevant Pricing Supplement.
- (d) *Title to Registered Notes:* The relevant Registrar will maintain a register (the “**Register**”) in accordance with the provisions of the Agency Agreement. A certificate (each, a “**Note Certificate**”) will be issued to each Holder of Registered Notes in respect of its registered holding. Each Note Certificate will be numbered serially with an identifying number which will be recorded in the Register. In the case of Registered Notes, “**Holder**” means the person in whose name such Registered Note is for the time being registered in the Register (or, in the case of a joint holding, the first named thereof) and “**Noteholder**” shall be construed accordingly.
- (e) *Ownership:* The Holder of any Note or Coupon shall (except as otherwise required by law) be treated as its absolute owner for all purposes (whether or not it is overdue and regardless of any notice of ownership, trust or any other interest therein, any writing thereon or, in the case of Registered Notes, on the Note Certificate relating thereto (other than the endorsed form of transfer) or any notice of any previous loss or theft thereof) and no Person shall be liable for so treating such Holder. No person shall have any right to enforce any term or condition of any Note under the Contracts (Rights of Third Parties) Act 1999.
- (f) *Transfers of Registered Notes:* Subject to paragraphs (i) (*Closed periods*) and (j) (*Regulations concerning transfers and registration*) below, a Registered Note may be transferred upon surrender of the relevant Note Certificate, with the endorsed form of transfer duly completed, at the Specified Office of the relevant Registrar or any Transfer Agent, together with such evidence as the relevant Registrar or (as the case may be) such Transfer Agent may reasonably require to prove the title of the transferor and the authority of the individuals who have executed the form of transfer; **provided, however, that** a Registered Note may not be transferred unless the principal amount of Registered Notes transferred and (where not all of the Registered Notes held by a Holder are being transferred) the principal amount of the balance of Registered Notes not transferred are Specified Denominations. Where not all the Registered Notes represented by the surrendered Note Certificate are the subject of the transfer, a new Note Certificate in respect of the balance of the Registered Notes will be issued to the transferor.

- (g) *Registration and delivery of Note Certificates:* Within five business days of the surrender of a Note Certificate and provision of the required evidence in accordance with paragraph (f) (*Transfers of Registered Notes*) above, the relevant Registrar will register the transfer in question and deliver a new Note Certificate of a like principal amount to the Registered Notes transferred to each relevant Holder at its Specified Office or (as the case may be) the Specified Office of any Transfer Agent or (at the request and risk of any such relevant Holder) to the address specified for the purpose by such relevant Holder. In this paragraph, “**business day**” means a day on which commercial banks are open for general business (including dealings in foreign currencies) in the city where the relevant Registrar or (as the case may be) the relevant Transfer Agent has its Specified Office.
- (h) *No charge:* The transfer of a Registered Note will be effected without charge by or on behalf of the Issuer or the relevant Registrar or any Transfer Agent but against such payment or indemnity as the Issuer, the relevant Registrar or (as the case may be) such Transfer Agent may require in respect of (i) any costs or expenses of delivery, or (ii) any stamp duty, tax, other duty or governmental charge of whatsoever nature which may be levied or imposed in connection with such transfer and registration thereof.
- (i) *Closed periods:* Noteholders may not require transfers to be registered during the period of 15 days ending on (and including) (i) any Record Date for any payment of principal or interest, (ii) the due date for redemption of the Notes, or (iii) any date on which the Notes may be called for redemption by the Issuer at its option pursuant to Condition 9(b) (*Redemption for tax reasons*) or Condition 9(d) (*Redemption at the option of the Issuer*).
- (j) *Regulations concerning transfers and registration:* All transfers of Registered Notes and entries on the Register are subject to the detailed regulations concerning the transfer of Registered Notes scheduled to the Agency Agreement. The regulations may be changed by the Issuer with the prior written approval of the relevant Registrar and the Trustee. A copy of the current regulations will be made available for inspection by the relevant Registrar to any Noteholder upon prior written request and proof of holding.

4. Status of the Notes and Guarantee of the Notes

- (a) *Status of the Notes:* The Notes constitute direct, general, unsubordinated, unconditional and (subject to Condition 5(a) (*Negative Pledge*) below) unsecured obligations of the Issuer which will at all times rank *pari passu* among themselves and at least *pari passu* with all other present and future unsecured and unsubordinated obligations of the Issuer, save for such obligations as may be preferred by provisions of law that are both mandatory and of general application.
- (b) *Guarantee of the Notes:* The Guarantor has in the Trust Deed unconditionally and irrevocably guaranteed the due and punctual payment of all sums from time to time payable by the Issuer in respect of the Notes. The Guarantee of the Notes constitutes direct, general, unsubordinated, unconditional and unsecured obligations of the Guarantor which will at all times rank at least *pari passu* with all other present and future unsecured and unsubordinated obligations of the Guarantor, save for such obligations as may be preferred by provisions of law that are both mandatory and of general application.

5. Covenants

- (a) *Negative Pledge:* So long as any Note remains outstanding (as defined in the Trust Deed), neither the Issuer nor the Guarantor will create or permit to subsist any Lien upon the whole or any part of their respective property or assets held directly by the Issuer or the Guarantor, present or future, to secure any Relevant Indebtedness (or to secure for the benefit of the holders thereof any guarantee or indemnity in respect thereof) without, in any such case, effectively providing that the Notes and the Guarantee, as the case may be, will be secured equally and rateably with, and prior to incurring such Relevant Indebtedness (or such guarantee or indemnity in respect thereof), unless, after giving effect thereto, the aggregate outstanding principal amount of all such secured Relevant Indebtedness (other than the Relevant Indebtedness secured by Liens described in clauses (i) through (vii) below) would not exceed 5 per cent. of the Guarantor's Tangible Net Worth.

The foregoing restriction will not apply to:

- (i) any Lien existing on or prior to the date of issue of the Notes;
 - (ii) any Lien existing on any property or asset prior to the acquisition thereof by the Issuer or the Guarantor or arising after such acquisition pursuant to contractual commitments entered into prior to and not in contemplation of such acquisition;
 - (iii) any Lien on any property or asset securing Relevant Indebtedness incurred or assumed for the purpose of financing the purchase price thereof or the cost of construction, improvement or repair of all or any part thereof; **provided that** such Lien attaches to such property concurrently with or within 12 months after the acquisition thereof or completion of construction, improvement or repair thereof;
 - (iv) any Lien securing Relevant Indebtedness owing to or held by the Issuer or the Guarantor;
 - (v) any Lien arising or already arisen automatically by operation of law which is promptly discharged or disputed in good faith by appropriate proceedings;
 - (vi) Liens on money paid to or money or securities deposited with a fiscal agent, trustee or depository to pay or discharge in full the obligations of the Issuer or the Guarantor in respect of Relevant Indebtedness (**provided that** such money or securities so paid or deposited, and the proceeds therefrom, will be sufficient to pay or discharge such obligations in full); or
 - (vii) any Lien arising out of the refinancing, extension, renewal or refunding of any Relevant Indebtedness secured by any Lien permitted by any of the foregoing clauses; **provided that** such Relevant Indebtedness is not increased and is not secured by any additional property or assets.
- (b) *Other Covenants:*
- (i) The Guarantor shall ensure that the Issuer shall at all times remain a wholly-owned subsidiary of the Guarantor. The Issuer shall not carry on any business activities other than those in connection with issuance of the notes or the perpetual securities (including the Instruments to be issued under the Programme) and advance of the net proceeds of the issuance to the Guarantor.

- (ii) The Issuer will not hold any debts or securities (including deposits and loans) that give rise to U.S. source income or gross income that is effectively connected with the conduct of a U.S. trade or business for U.S. federal income tax purposes.
- (iii) Where the NDRC Quota is available to a Tranche of Notes, the Issuer and the Guarantor undertake that, after the Issue Date, the Issuer shall, and the Guarantor shall procure the Issuer to, report or cause to be reported to the NDRC the requisite information within the time period as required by the NDRC; where the NDRC Quota is not available to a Tranche of Notes, the Issuer and the Guarantor undertake that they will make or procure to be made a pre-issuance registration with the NDRC, followed by a post-issuance reporting with the NDRC within the prescribed time following issuance of the Notes pursuant to the NDRC Circular.

“**NDRC**” means the National Development and Reform Commission of the PRC or its local counterparts;

“**NDRC Circular**” means the Circular on Promoting the Reform of the Administrative System on the Issuance by Enterprises of Foreign Debt Filings and Registrations (國家發展改革委關於推進企業發行外債備案登記制管理改革的通知(發改外資[2015]2044號)) issued by the NDRC and which came into effect on 14 September 2015, and any implementation rules as issued by the NDRC from time to time;

“**NDRC Quota**” means the annual or otherwise general quota granted by the NDRC to Sinochem Holdings Corporation Ltd. or any of its subsidiaries pursuant to the NDRC Circular; and

“**Relevant Indebtedness**” means any indebtedness incurred or issued outside the PRC which is in the form of or represented by any bond, notes, debentures, loan stock or other instrument which is, or is capable of being, listed, quoted or traded on any stock exchange or in any securities market (including, without limitation, any over-the-counter market) and which has a final maturity of one year or more from its date of incurrence or issuance, but not including, for the avoidance of doubt, any indebtedness under any syndicated or bilateral loan facility arranged or granted by a bank or other financial institution or any trade accounts payable in the ordinary course of business or any guarantee or indemnity in respect of such indebtedness (including any drawing down of any existing credit line or facility of the Issuer or the Guarantor).

6. Fixed Rate Note Provisions

- (a) *Application:* This Condition 6 (*Fixed Rate Note Provisions*) is applicable to the Notes only if the Fixed Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable.
- (b) *Accrual of interest:* The Notes bear interest from the Interest Commencement Date at the Rate of Interest payable in arrear on each Interest Payment Date, subject as provided in Condition 10 (*Payments — Bearer Notes*) and Condition 11 (*Payments — Registered Notes*). Each Note will cease to bear interest from the due date for final redemption unless, upon due presentation, payment of the Redemption Amount is improperly withheld or refused, in which case it will continue to bear interest in accordance with this Condition 6 (as well after as before judgment) until whichever is the earlier of (i) the day on which all sums due in respect of such Note up to that day are received by or on behalf of the relevant Noteholder and (ii)

the day which is seven days after the Principal Paying Agent or the Trustee has notified the Noteholders that it has received all sums due in respect of the Notes up to such seventh day (except to the extent that there is any subsequent default in payment).

- (c) *Fixed Coupon Amount:* Unless specified in the relevant Pricing Supplement, the amount of interest payable in respect of each Note for any Interest Period shall be the relevant Fixed Coupon Amount and, if the Notes are in more than one Specified Denomination, shall be the relevant Fixed Coupon Amount in respect of the relevant Specified Denomination.
- (d) *Calculation of interest amount:* The amount of interest payable in respect of each Note for any period for which a Fixed Coupon Amount is not specified shall be calculated by applying the Rate of Interest to the Calculation Amount, multiplying the product by the relevant Day Count Fraction, rounding the resulting figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards) and multiplying such rounded figure by a fraction equal to the Specified Denomination of such Note divided by the Calculation Amount. For this purpose a “**sub-unit**” means, in the case of any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, in the case of euro, means one cent.
- (e) *Notes accruing interest otherwise than a Fixed Coupon Amount:* This Condition 6(e) shall apply to Notes which are Fixed Rate Notes only where the Pricing Supplement for such Notes specify that the Interest Payment Dates are subject to adjustment in accordance with the Business Day Convention specified therein. The relevant amount of interest payable in respect of each Note for any Interest Period for such Notes shall be calculated by the Calculation Agent by multiplying the product of the Rate of Interest and the Calculation Amount by the relevant Day Count Fraction and rounding the resultant figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards). The Calculation Agent shall cause the relevant amount of interest and the relevant Interest Payment Date to be notified to the Issuer, the Paying Agents, the relevant Registrar (in the case of Registered Notes) and the Noteholders in accordance with Condition 20 (*Notices*) and, if the Notes are listed on a stock exchange and the rules of such exchange so requires, such exchange as soon as possible after their determination or calculation but in no event later than the fourth Business Day thereafter or, if earlier in the case of notification to the stock exchange, the time required by the rules of the relevant stock exchange.

7. Floating Rate Note Provisions

- (a) *Application:* This Condition 7 (*Floating Rate Note Provisions*) is applicable to the Notes only if the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable.
- (b) *Accrual of interest:* The Notes bear interest from the Interest Commencement Date at the Rate of Interest payable in arrear on each Interest Payment Date, subject as provided in Condition 10 (*Payments — Bearer Notes*) and Condition 11 (*Payments — Registered Notes*). Each Note will cease to bear interest from the due date for final redemption unless, upon due presentation, payment of the Redemption Amount is improperly withheld or refused, in which case it will continue to bear interest in accordance with this Condition (both before and after judgment) until whichever is the earlier of (i) the day on which all sums due in respect of such Note up to that day are received by or on behalf of the relevant Noteholder and (ii) the day which is seven days after the Principal Paying Agent has notified the Noteholders that it has received all sums due in respect of the Notes up to such seventh day (except to the extent that there is any subsequent default in payment).

(c) *Screen Rate Determination:*

- (i) Screen Rate Determination for Floating Rate Notes where the method of Screen Rate Determination in the relevant Pricing Supplement is specified as “Applicable — Term Rate”

If “Applicable — Term Rate” is specified as the method of Screen Rate Determination in the relevant Pricing Supplement as the manner in which the Rate(s) of Interest is/are to be determined, the Rate of Interest applicable to the Notes for each Interest Period will be determined by the Calculation Agent on the following basis:

- (A) if the Reference Rate is a composite quotation or customarily supplied by one entity, the Calculation Agent will determine the Reference Rate which appears on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date;
- (B) if Linear Interpolation is specified as applicable in respect of an Interest Period in the relevant Pricing Supplement, the Rate of Interest for such Interest Period shall be calculated by the Calculation Agent by straight-line linear interpolation by reference to two rates which appear on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date, where:
- (1) one rate shall be determined as if the relevant Interest Period were the period of time for which rates are available next shorter than the length of the relevant Interest Period; and
- (2) the other rate shall be determined as if the relevant Interest Period were the period of time for which rates are available next longer than the length of the relevant Interest Period;

provided, however, that if no rate is available for a period of time next shorter or, as the case may be, next longer than the length of the relevant Interest Period, then the Calculation Agent shall determine such rate at such time and by reference to such sources as the Issuer (or an agent selected by it) determines appropriate;

- (C) in any other case, the Calculation Agent will determine the arithmetic mean of the Reference Rates which appear on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date;
- (D) if, in the case of (A) above, such rate does not appear on that page or, in the case of (C) above, fewer than two such rates appear on that page or if, in either case, the Relevant Screen Page is unavailable, the Issuer (or an agent appointed by it) will request the principal Relevant Financial Centre office of each of the Reference Banks to provide a quotation of the Reference Rate at approximately the Relevant Time on the Interest Determination Date offered to prime banks in the Relevant Financial Centre interbank market in an amount that is representative for a single transaction in that market at that time and Issuer (or an agent appointed by it) shall notify the Calculation Agent of the same. The Calculation Agent will determine the arithmetic mean of such quotations; and
- (E) if fewer than two such quotations are provided as requested, the Calculation Agent will determine the arithmetic mean of the rates (being the nearest to the Reference Rate, as determined by the Calculation Agent) quoted by major banks in the

Principal Financial Centre of the Specified Currency, selected by the Issuer (or an agent appointed by it), at approximately 11.00 a.m. (local time in the Principal Financial Centre of the Specified Currency) on the first day of the relevant Interest Period for loans in the Specified Currency to leading international banks for a period equal to the relevant Interest Period and in an amount that is representative for a single transaction in that market at that time,

and the Rate of Interest for such Interest Period shall be the sum of the Margin and the rate or (as the case may be) the arithmetic mean so determined; provided, however, that if the Calculation Agent is unable to determine a rate or (as the case may be) an arithmetic mean in accordance with the above provisions in relation to any Interest Period, the Rate of Interest applicable to the Notes during such Interest Period will be the sum of the Margin and the rate or (as the case may be) the arithmetic mean last determined in relation to the Notes in respect of an immediately preceding Interest Period.

- (ii) Screen Rate Determination for Floating Rate Notes where the method of Screen Rate Determination in the relevant Pricing Supplement is specified as “Applicable — SOFR Benchmark”

If “Applicable — SOFR Benchmark” is specified as the method of Screen Rate Determination in the relevant Pricing Supplement, the Rate of Interest for each Interest Period will, subject to Condition 7(i) and as provided below, be equal to the relevant SOFR Benchmark plus or minus (if any) (as indicated in the relevant Pricing Supplement) the Margin, all as determined by the Calculation Agent on the relevant Interest Determination Date. The “**SOFR Benchmark**” will be determined based on Compounded Daily SOFR or Compounded SOFR Index, as follows (subject in each case to Condition 7(i)):

- (A) If Compounded Daily SOFR (“**Compounded Daily SOFR**”) is specified in the relevant Pricing Supplement as the manner in which the SOFR Benchmark will be determined, the SOFR Benchmark for each Interest Period shall be equal to the compounded average of daily SOFR reference rates for each day during the relevant Interest Period (where SOFR Observation Lag is specified as applicable in the relevant Pricing Supplement to determine Compounded Daily SOFR) or the SOFR Observation Period (where SOFR Observation Shift is specified as applicable in the relevant Pricing Supplement to determine Compounded Daily SOFR).

Compounded Daily SOFR shall be calculated by the Calculation Agent in accordance with one of the formulas referenced below depending upon which is specified as applicable in the relevant Pricing Supplement:

- (1) SOFR Observation Lag:

$$\left(\prod_{i=1}^{d_o} \left(1 + \frac{SOFR_{i-\times USBD} \times n_i}{360} \right) - 1 \right) \times \frac{360}{d}$$

with the resulting percentage being rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with 0.000005 per cent. being rounded upwards) and where:

“**SOFR_{i-xUSBD}**”, for any U.S. Government Securities Business Day “i” in the relevant Interest Period, is equal to the SOFR reference rate for the U.S. Government Securities Business Day falling the number of Lookback Days prior to that U.S. Government Securities Business Day “i”;

“**Lookback Days**” means such number of U.S. Government Securities Business Days as specified in the relevant Pricing Supplement;

“**d**” means the number of calendar days in the relevant Interest Period;

“**d_o**” means the number of U.S. Government Securities Business Days in the relevant Interest Period;

“**i**” means a series of whole numbers ascending from one to do, representing each relevant U.S. Government Securities Business Day from (and including) the first U.S. Government Securities Business Day in the relevant Interest Period (each a “**U.S. Government Securities Business Day “i”**”); and

“**ni**”, for any U.S. Government Securities Business Day “i”, means the number of calendar days from (and including) such U.S. Government Securities Business Day “i” up to (but excluding) the following U.S. Government Securities Business Day.

(2) SOFR Observation Shift:

$$\left(\prod_{i=1}^{d_o} \left(1 + \frac{SOFR_{i-xUSBD} \times n_i}{360} \right) - 1 \right) \times \frac{360}{d}$$

with the resulting percentage being rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with 0.000005 per cent. being rounded upwards) and where:

“**SOFR_i**”, for any U.S. Government Securities Business Day “i” in the relevant SOFR Observation Period, is equal to the SOFR reference rate for that U.S. Government Securities Business Day “i”;

“**SOFR Observation Period**” means, in respect of each Interest Period, the period from (and including) the date falling the number of SOFR Observation Shift Days prior to the first day of the relevant Interest Period to (but excluding) the date falling the number of SOFR Observation Shift Days prior to the Interest Period Date for such Interest Period;

“**SOFR Observation Shift Days**” means the number of U.S. Government Securities Business Days as specified in the relevant Pricing Supplement;

“**d**” means the number of calendar days in the relevant SOFR Observation Period;

“do” means the number of U.S. Government Securities Business Days in the relevant SOFR Observation Period;

“i” means a series of whole numbers ascending from one to do, representing each U.S. Government Securities Business Day from (and including) the first U.S. Government Securities Business Day in the relevant SOFR Observation Period (each a “U.S. Government Securities Business Day “i””); and

“ni”, for any U.S. Government Securities Business Day “i”, means the number of calendar days from (and including) such U.S. Government Securities Business Day “i” up to (but excluding) the following U.S. Government Securities Business Day.

- (B) If Compounded SOFR Index (“**Compounded SOFR Index**”) is specified as applicable in the relevant Pricing Supplement, the SOFR Benchmark for each Interest Period shall be equal to the compounded average of daily SOFR reference rates for each day during the relevant SOFR Observation Period as calculated by the Calculation Agent as follows:

$$\left(\frac{SOFR Index_{End}}{SOFR Index_{start}} - 1 \right) \times \left(\frac{360}{d_c} \right)$$

with the resulting percentage being rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with 0.000005 per cent. being rounded upwards) and where:

“**SOFR Index**” means, in respect of a U.S. Government Securities Business Day, the SOFR Index value as published on the SOFR Administrator’s Website at the SOFR Index Determination Time on such U.S. Government Securities Business Day, *provided that*:

- (1) if the value specified above does not appear and a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have not occurred, the “Compounded SOFR Index” shall be calculated on any Interest Determination Date with respect to an Interest Period, in accordance with the Compounded Daily SOFR formula described above in Condition 7(c)(ii)(A)(2) “SOFR Observation Shift”, and the term “SOFR Observation Shift Days” shall mean five U.S. Government Securities Business Days; or
- (2) if the value specified above does not appear and a SOFR Benchmark Transition Event and its related SOFR Benchmark Replacement Date have occurred, the provisions set forth in Condition 7(i) shall apply as specified in the relevant Pricing Supplement;

“**SOFR IndexEnd**” means, in respect of an Interest Period, the SOFR Index value on the date that is the number of U.S. Government Securities Business Days specified in the relevant Pricing Supplement prior to the Interest Period Date for such Interest Period (or in the final Interest Period, the Maturity Date);

“**SOFR IndexStart**” means, in respect of an Interest Period, the SOFR Index value on the date that is the number of U.S. Government Securities Business Days specified in the relevant Pricing Supplement prior to the first day of the relevant Interest Period;

“**SOFR Index Determination Time**” means, in relation to any U.S. Government Securities Business Day, approximately 3:00 p.m. (New York City time) on such U.S. Government Securities Business Day;

“**SOFR Observation Period**” means, in respect of each Interest Period, the period from (and including) the date falling the number of SOFR Observation Shift Days prior to the first day of the relevant Interest Period to (but excluding) the date falling the number of SOFR Observation Shift Days prior to the Interest Period Date for such Interest Period;

“**SOFR Observation Shift Days**” means the number of U.S. Government Securities Business Days as specified in the relevant Pricing Supplement; and

“**dc**” means the number of calendar days in the applicable SOFR Observation Period.

- (d) *ISDA Determination:* If ISDA Determination is specified in the relevant Pricing Supplement as the manner in which the Rate(s) of Interest is/are to be determined, the Rate of Interest applicable to the Notes for each Interest Period will be the sum of the Margin and the relevant ISDA Rate where “**ISDA Rate**” in relation to any Interest Period means a rate equal to the Floating Rate (as defined in the applicable ISDA Definitions) that would be determined by the Calculation Agent under an interest rate swap transaction if the Calculation Agent were acting as Calculation Agent for that interest rate swap transaction under the terms of an agreement incorporating the ISDA Definitions and under which:
- (i) if the Pricing Supplement specifies either “2006 ISDA Definitions” or “2021 ISDA Definitions” as the applicable ISDA Definitions:
 - (A) the Floating Rate Option (as defined in the ISDA Definitions) is as specified in the relevant Pricing Supplement;
 - (B) the Designated Maturity (as defined in the ISDA Definitions), if applicable, is a period specified in the relevant Pricing Supplement;
 - (C) the relevant Reset Date (as defined in the ISDA Definitions), unless otherwise specified in the relevant Pricing Supplement, has the meaning given to it in the ISDA Definitions; and
 - (D) if Linear Interpolation is specified as applicable in respect of an Interest Period in the relevant Pricing Supplement, the Rate of Interest for such Interest Period shall be calculated by the Calculation Agent by straight-line linear interpolation by reference to two rates based on the relevant Floating Rate Option, where:
 - (1) one rate shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period;

- (2) the other rate shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period,

provided, however, that if there is no rate available for a period of time next shorter than the length of the relevant Interest Period or, as the case may be, next longer than the length of the relevant Interest Period, then the Calculation Agent shall determine such rate at such time and by reference to such sources as the Issuer (or an agent appointed by it) determines appropriate;

- (E) if the specified Floating Rate Option is an Overnight Floating Rate Option (as defined in the ISDA Definitions), Compounding is specified to be applicable in the relevant Pricing Supplement and:
 - (1) if Compounding with Lookback is specified as the Compounding Method in the relevant Pricing Supplement then (a) Compounding with Lookback is the Overnight Rate Compounding Method (as defined in the ISDA Definitions) and (b) Lookback is the number of Applicable Business Days (as defined in the ISDA Definitions) specified in the relevant Pricing Supplement; or
 - (2) if Compounding with Observation Period Shift is specified as the Compounding Method in the relevant Pricing Supplement then (a) Compounding with Observation Period Shift is the Overnight Rate Compounding Method, (b) Observation Period Shift is the number of Observation Period Shift Business Days (as defined in the ISDA Definitions) specified in the relevant Pricing Supplement and (c) Observation Period Shift Additional Business Days (as defined in the ISDA Definitions), if applicable, are the days specified in the relevant Pricing Supplement; or
 - (3) if Compounding with Lockout is specified as the Compounding Method in the relevant Pricing Supplement then (a) Compounding with Lockout is the Overnight Rate Compounding Method, (b) Lockout is the number of Lockout Period Business Days (as defined in the ISDA Definitions) specified in the relevant Pricing Supplement and (c) Lockout Period Business Days, if applicable, are the days specified in the relevant Pricing Supplement;
- (F) if the specified Floating Rate Option is an Overnight Floating Rate Option (as defined in the ISDA Definitions), Averaging is specified to be applicable in the relevant Pricing Supplement and:
 - (1) if Averaging with Lookback is specified as the Averaging Method in the relevant Pricing Supplement then (a) Averaging with Lookback is the Overnight Rate Averaging Method (as defined in the ISDA Definitions) and (b) Lookback is the number of Applicable Business Days (as defined in the ISDA Definitions) specified in the relevant Pricing Supplement;
 - (2) if Averaging with Observation Period Shift is specified as the Averaging Method in the relevant Pricing Supplement then (a) Averaging with Observation Period Shift is the Overnight Rate Averaging Method, (b) Observation Period Shift is the number of Observation Period Shift Business Days (as defined in the ISDA Definitions) specified in the relevant Pricing

Supplement and (c) Observation Period Shift Additional Business Days (as defined in the ISDA Definitions), if applicable, are the days specified in the relevant Pricing Supplement; or

- (3) if Averaging with Lockout is specified as the Averaging Method in the relevant Pricing Supplement then (a) Averaging with Lockout is the Overnight Rate Averaging Method, (b) Lockout is the number of Lockout Period Business Days (as defined in the ISDA Definitions) specified in the relevant Pricing Supplement and (c) Lockout Period Business Days, if applicable, are the days specified in the relevant Pricing Supplement; and
- (G) if the specified Floating Rate Option is an Index Floating Rate Option (as defined in the ISDA Definitions) and Index Provisions are specified to be applicable in the relevant Pricing Supplement, the Compounded Index Method with Observation Period Shift (as defined in the ISDA Definitions) shall be applicable and (i) Observation Period Shift is the number of Observation Period Shift Business Days (as defined in the ISDA Definitions) specified in the relevant Pricing Supplement and (ii) Observation Period Shift Additional Business Days, if applicable, are the days specified in the relevant Pricing Supplement; and
- (ii) references in the applicable ISDA Definitions to:
 - (A) “**Confirmation**” shall be references to the relevant Pricing Supplement;
 - (B) “**Calculation Period**” shall be references to the relevant Interest Period;
 - (C) “**Termination Date**” shall be references to the Maturity Date; and
 - (D) “**Effective Date**” shall be references to the Interest Commencement Date; and
- (iii) if the relevant Pricing Supplement specifies “2021 ISDA Definitions” as the applicable ISDA Definitions:
 - (A) “Administrator/Benchmark Event” shall be disappplied; and
 - (B) if the Temporary Non-Publication Fallback in respect of any specified Floating Rate Option is specified to be “Temporary Non-Publication Fallback — Alternative Rate” in the Floating Rate Matrix of the 2021 ISDA Definitions, the reference to “Calculation Agent Alternative Rate Determination” in the definition of “Temporary Non-Publication Fallback — Alternative Rate” shall be replaced by “Temporary Non-Publication Fallback — Previous Day’s Rate”.
- (e) *Maximum or Minimum Rate of Interest:* If any Maximum Rate of Interest or Minimum Rate of Interest is specified in the relevant Pricing Supplement, then the Rate of Interest shall in no event be greater than the maximum or be less than the minimum so specified.
- (f) *Calculation of Interest Amount:* The Calculation Agent will, as soon as practicable after the time at which the Rate of Interest is to be determined in relation to each Interest Period, calculate the Interest Amount payable in respect of each Note for such Interest Period. The Interest Amount will be calculated by applying the Rate of Interest for such Interest Period to the Calculation Amount, multiplying the product by the relevant Day Count Fraction, rounding the resulting figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards) and multiplying such rounded figure by a fraction equal to the Specified Denomination of the relevant Note divided by the Calculation Amount. For this

purpose a “**sub-unit**” means, in the case of any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, in the case of euro, means one cent.

- (g) *Publication:* The Calculation Agent will cause each Rate of Interest and Interest Amount determined by it, together with the relevant Interest Payment Date, and any other amount(s) required to be determined by it together with any relevant payment date(s) to be notified to the Issuer, the Paying Agents and the Trustee as soon as practicable after such determination but (in the case of each Rate of Interest, Interest Amount and Interest Payment Date) in any event not later than the first day of the relevant Interest Period. Notice thereof shall also promptly be given by the Issuer to the Noteholders and each competent authority, stock exchange and/or quotation system (if any) by which the Notes have then been admitted to listing, trading and/or quotation. The Calculation Agent will be entitled to recalculate any Interest Amount (on the basis of the foregoing provisions) without notice in the event of an extension or shortening of the relevant Interest Period. If the Calculation Amount is less than the minimum Specified Denomination the Calculation Agent shall not be obliged to publish each Interest Amount but instead may publish only the Calculation Amount and the Interest Amount in respect of a Note having the minimum Specified Denomination.
- (h) *Notifications etc:* All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained for the purposes of this Condition by the Calculation Agent will (in the absence of manifest error) be binding on the Issuer, the Guarantor, the Paying Agents, the Trustee, Noteholders and the Couponholders. In the absence of fraud, or wilful default or gross negligence, no liability to any such Person will attach to the Calculation Agent or the Trustee in connection with the exercise or non-exercise by it of its powers, duties and discretions for such purposes.
- (i) *Benchmark Discontinuation:*
 - (i) Independent Adviser

Unless “Benchmark Discontinuation (SOFR)” is specified as applicable in the relevant Pricing Supplement, if a Benchmark Event occurs in relation to the Reference Rate when the Rate of Interest (or any component part thereof) for any Interest Period remains to be determined by reference to such Reference Rate, then the Issuer shall use its reasonable endeavours to appoint an Independent Adviser, as soon as reasonably practicable, to determine a Successor Rate, failing which an Alternative Rate (in accordance with this Condition 7(i)) and, in either case, an Adjustment Spread, if any (in accordance with Condition 7(i)(i)(C)) and any Benchmark Amendments (in accordance with Condition 7(i)(i)(D)). In the absence of bad faith or fraud, the Independent Adviser shall have no liability whatsoever to the Issuer, the Trustee, the Agents or the Noteholders for any determination made by it pursuant to this Condition 7(i) and the Trustee will not be liable for any loss, liability, cost, charge or expense which may arise as a result thereof.

- (A) If (i) the Issuer is unable to appoint an Independent Adviser or (ii) the Independent Adviser appointed by it fails to determine a Successor Rate or, failing which, an Alternative Rate in accordance with this Condition 7(i) prior to the relevant Interest Determination Date, the Reference Rate applicable to the relevant Interest Period shall be the Reference Rate applicable as at the last preceding Interest Determination Date. If there has not been a first Interest Payment Date, the Reference Rate shall be the Reference Rate that would have been applicable to the Notes for the first Interest Period had the Notes been in issue for a period

equal in duration to the scheduled first Interest Period but ending on (and excluding) the Interest Commencement Date. For the avoidance of doubt, any adjustment pursuant to this Condition 7(i)(i)(A) shall apply to the relevant Interest Period only. Any subsequent Interest Period may be subject to the subsequent operation of this Condition 7(i).

- (B) If the Independent Adviser determines in its discretion that:
- (1) there is a Successor Rate, then such Successor Rate shall (subject to adjustment as provided in Condition 7(i)(i)(C)) subsequently be used in place of the Reference Rate to determine the Rate of Interest (or the relevant component part(s) thereof) for the relevant Interest Period and all following Interest Periods, subject to the subsequent operation of this Condition 7(i) in the event of a further Benchmark Event affecting the Successor Rate; or
 - (2) there is no Successor Rate but that there is an Alternative Rate, then such Alternative Rate shall (subject to adjustment as provided in Condition 7(i)(i)(C)) subsequently be used in place of the Reference Rate to determine the Rate of Interest (or the relevant component part(s) thereof) for the relevant Interest Period and all following Interest Periods, subject to the subsequent operation of this Condition 7(i) in the event of a further Benchmark Event affecting the Alternative Rate.
- (C) If the Independent Adviser determines in its discretion (A) that an Adjustment Spread is required to be applied to the Successor Rate or the Alternative Rate (as the case may be) and (B) the quantum of, or a formula or methodology for determining, such Adjustment Spread, then such Adjustment Spread shall apply to the Successor Rate or the Alternative Rate (as the case may be).
- (D) If any relevant Successor Rate, Alternative Rate or Adjustment Spread is determined in accordance with this Condition 7(i) and the Independent Adviser determines in its discretion (i) that amendments to these Conditions are necessary to ensure the proper operation of such Successor Rate, Alternative Rate and/or Adjustment Spread (such amendments, the “**Benchmark Amendments**”) and (ii) the terms of the Benchmark Amendments, then the Issuer shall, following consultation with the Calculation Agent (or the person specified in the relevant Pricing Supplement as the party responsible for calculating the Rate of Interest and the Interest Amount(s)), subject to giving notice thereof in accordance with Condition 7(i)(i)(E), without any requirement for the consent or approval of relevant Noteholders, vary these Conditions to give effect to such Benchmark Amendments with effect from the date specified in such notice (and for the avoidance of doubt, the Trustee shall, at the direction and expense of the Issuer, consent to and effect such consequential amendments to the Trust Deed, the Agency Agreement and these Conditions as may be required in order to give effect to this Condition 7(i)).
- (E) Any Successor Rate, Alternative Rate, Adjustment Spread and the specific terms of any Benchmark Amendments, determined under this Condition 7(i) will be notified promptly by the Issuer to the Trustee, the Calculation Agent, the Paying Agents and, in accordance with Condition 20 (Notices), the Noteholders. Such notice shall be irrevocable and shall specify the effective date of the Benchmark Amendments, if any.

- (F) No later than notifying the Trustee of the same, the Issuer shall deliver to the Trustee a certificate signed by two Authorised Signatories of the Issuer:
- (1) confirming (x) that a Benchmark Event has occurred, (y) the relevant Successor Rate, or, as the case may be, the relevant Alternative Rate and, (z) where applicable, any relevant Adjustment Spread and/or the specific terms of any relevant Benchmark Amendments, in each case as determined in accordance with the provisions of this Condition 7(i); and
 - (2) certifying that the relevant Benchmark Amendments are necessary to ensure the proper operation of such relevant Successor Rate, Alternative Rate and/or Adjustment Spread and the intent of the drafting of such changes is solely to implement the relevant Benchmark Amendments.

Each of the Trustee, the Calculation Agent and the Paying Agents shall be entitled to rely on such certificate (without further inquiry and without liability to any person) as sufficient evidence thereof.

- (G) The Successor Rate or Alternative Rate and the Adjustment Spread (if any) and the Benchmark Amendments (if any) specified in such certificate will (in the absence of manifest error or bad faith in the determination of such Successor Rate or Alternative Rate and such Adjustment Spread (if any) and such Benchmark Amendments (if any)) be binding on the Issuer, the Trustee and Principal Paying Agent, the Calculation Agent, the other Paying Agents and the Noteholders.

(ii) Benchmark Discontinuation (SOFR)

This Condition 7(i)(ii) shall only apply where “Benchmark Discontinuation (SOFR)” is specified as applicable in the relevant Pricing Supplement.

(A) Benchmark Replacement

If the Issuer or any of its designees determine on or prior to the relevant Reference Time that a Benchmark Event and its related Benchmark Replacement Date have occurred with respect to the then-current Benchmark, the Benchmark Replacement will replace the then-current Benchmark for all purposes relating to the Notes in respect of all determinations on such date and for all determinations on all subsequent dates.

(B) Benchmark Replacement Conforming Changes

In connection with the implementation of a Benchmark Replacement, the Issuer or any of its designees will have the right to make Benchmark Replacement Conforming Changes from time to time. For the avoidance of doubt, any of the Agents shall, at the direction and expense of the Issuer, effect such consequential amendments to the Agency Agreement and these Conditions as may be required to give effect to this Condition 7(i)(ii). Noteholders’ consent shall not be required in connection with effecting any such changes, including the execution of any documents or any steps to be taken by any of the Agents (if required). Further, none of the Calculation Agent, the Paying Agents, the Registrars or the Transfer Agents shall be responsible or liable for any determinations, decisions or elections

made by the Issuer or any of its designees with respect to any Benchmark Replacement or any other changes and shall be entitled to rely conclusively on any certifications provided to each of them in this regard.

(C) Decisions and Determinations

Any determination, decision or election that may be made by the Issuer or any of its designees pursuant to this Condition 7(i)(ii), including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event, circumstance or date and any decision to take or refrain from taking any action or any selection (i) will be conclusive and binding absent manifest error, (ii) will be made in the sole discretion of the Issuer or any of its designees, as applicable, and (iii) notwithstanding anything to the contrary in the documentation relating to the Notes, shall become effective without consent from the holders of the Notes or any other party.

(iii) As used in this Condition 7(i):

“Adjustment Spread” means either a spread (which may be positive or negative or zero), or the formula or methodology for calculating a spread, in either case, which the Independent Adviser determines is required to be applied to the relevant Successor Rate or the relevant Alternative Rate (as the case may be) and is the spread, formula or methodology which:

- (A) in the case of a Successor Rate, is formally recommended, or formally provided as an option for parties to adopt, in relation to the replacement of the Reference Rate with the Successor Rate by any Relevant Nominating Body; or
- (B) (if no such recommendation has been made, or in the case of an Alternative Rate), the Independent Adviser, determines (in consultation with the Issuer) is customarily applied to the relevant Successor Rate or Alternative Rate (as the case may be) in international debt capital markets transactions to produce an industry-accepted replacement rate for the Reference Rate; or
- (C) (if no such determination has been made) the Independent Adviser determines (in consultation with the Issuer), is recognised or acknowledged as being the industry standard for over-the-counter derivative transactions which reference the Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be); or
- (D) (if the Independent Adviser determines that no such industry standard is recognised or acknowledged) the Independent Adviser determines (in consultation with the Issuer) to be appropriate to reduce or eliminate, to the extent reasonably practicable in the circumstances, any economic prejudice or benefit (as the case may be) to Noteholders as a result of the replacement of the Reference Rate with the Successor Rate or the Alternative Rate (as the case may be).

“Alternative Rate” means an alternative benchmark or screen rate which the Independent Adviser determines in accordance with this Condition 7(i) is customary in market usage in the international debt capital markets for the purposes of determining floating rates of interest (or the relevant component part thereof) for a commensurate period and in the Specified Currency.

“**Benchmark**” means, initially, the relevant SOFR Benchmark specified in the relevant Pricing Supplement; provided that if the Issuer or any of its designees determine on or prior to the relevant Reference Time that a Benchmark Event and its related Benchmark Replacement Date have occurred with respect to the relevant SOFR Benchmark (including any daily published component used in the calculation thereof) or the then-current Benchmark, then “Benchmark” means the applicable Benchmark Replacement;

“**Benchmark Amendments**” has the meaning given to it in Condition 7(i)(i)(D).

“**Benchmark Event**” means:

- (A) the relevant Reference Rate has ceased to be published on the Relevant Screen Page as a result of such benchmark ceasing to be calculated or administered; or
- (B) a public statement by the administrator of the relevant Reference Rate that (in circumstances where no successor administrator has been or will be appointed that will continue publication of such Reference Rate) it has ceased publishing such Reference Rate permanently or indefinitely or that it will cease to do so by a specified future date (the “**Specified Future Date**”); or
- (C) a public statement by the supervisor of the administrator of the relevant Reference Rate that such Reference Rate has been or will, by the Specified Future Date, be permanently or indefinitely discontinued; or
- (D) a public statement by the supervisor of the administrator of the relevant Reference Rate that means that such Reference Rate will, by the Specified Future Date, be prohibited from being used or that its use will be subject to restrictions or adverse consequences, either generally or in respect of the Notes; or
- (E) a public statement by the supervisor of the administrator of the relevant Reference Rate (as applicable) that, in the view of such supervisor, (i) such Reference Rate is or will, by the Specified Future Date, be no longer representative of an underlying market or (ii) the methodology to calculate such Reference Rate has materially changed; or
- (F) it has or will, by a specified date within the following six months, become unlawful for the Calculation Agent to calculate any payments due to be made to any Noteholder using the relevant Reference Rate (as applicable) (including, without limitation, under the Benchmarks Regulation (EU) 2016/1011, if applicable);

notwithstanding the sub-paragraphs above, where the relevant Benchmark Event is a public statement within sub-paragraphs (B), (C), (D) or (E) above and the Specified Future Date in the public statement is more than six months after the date of that public statement, the Benchmark Event shall not be deemed to occur until the date falling six months prior to such Specified Future Date;

provided that where “Benchmark Discontinuation (SOFR)” is specified as applicable in the relevant Pricing Supplement, “**Benchmark Event**” means the occurrence of one or more of the following events with respect to the then-current Benchmark (including the daily published component used in the calculation thereof):

- (A) a public statement or publication of information by or on behalf of the administrator of the Benchmark (or such component) announcing that such administrator has ceased or will cease to provide the Benchmark (or such component), permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide the Benchmark (or such component); or
- (B) a public statement or publication of information by the regulatory supervisor for the administrator of the Benchmark (or such component), the central bank for the currency of the Benchmark (or such component), an insolvency official with jurisdiction over the administrator for the Benchmark (or such component), a resolution authority with jurisdiction over the administrator for the Benchmark (or such component) or a court or an entity with similar insolvency or resolution authority over the administrator for the Benchmark, which states that the administrator of the Benchmark (or such component) has ceased or will cease to provide the Benchmark (or such component) permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide the Benchmark (or such component); or
- (C) a public statement or publication of information by the regulatory supervisor for the administrator of the Benchmark announcing that the Benchmark is no longer representative.

“**Benchmark Replacement**” means the first alternative set forth in the order below that can be determined by the Issuer or any of its designees as of the Benchmark Replacement Date:

- (A) the sum of:
 - (i) the alternate reference rate that has been selected or recommended by the Relevant Governmental Body as the replacement for the then-current Benchmark (including any daily published component used in the calculation thereof); and
 - (ii) the Benchmark Replacement Adjustment;
- (B) the sum of:
 - (i) the ISDA Fallback Rate; and
 - (ii) the Benchmark Replacement Adjustment; or
- (C) the sum of:
 - (i) the alternate reference rate that has been selected by the Issuer or any of its designees as the replacement for the then-current Benchmark (including any daily published component used in the calculation thereof) giving due consideration to any industry-accepted reference rate as a replacement for the

then-current Benchmark (including any daily published component used in the calculation thereof) for U.S. dollar-denominated Floating Rate Notes at such time; and

- (ii) the Benchmark Replacement Adjustment;

“Benchmark Replacement Adjustment” means the first alternative set forth in the order below that can be determined by the Issuer or any of its designees as of the Benchmark Replacement Date:

- (A) the spread adjustment, or method for calculating or determining such spread adjustment, (which may be a positive or negative value or zero) that has been selected or recommended by the Relevant Governmental Body for the applicable Unadjusted Benchmark Replacement;
- (B) if the applicable Unadjusted Benchmark Replacement is equivalent to the ISDA Fallback Rate, the ISDA Fallback Adjustment; or
- (C) the spread adjustment (which may be a positive or negative value or zero) that has been selected by the Issuer or any of its designees giving due consideration to any industry- accepted spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of the then-current Benchmark (including any daily published component used in the calculation thereof) with the applicable Unadjusted Benchmark Replacement for U.S. dollar-denominated Floating Rate Notes at such time;

“Benchmark Replacement Conforming Changes” means, with respect to any Benchmark Replacement, any technical, administrative or operational changes (including changes to the timing and frequency of determining rates and making payments of interest, rounding of amounts or tenors, and other administrative matters) the Issuer or any of its designees decide may be appropriate to reflect the adoption of such Benchmark Replacement in a manner substantially consistent with market practice (or, if the Issuer or any of its designees decide that adoption of any portion of such market practice is not administratively feasible or if the Issuer or any of its designees determine that no market practice for use of the Benchmark Replacement exists, in such other manner as the Issuer or any of its designees determine is reasonably necessary);

“Benchmark Replacement Date” means the earliest to occur of the following events with respect to the then-current Benchmark (including any daily published component used in the calculation thereof):

- (A) in the case of sub-paragraph (A) or (B) of the definition of “Benchmark Event” applicable where “Benchmark Discontinuation (SOFR)” is specified as applicable in the relevant Pricing Supplement, the later of:
 - (i) the date of the public statement or publication of information referenced therein; and
 - (ii) the date on which the administrator of the Benchmark permanently or indefinitely ceases to provide the Benchmark (or such component); or

- (B) in the case of sub-paragraph (C) of the definition of “Benchmark Event” applicable where “Benchmark Discontinuation (SOFR)” is specified as applicable in the relevant Pricing Supplement, the date of the public statement or publication of information referenced therein.

For the avoidance of doubt, if the event giving rise to the Benchmark Replacement Date occurs on the same day as, but earlier than, the Reference Time in respect of any determination, the Benchmark Replacement Date will be deemed to have occurred prior to the Reference Time for such determination;

“**Bloomberg Screen SOFRRATE Page**” means the Bloomberg screen designated “SOFRRATE” or any successor page or service;

“**Corresponding Tenor**” with respect to a Benchmark Replacement means a tenor (including overnight) having approximately the same length (disregarding business day adjustment) as the applicable tenor for the then-current Reference Rate;

“**Independent Adviser**” means an independent financial institution of international repute or other independent financial adviser experienced in the international capital markets, in each case appointed by the Issuer at its own expense under Condition 7(i)(i).

“**Interpolated Benchmark**” with respect to the Reference Rate means the rate determined for the Corresponding Tenor by interpolating on a linear basis between: (1) the Reference Rate for the longest period (for which the Reference Rate is available) that is shorter than the Corresponding Tenor and (2) the Reference Rate for the shortest period (for which the Reference Rate is available) that is longer than the Corresponding Tenor;

“**ISDA Fallback Adjustment**” means the spread adjustment (which may be a positive or negative value or zero) that would apply for derivatives transactions referencing the ISDA Definitions to be determined upon the occurrence of an index cessation event with respect to the Benchmark;

“**ISDA Fallback Rate**” means the rate that would apply for derivatives transactions referencing the ISDA Definitions to be effective upon the occurrence of an index cessation date with respect to the Benchmark for the applicable tenor excluding the applicable ISDA Fallback Adjustment;

“**Reference Time**” with respect to any determination of the Benchmark means (a) if the Benchmark is the SOFR Benchmark, the SOFR Determination Time (where Compounded Daily SOFR is specified as applicable in the relevant Pricing Supplement) or SOFR Index Determination Time (where Compounded SOFR Index is specified as applicable in the relevant Pricing Supplement), or (b) if the Benchmark is not the SOFR Benchmark, the time determined by the Issuer or any of its designees after giving effect to the Benchmark Replacement Conforming Changes;

“Relevant Nominating Body” means, in respect of a benchmark or screen rate (as applicable):

- (A) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); or
- (B) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (a) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, (b) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable), (c) a group of the aforementioned central banks or other supervisory authorities or (d) the Financial Stability Board or any part thereof;

“Relevant Governmental Body” means the Federal Reserve Board and/or the Federal Reserve Bank of New York, or a committee officially endorsed or convened by the Federal Reserve Board and/or the Federal Reserve Bank of New York or any successor thereto;

“Successor Rate” means a successor to or replacement of the Reference Rate which is formally recommended by any Relevant Nominating Body; and

“Unadjusted Benchmark Replacement” means the Benchmark Replacement excluding the Benchmark Replacement Adjustment;

8. Zero Coupon Note Provisions

- (a) *Application:* This Condition 8 (*Zero Coupon Note Provisions*) is applicable to the Notes only if the Zero Coupon Note Provisions are specified in the relevant Pricing Supplement as being applicable.
- (b) *Late payment on Zero Coupon Notes:* If the Redemption Amount payable in respect of any Zero Coupon Note is improperly withheld or refused, the Redemption Amount shall thereafter be an amount equal to the sum of:
 - (i) the Reference Price; and
 - (ii) the product of the Accrual Yield (compounded annually) being applied to the Reference Price on the basis of the relevant Day Count Fraction from (and including) the Issue Date to (but excluding) whichever is the earlier of (A) the day on which all sums due in respect of such Note up to that day are received by or on behalf of the relevant Noteholder and (B) the day which is seven days after the Principal Paying Agent has notified the Noteholders that it has received all sums due in respect of the Notes up to such seventh day (except to the extent that there is any subsequent default in payment).

9. Redemption and Purchase

- (a) *Scheduled redemption:* Unless previously redeemed, or purchased and cancelled, the Notes will be redeemed at their Final Redemption Amount on the Maturity Date, subject as provided in Condition 10 (*Payments — Bearer Notes*) and Condition 11 (*Payments — Registered Notes*).

(b) *Redemption for tax reasons:* The Notes may be redeemed at the option of the Issuer in whole, but not in part:

- (i) at any time (unless the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable); or
- (ii) on any Interest Payment Date (if the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable),

on the Issuer's giving not less than 30 nor more than 60 days' notice to the Noteholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Tax), together with interest accrued (if any) to (but excluding) the date fixed for redemption, if, immediately before giving such notice, the Issuer satisfies the Trustee that:

- (A) (1) the Issuer has or will become obliged to pay Additional Amounts (as defined in Condition 12 (*Taxation*)) as provided or referred to in Condition 12 (*Taxation*) as a result of any change in, or amendment to, the laws or regulations of the British Virgin Islands or the PRC or any political subdivision or any authority thereof or therein having power to tax, or any change in the application or official interpretation of such laws or regulations (including a holding by a court of competent jurisdiction), which change or amendment becomes effective on or after the date of issue of the first Tranche of the Notes; and (2) such obligation cannot be avoided by the Issuer taking reasonable measures available to it; or
- (B) (1) the Guarantor has or (if a demand was made under the Guarantee of the Notes) would become obliged to pay Additional Amounts as provided or referred to in Condition 12 (*Taxation*) as a result of any change in, or amendment to, the laws or regulations of Hong Kong or the PRC or any political subdivision or any authority thereof or therein having power to tax, or any change in the application or official interpretation of such laws or regulations (including a holding by a court of competent jurisdiction), which change or amendment becomes effective on or after the date of issue of the first Tranche of the Notes, and (2) such obligation cannot be avoided by the Guarantor taking reasonable measures available to it,

provided, however, that no such notice of redemption shall be given earlier than:

- (1) where the Notes may be redeemed at any time, 90 days (or such other period as may be specified in the relevant Pricing Supplement) prior to the earliest date on which the Issuer or the Guarantor would be obliged to pay such Additional Amounts if a payment in respect of the Notes were then due or (as the case may be) a demand under the Guarantee of the Notes were then made; or
- (2) where the Notes may be redeemed only on an Interest Payment Date, 60 days (or such other period as may be specified in the relevant Pricing Supplement) prior to the Interest Payment Date occurring immediately before the earliest date on which the Issuer or the Guarantor would be obliged to pay such Additional Amounts if a payment in respect of the Notes were then due or (as the case may be) a demand under the Guarantee of the Notes were then made.

Prior to the publication of any notice of redemption pursuant to this paragraph, the Issuer shall deliver or procure that there is delivered to the Trustee (x) a certificate signed by an Authorised Signatory of the Issuer stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred of and (y) an opinion of independent legal advisers of recognised standing to the effect that the Issuer or (as the case may be) the Guarantor has or will become obliged to pay such Additional Amounts as a result of such change or amendment.

The Trustee shall be entitled (but shall not be obliged) to accept and rely upon such certificate and opinion as sufficient evidence of the satisfaction of the circumstances set out above, in which event they shall be conclusive and binding on the Noteholders.

Upon the expiry of any such notice as is referred to in this Condition 9(b), the Issuer shall be bound to redeem the Notes in accordance with this Condition 9(b).

- (c) *Redemption for Change of Control Triggering Event:* At any time following the occurrence of a Change of Control Triggering Event, the holder of any Note will have the right on the Issuer's giving not less than 30 nor more than 60 days' notice to the Noteholders (unless prior to the giving of the relevant Change of Control Triggering Event Put Exercise Notice (as defined below) the Issuer has given notice of redemption under Condition 9(b) (*Redemption for tax reasons*) or Condition 9(d) (*Redemption at the option of the Issuer*)), at such holder's option, to require the Issuer to redeem all, but not some only, of that holder's Notes on the Change of Control Triggering Event Put Date at a price in cash equal to the Early Redemption Amount (Change of Control Triggering Event), together with interest accrued (if any) to (but excluding) the Change of Control Triggering Event Put Date. To exercise such right, the holder of the relevant Note must deposit at the Specified Office of any Paying Agent a duly completed and signed notice of redemption, in the form for the time being current, obtainable from the Specified Office of any Paying Agent (a "**Change of Control Triggering Event Put Exercise Notice**"), together with a certificate evidencing the Notes to be redeemed, by not later than 30 days following a Change of Control Triggering Event, or, if later, 30 days following the date upon which notice thereof is given to Noteholders by the Issuer in accordance with Condition 20 (*Notices*). The "**Change of Control Triggering Event Put Date**" shall be the fourteenth day after the expiry of such period of 30 days as referred to above in this Condition 9(c).

A Change of Control Triggering Event Put Exercise Notice, once delivered, shall be irrevocable and the Issuer shall redeem the Notes which are the subject of Change of Control Triggering Event Put Exercise Notices delivered as aforesaid on the Change of Control Triggering Event Put Date.

The Issuer shall give notice to Noteholders (in accordance with Condition 20 (*Notices*)) and the Trustee and the Principal Paying Agent by not later than 14 days following the first day on which it becomes aware of the occurrence of a Change of Control Triggering Event, which notice shall specify the procedure for exercise by holders of their rights to require redemption of the Notes pursuant to this Condition 9(c).

Neither the Trustee nor the Agents shall be required to monitor whether a Change of Control Triggering Event or any event which could lead to the occurrence of a Change of Control Triggering Event has occurred and shall not be liable to Noteholders or any other person for not doing so.

- (d) *Redemption at the option of the Issuer:* If the Call Option is specified in the relevant Pricing Supplement as being applicable, the Notes may be redeemed at the option of the Issuer in whole or, if so specified in the relevant Pricing Supplement, in part on any Optional Redemption Date (Call) at the relevant Optional Redemption Amount (Call) on the Issuer's giving not less than 15 nor more than 30 days' notice to the Noteholders, or such other period(s) as may be specified in the relevant Pricing Supplement (which notice shall be irrevocable and shall oblige the Issuer to redeem the Notes or, as the case may be, the Notes specified in such notice on the relevant Optional Redemption Date (Call) at the Optional Redemption Amount (Call) plus accrued interest (if any) to (but excluding) such date).
- (e) *Partial redemption:* If the Notes are to be redeemed in part only on any date in accordance with Condition 9(d) (*Redemption at the option of the Issuer*), in the case of Bearer Notes, the Notes to be redeemed shall be selected by the drawing of lots in such place as the Principal Paying Agent approves and in such manner as the Principal Paying Agent considers appropriate, subject to compliance with applicable law, the rules of each competent authority, stock exchange and/or quotation system (if any) by which the Notes have then been admitted to listing, trading and/or quotation and the notice to Noteholders referred to in Condition 9(d) (*Redemption at the option of the Issuer*) shall specify the serial numbers of the Notes so to be redeemed, and, in the case of Registered Notes, each Note shall be redeemed in part in the proportion which the aggregate principal amount of the outstanding Notes to be redeemed on the relevant Optional Redemption Date (Call) bears to the aggregate principal amount of outstanding Notes on such date. If any Maximum Redemption Amount or Minimum Redemption Amount is specified in the relevant Pricing Supplement, then the Optional Redemption Amount (Call) shall in no event be greater than the maximum or be less than the minimum so specified.
- (f) *Redemption at the option of Noteholders:* If the Put Option is specified in the relevant Pricing Supplement as being applicable, the Issuer shall, at the option of the Holder of any Note redeem such Note on the Optional Redemption Date (Put) specified in the relevant Put Option Notice at the relevant Optional Redemption Amount (Put) together with interest (if any) accrued to such date. In order to exercise the option contained in this Condition 9(f), the Holder of a Note must, not less than 30 nor more than 60 days before the relevant Optional Redemption Date (Put) (or such other period(s) as may be specified in the relevant Pricing Supplement), deposit with any Paying Agent such Note together with all unmatured Coupons relating thereto and a duly completed Put Option Notice in the form obtainable from any Paying Agent. No Note, once deposited with a duly completed Put Option Notice in accordance with this Condition 9(f), may be withdrawn; **provided, however, that** if, prior to the relevant Optional Redemption Date (Put), any such Note becomes immediately due and payable or, upon due presentation of any such Note on the relevant Optional Redemption Date (Put), payment of the redemption moneys is improperly withheld or refused, the relevant Paying Agent shall send notification thereof to the depositing Noteholder at such address as may have been given by such Noteholder in the relevant Put Option Notice and shall hold such Note at its Specified Office for collection by the depositing Noteholder. For so long as any outstanding Note is held by a Paying Agent in accordance with this Condition 9(f), the depositor of such Note and not such Paying Agent or CMU Lodging and Paying Agent shall be deemed to be the Holder of such Note for all purposes.
- (g) *No other redemption:* The Issuer shall not be entitled to redeem the Notes otherwise than as provided in paragraphs (a) to (f) above.

- (h) *Early redemption of Zero Coupon Notes:* Unless otherwise specified in the relevant Pricing Supplement, the Redemption Amount payable on redemption of a Zero Coupon Note at any time before the Maturity Date shall be an amount equal to the sum of:
 - (i) the Reference Price; and
 - (ii) the product of the Accrual Yield (compounded annually) being applied to the Reference Price from (and including) the Issue Date to (but excluding) the date fixed for redemption or (as the case may be) the date upon which the Note becomes due and payable.

Where such calculation is to be made for a period which is not a whole number of years, the calculation in respect of the period of less than a full year shall be made on the basis of such Day Count Fraction as may be specified in the Pricing Supplement for the purposes of this Condition 9(h) or, if none is so specified, a Day Count Fraction of 30E/360.

- (i) *Purchase:* The Issuer, the Guarantor or any of their respective Subsidiaries may at any time purchase Notes in the open market or otherwise and at any price, **provided that** all unmatured Coupons are purchased therewith.
- (j) *Cancellation:* All Notes so redeemed or purchased by the Issuer, the Guarantor, or any of their respective Subsidiaries and any unmatured Coupons attached to or surrendered with them shall be cancelled and may not be reissued or resold and the obligations of the Issuer and the Guarantor in respect of any such Notes shall be discharged.
- (k) *Calculations:* Neither the Trustee nor any of the Agents (other than the Calculation Agent and solely in respect of its functions as an appointed Calculation Agent of the Issuer) shall be responsible for calculating or verifying the calculations of any amount under any notice of redemption and shall not be liable to the Noteholders or any other person for not doing so.
- (l) *Notices of redemption:* If there is more than one notice of redemption given in respect of any Note (which shall include any notice given by the Issuer pursuant to Condition 9(b) (*Redemption for tax reasons*) or Condition 9(d) (*Redemption at the option of the Issuer*) and any Change of Control Triggering Event Put Exercise Notice given by a Noteholder pursuant to Condition 9(c) (*Redemption for Change of Control Triggering Event*) or any Put Option Notice given pursuant to Condition 9(f) (*Redemption at the option of Noteholders*)), the notice given first in time shall prevail and in the event of two notices being given on the same date, the first to be given shall prevail.

10. Payments — Bearer Notes

This Condition 10 is only applicable to Bearer Notes.

- (a) *Principal:* Payments of principal shall be made only against presentation and **(provided that payment** is made in full) surrender of Bearer Notes at the Specified Office of any Paying Agent outside the United States (i) in the case of a currency other than Renminbi by transfer to an account denominated in that currency (or, if that currency is euro, any other account to which euro may be credited or transferred) and maintained by the payee with, a bank in the Principal Financial Centre of that currency, and (ii) in the case of Renminbi, by transfer to an account denominated in Renminbi and maintained by the payee with a bank in Hong Kong.

- (b) *Interest:* Payments of interest shall, subject to paragraph (h) below, be made only against presentation and **(provided that payment** is made in full) surrender of the appropriate Coupons at the Specified Office of any Paying Agent outside the United States in the manner described in paragraph (a) above.
- (c) *Payments in New York City:* Payments of principal or interest may be made at the Specified Office of a Paying Agent in New York City if (i) the Issuer has appointed Paying Agents with Specified Office outside the United States with the reasonable expectation that such Paying Agents will be able to make payment of the full amount of the interest on the Notes in the currency in which the payment is due when due, (ii) payment of the full amount of such interest at the offices of all such Paying Agents is illegal or effectively precluded by exchange controls or other similar restrictions and (iii) payment is permitted by applicable United States law without involving, in the opinion of the Issuer, any adverse tax consequences to the Issuer.
- (d) *Payments subject to fiscal laws:* All payments in respect of the Bearer Notes are subject in all cases to (i) any applicable fiscal or other laws and regulations in the place of payment, but without prejudice to the provisions of Condition 12 (*Taxation*) and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986, as amended (the “**Code**”) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 12 (*Taxation*)) any law implementing an intergovernmental approach thereto. Neither the Issuer nor the Guarantor will be liable for any taxes or duties of whatever nature imposed or levied by such laws.
- (e) No commissions or expenses shall be charged to the Noteholders or Couponholders in respect of such payments.
- (f) *Deductions for unmatured Coupons:* If the relevant Pricing Supplement specifies that the Fixed Rate Note Provisions are applicable and a Bearer Note is presented without all unmatured Coupons relating thereto:
 - (i) if the aggregate amount of the missing Coupons is less than or equal to the amount of principal due for payment, a sum equal to the aggregate amount of the missing Coupons will be deducted from the amount of principal due for payment; **provided, however, that** if the gross amount available for payment is less than the amount of principal due for payment, the sum deducted will be that proportion of the aggregate amount of such missing Coupons which the gross amount actually available for payment bears to the amount of principal due for payment;
 - (ii) if the aggregate amount of the missing Coupons is greater than the amount of principal due for payment:
 - (A) so many of such missing Coupons shall become void (in inverse order of maturity) as will result in the aggregate amount of the remainder of such missing Coupons (the “**Relevant Coupons**”) being equal to the amount of principal due for payment; **provided, however, that** where this sub-paragraph would otherwise require a fraction of a missing Coupon to become void, such missing Coupon shall become void in its entirety; and

(B) a sum equal to the aggregate amount of the Relevant Coupons (or, if less, the amount of principal due for payment) will be deducted from the amount of principal due for payment; **provided, however, that**, if the gross amount available for payment is less than the amount of principal due for payment, the sum deducted will be that proportion of the aggregate amount of the Relevant Coupons (or, as the case may be, the amount of principal due for payment) which the gross amount actually available for payment bears to the amount of principal due for payment.

Each sum of principal so deducted shall be paid in the manner provided in paragraph (a) above against presentation and (**provided that** payment is made in full) surrender of the relevant missing Coupons.

- (g) *Unmatured Coupons void:* If the relevant Pricing Supplement specifies that this Condition 10(g) is applicable or that the Floating Rate Note Provisions are applicable, on the due date for final redemption of any Note or early redemption in whole of such Note pursuant to Condition 9(b) (*Redemption for tax reasons*), Condition 9(f) (*Redemption at the option of Noteholders*), Condition 9(d) (*Redemption at the option of the Issuer*) or Condition 13 (*Events of Default*), all unmatured Coupons relating thereto (whether or not still attached) shall become void and no payment will be made in respect thereof.
- (h) *Payments on business days:* If the due date for payment of any amount in respect of any Bearer Note or Coupon is not a Payment Business Day in the place of presentation, the Holder shall not be entitled to payment in such place of the amount due until the next succeeding Payment Business Day in such place and shall not be entitled to any further interest or other payment in respect of any such delay.
- (i) *Payments other than in respect of matured Coupons:* Payments of interest other than in respect of matured Coupons shall be made only against presentation of the relevant Bearer Notes at the Specified Office of any Paying Agent outside the United States (or in New York City if permitted by paragraph (c) above).
- (j) *Partial payments:* If a Paying Agent makes a partial payment in respect of any Bearer Note or Coupon presented to it for payment, such Paying Agent will endorse thereon a statement indicating the amount and date of such payment.
- (k) *Exchange of Talons:* On or after the maturity date of the final Coupon which is (or was at the time of issue) part of a Coupon Sheet relating to the Bearer Notes, the Talon forming part of such Coupon Sheet may be exchanged at the Specified Office of the Principal Paying Agent for a further Coupon Sheet (including, if appropriate, a further Talon but excluding any Coupons in respect of which claims have already become void pursuant to Condition 14 (*Prescription*)). Upon the due date for redemption of any Bearer Note, any unexchanged Talon relating to such Note shall become void and no Coupon will be delivered in respect of such Talon.

11. Payments — Registered Notes

This Condition 11 is only applicable to Registered Notes.

(a) *Principal:* Payments of principal shall be made:

- (i) in the case of a currency other than Renminbi, upon application by a Holder of a Registered Note to the Specified Office of the Principal Paying Agent not later than the fifteenth day before the due date for any such payment, by transfer to an account denominated in that currency (or, if that currency is euro, any other account to which euro may be credited or transferred) and maintained by the payee with, a bank in the Principal Financial Centre of that currency (; and
- (ii) in the case of Renminbi, by transfer to an account denominated in Renminbi and maintained by the payee with a bank in Hong Kong,

and (in the case of redemption) upon surrender (or, in the case of part payment only, endorsement) of the relevant Note Certificates at the Specified Office of any Paying Agent.

(b) *Interest:* Payments of interest shall be made:

- (i) in the case of a currency other than Renminbi, upon application by a Holder of a Registered Note to the Specified Office of the Principal Paying Agent not later than the fifteenth day before the due date for any such payment, by transfer to an account denominated in that currency (or, if that currency is euro, any other account to which euro may be credited or transferred) and maintained by the payee with, a bank in the Principal Financial Centre of that currency; and
- (ii) in the case of Renminbi, by transfer to an account denominated in Renminbi and maintained by the payee with a bank in Hong Kong, details of which appear on the Register at the close of business on the fifth Business Day before the due date for payment,

and (in the case of interest payable on redemption) upon surrender (or, in the case of part payment only, endorsement) of the relevant Note Certificates at the Specified Office of any Paying Agent.

(c) *Payments subject to fiscal laws:* All payments in respect of the Registered Notes are subject in all cases to (i) any applicable fiscal or other laws and regulations in the place of payment, but without prejudice to the provisions of Condition 12 (*Taxation*) and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986, as amended (the “**Code**”) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 12 (*Taxation*)) any law implementing an intergovernmental approach thereto. No commissions or expenses shall be charged to the Noteholders in respect of such payments.

(d) *Payments on business days:* Where payment is to be made by transfer to an account, payment instructions (for value the due date, or, if the due date is not a Payment Business Day, for value the next succeeding Payment Business Day) will be initiated and (i) (in the case of payments of principal and interest payable on redemption) on the later of the due date for payment and the day on which the relevant Note Certificate is surrendered (or, in the case of part payment only, endorsed) at the Specified Office of a Paying Agent and (ii) (in the

case of payments of interest payable other than on redemption) on the due date for payment. A Holder of a Registered Note shall not be entitled to any interest or other payment in respect of any delay in payment resulting from the due date for a payment not being a Payment Business Day.

- (e) *Partial payments:* If a Paying Agent makes a partial payment in respect of any Registered Note, the Issuer shall procure that the amount and date of such payment are noted on the Register and, in the case of partial payment upon presentation of a Note Certificate, that a statement indicating the amount and the date of such payment is endorsed on the relevant Note Certificate.
- (f) *Record date:* Each payment in respect of a Registered Note will be made to the person shown as the Holder in the Register at the close of business in the place of the relevant Registrar's Specified Office on the fifteenth day before the due date for such payment (the "**Record Date**").

*For so long as any of the Notes that are cleared through Euroclear or Clearstream are represented by a Global Note or a Global Note Certificate, each payment in respect of the Global Note or Global Note Certificate will be made to the person shown as the holder in the Register at the close of business of the relevant clearing system on the Clearing System Business Day before the due date for such payments, where "**Clearing System Business Day**" means a weekday (Monday to Friday, inclusive) except 25 December and 1 January. For so long as any of the Notes that are cleared through the CMU are represented by a Global Note or a Global Note Certificate, payments of interest or principal will be made to the CMU for their distribution to the persons for whose account a relevant interest in that Global Note or, as the case may be, that Global Note Certificate is credited as being held with the CMU in accordance with the CMU Rules (as defined in the Agency Agreement) at the relevant time. Such payment will discharge the Issuer's obligations in respect of that payment. Any payments by CMU participants to indirect participants will be governed by arrangements agreed between CMU participants and the indirect participants and will continue to depend on the inter-bank clearing system and traditional payment methods. Such payments will be the sole responsibility of such CMU participants.*

12. Taxation

- (a) *Gross up:* All payments of principal and interest in respect of the Notes and the Coupons by or on behalf of the Issuer or the Guarantor shall be made free and clear of, and without withholding or deduction for or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of the British Virgin Islands, Hong Kong or the People's Republic of China (the "**PRC**", which for these purposes exclude the Hong Kong Special Administrative Region of the People's Republic of China, the Macau Special Administrative Region of the People's Republic of China and Taiwan) or of any political subdivision taking authority thereof or therein (each, a "**Relevant Jurisdiction**"), unless the withholding or deduction of such taxes, duties, assessments, or governmental charges is required by law. In that event, the Issuer or (as the case may be) the Guarantor shall pay such additional amounts

(the “**Additional Amounts**”) as will result in receipt by the Noteholders and the Couponholders after such withholding or deduction of such amounts as would have been received by them had no such withholding or deduction been required, except that no such Additional Amounts shall be payable in respect of any Note or Coupon:

- (i) held by or on behalf of a Holder which is liable to such taxes, duties, assessments or governmental charges in respect of such Note or Coupon by reason of its having some connection with the Relevant Jurisdiction by which such taxes, duties, assessments or charges have been imposed, levied, collected, withheld or assessed other than the mere holding of the Note or Coupon; or
- (ii) which is surrendered (where required to be surrendered) more than 30 days after the Relevant Date, except to the extent that the holder of it would have been entitled to such Additional Amounts on surrender of such Note, Receipt or Coupon for payment on the last day of such period of 30 days assuming that day to have been a Payment Business Day). “**Relevant Date**” means whichever is the later of (a) the date on which such payment first becomes due and (b) if the full amount payable has not been received by the Principal Paying Agent on or prior to such due date, the date on which, the full amount having been so received, notice to that effect shall have been duly given to the holders of the Notes; or
- (iii) to a holder (or to a third party on behalf of a holder) who would have been able to avoid such withholding or deduction by duly presenting or surrendering the Note (where presentation or surrender is required), Receipt or Coupon to another paying agent having a specified office in a principal international financial centre outside the PRC; or
- (iv) with respect to any tax, duty, assessment or other governmental charge that would not have been imposed but for the failure of the holder or beneficial owner to comply with a timely request of the Issuer or the Guarantor addressed to the holder or beneficial owner to provide certification or information concerning the nationality, residence or identity of the holder or beneficial owner of the Note, Receipt or Coupon, if compliance is required as a precondition to relief or exemption from the tax, duty assessment or governmental charge; or
- (v) any estate, inheritance, gift, sale, transfer, personal property, or similar tax, duty, assessment or other governmental charge; or
- (vi) any combination of paragraphs (i) to (v) above.

Additional Amounts will not be paid to a holder who is a fiduciary, a partnership or other than the sole beneficial owner of that payment to the extent that payment would be required by the laws of the Relevant Jurisdiction to be included in the income of a beneficiary or settlor with respect to the fiduciary, a member of that partnership or a beneficial owner who would not have been entitled to the Additional Amounts had that beneficiary, settlor, member or beneficial owner been the holder.

For the avoidance of doubt, no Additional Amounts will be required to be paid on account of, and payments on the Notes and under the Guarantee will be paid net of, any deduction or withholding imposed pursuant to Sections 1471 through 1474 of the U.S. Internal Revenue Code or any current or future regulations issued thereunder (“**FATCA**”), any

intergovernmental agreement entered into with respect to FATCA, or any fiscal or regulatory legislation, rules or practices entered into in connection with any such intergovernmental agreement.

Any reference in the Notes to principal, premium (if any) and/or interest shall be deemed to include any Additional Amounts which may be payable as described above.

- (b) *Taxing jurisdiction:* If the Issuer or the Guarantor becomes subject at any time to any taxing jurisdiction other than the British Virgin Islands, Hong Kong or the PRC respectively, references in these Conditions to the British Virgin Islands, Hong Kong or the PRC shall be construed as references to the British Virgin Islands, Hong Kong or the PRC and/or such other jurisdiction.
- (c) *Trustee and Agents:* Neither the Trustee nor any Agent shall be responsible for paying any tax, duty, charges, withholding or other payment referred to in this Condition 12 or for determining whether such amounts are payable or the amount thereof, and none of them shall be responsible or liable for any failure by the Issuer, the Guarantor, any Noteholder or any third party to pay such tax, duty, charges, withholding or other payment in any jurisdiction or to provide any notice or information to the Trustee or any Agent that would permit, enable or facilitate the payment of any principal, premium (if any), interest or other amount under or in respect of the Notes without deduction or withholding for or on account of any tax, duty, charge, withholding or other payment imposed by or in any jurisdiction.

13. Events of Default

If any of the following events (each, an “**Event of Default**”) occurs and is continuing, then (other than in the case of the occurrence of the event mentioned in paragraph (b) (*Non-payment of principal*) below) the Trustee at its discretion may and, if so requested in writing by Holders of not less than 25 per cent. of the aggregate principal amount of the then outstanding Notes or if so directed by an Extraordinary Resolution, shall (subject to the Trustee having been indemnified and/or provided with security and/or pre-funded to its satisfaction) give written notice to the Issuer declaring the Notes to be immediately due and payable, whereupon they shall become (and in the case of the occurrence of the event mentioned in paragraph (b) (*Non-payment of principal*) below, they shall be upon the occurrence of such event) immediately due and payable together with accrued and unpaid interest (if any) without further action or formality:

- (a) Non-payment of interest: defaults in any payment of interest on any Note on the date such amount is due and payable, continued for 30 days;
- (b) Non-payment of principal: defaults in the payment of principal of, or premium, if any, on any Note on the date such amount is due and payable;
- (c) Failure to comply with other obligations: the Issuer fails to perform or comply with any one or more of its other obligations under Conditions 5 (*Covenants*) and 9(c) (*Redemption upon Change of Control Triggering Event*) of the Notes, which default is incapable of remedy or is not remedied within 45 days after notice of such default shall have been given by the Trustee (other than a failure to purchase Notes which will constitute an Event of Default under paragraph (b) above);
- (d) Failure to comply with other agreements: failure by the Issuer or the Guarantor to comply, for 60 days after written notice by the Trustee, with its other agreements contained in these Conditions, the Trust Deed or the Agency Agreement;

- (e) Cross-acceleration: default under any Indebtedness of the Issuer, the Guarantor or any of the Guarantor's Significant Subsidiaries (or the payment of which is guaranteed by the Guarantor or any of the Guarantor's Significant Subsidiaries), whether such Indebtedness or guarantee now exists, or is created after the date of the Trust Deed, which default results in the acceleration of such Indebtedness prior to its maturity, and the principal amount of any such Indebtedness, together with the principal amount of any other such Indebtedness the maturity of which has been so accelerated, equals or exceeds the higher of US\$35 million (or its equivalent in other currencies) and 2.5 per cent. of the Guarantor's Tangible Net Worth;
- (f) Insolvency:
 - (i) the Issuer, the Guarantor or any of the Guarantor's Significant Subsidiaries (a) commences a voluntary case or proceeding under any applicable Bankruptcy Law, (b) consents to the entry of judgment, decree or order for relief against it in an involuntary case or proceeding under any applicable Bankruptcy Law, (c) consents to the appointment of a Receiver of it or for any substantial part of its property and assets, (d) makes a general assignment for the benefit of its creditors, (e) consents to or acquiesces in the institution of a bankruptcy or an insolvency proceeding against it; or (f) takes any corporate action to authorize or effect any of the foregoing; or
 - (ii) a court of competent jurisdiction enters an order or decree under any Bankruptcy Law that (x) is for relief in an involuntary case against the Issuer, the Guarantor or such Significant Subsidiary, as the case may be, (y) appoints a Receiver for all or substantially all of the property and assets of the Issuer, the Guarantor or such Significant Subsidiary, as the case may be; or (z) orders the winding up or liquidation of the Issuer, the Guarantor or such Significant Subsidiary, as the case may be; and in each case under this clause (ii) such order, decree or relief has not been discharged or stayed for a period of 90 days;
- (g) Failure to pay judgment: failure by the Issuer, the Guarantor or any of the Guarantor's Significant Subsidiaries to pay one or more final judgments from a court of competent jurisdiction in the British Virgin Islands, Hong Kong or a member country of the Organisation for Economic Cooperation and Development, aggregating in excess of the greater of U.S.\$35 million (or its equivalent in other currencies) and 2.5 per cent. of the Guarantor's Tangible Net Worth (net of any amounts that are covered by insurance policies issued by solvent carriers), which judgments are not paid, discharged or stayed for a period of 60 days; or
- (h) Guarantee: the Guarantee shall cease to be in full force or effect or the Guarantor shall deny or disaffirm its obligations under the Guarantee.

14. Prescription

Claims for principal in respect of Bearer Notes shall become void unless the relevant Bearer Notes are presented for payment within ten years of the appropriate Relevant Date. Claims for interest in respect of Bearer Notes shall become void unless the relevant Coupons are presented for payment within five years of the appropriate Relevant Date. Claims for principal and interest on redemption in respect of Registered Notes shall become void unless the relevant Note Certificates are surrendered for payment within ten years of the appropriate Relevant Date.

15. Replacement of Notes and Coupons

If any Note, Note Certificate or Coupon is lost, stolen, mutilated, defaced or destroyed, it may be replaced at the Specified Office of the Principal Paying Agent, in the case of Bearer Notes, or the relevant Registrar, in the case of Registered Notes (and, if the Notes are then admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system which requires the appointment of a Paying Agent or Transfer Agent in any particular place, the Paying Agent or Transfer Agent having its Specified Office in the place required by such competent authority, stock exchange and/or quotation system), subject to all applicable laws and competent authority, stock exchange and/or quotation system requirements, upon payment by the claimant of the expenses incurred in connection with such replacement and on such terms as to evidence, security, indemnity and otherwise as the Issuer, the relevant Registrar and/or such Transfer Agent may require. Mutilated or defaced Notes, Note Certificates or Coupons must be surrendered before replacements will be issued.

16. Trustee and Agents

Under the Trust Deed, the Trustee is entitled to be indemnified and/or pre-funded and/or provided with security and relieved from responsibility in certain circumstances and to be paid its properly incurred fees, costs and expenses in priority to the claims of the Noteholders. In addition, the Trustee and the Agents are entitled to enter into business transactions with the Issuer, the Guarantor, and any entity relating to the Issuer or any of the Guarantor without accounting for any profit.

In the exercise of its powers and discretions under these Conditions and the Trust Deed, the Trustee will have regard to the interests of the Noteholders as a class and will not be responsible for any consequence for individual Holders of Notes as a result of such Holders being connected in any way with a particular territory or taxing jurisdiction.

In acting under the Agency Agreement and in connection with the Notes and the Coupons, the Agents act solely as agents of the Issuer and the Guarantor and (to the extent provided therein) the Trustee and the Agents do not assume any obligations towards or relationship of agency or trust for or with any of the Noteholders or Couponholders.

The initial Agents and their initial Specified Offices are listed below. The initial Calculation Agent (if any) is specified in the relevant Pricing Supplement. The Issuer and the Guarantor reserve the right (with the prior approval of the Trustee) at any time to vary or terminate the appointment of any Agent and to appoint a successor principal paying agent, principal registrar, CMU lodging and paying agent, CMU registrar or calculation agent and additional or successor paying agents; **provided, however, that:**

- (i) the Issuer and the Guarantor shall at all times maintain a principal paying agent and a principal registrar; and
- (ii) the Issuer and the Guarantor shall at all times maintain a CMU lodging and paying agent in relation to Notes accepted for clearance through the CMU and (if such Notes are Registered Notes) a CMU registrar; and
- (iii) if a Calculation Agent is specified in the relevant Pricing Supplement, the Issuer and the Guarantor shall at all times maintain a Calculation Agent; and

- (iv) if and for so long as the Notes are admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system which requires the appointment of a Paying Agent and/or a Transfer Agent in any particular place, the Issuer and the Guarantor shall maintain a Paying Agent and/or a Transfer Agent having its Specified Office in the place required by such competent authority, stock exchange and/or quotation system.

Notice of any change in any of the Agents or in their Specified Offices shall promptly be given to the Noteholders by the Issuer.

17. Meetings of Noteholders; Modification and Waiver

- (a) *Meetings of Noteholders:* The Trust Deed contains provisions for convening meetings of Noteholders to consider matters relating to the Notes, including the modification of any provision of these Conditions. Any such modification may be made if sanctioned by an Extraordinary Resolution. Such a meeting may be convened by the Issuer and the Guarantor (acting together), or by the Trustee and shall be convened by the Trustee (subject to it being first indemnified, pre-funded and/or provided with security to its satisfaction) upon the request in writing of Noteholders holding not less than 10 per cent. of the aggregate principal amount of the outstanding Notes. The quorum at any meeting convened to vote on an Extraordinary Resolution will be two or more Persons holding or representing more than 50 per cent. of the aggregate principal amount of the outstanding Notes or, at any adjourned meeting, one or more Persons being or representing Noteholders whatever the principal amount of the Notes held or represented; **provided, however, that** Reserved Matters may only be sanctioned by an Extraordinary Resolution passed at a meeting of Noteholders at which two or more Persons holding or representing not less than 66 per cent. or, at any adjourned meeting, not less than 33 per cent. of the aggregate principal amount of the outstanding Notes form a quorum. Any Extraordinary Resolution duly passed at any such meeting shall be binding on all the Noteholders and Couponholders, whether present or not.

In addition, a resolution in writing signed by or on behalf of Noteholders holding not less than 90 per cent. of the aggregate principal amount of the then outstanding Notes who for the time being are entitled to receive notice of a meeting of Noteholders under the Trust Deed will take effect as if it were an Extraordinary Resolution. Such a resolution in writing may be contained in one document or several documents in the same form, each signed by or on behalf of one or more Noteholders.

So long as the Notes are represented by the Global Note Certificate, an Extraordinary Resolution includes a consent given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of all the Holders of not less than 90 per cent. in principal amount of the Notes for the time being outstanding.

- (b) *Modification and waiver:* The Trustee may, without the consent of the Noteholders, agree to any modification of these Conditions or the Trust Deed (other than in respect of a Reserved Matter) which is, in the opinion of the Trustee, proper to make if, in the opinion of the Trustee, such modification will not be materially prejudicial to the interests of Noteholders and to any modification of the Notes or the Trust Deed which is of a formal, minor or technical nature or is to correct a manifest error or comply with mandatory provision of law.

In addition, the Trustee may, without the consent of the Noteholders, authorise or waive any proposed breach or breach of the Notes or the Trust Deed (other than a proposed breach or breach relating to the subject of a Reserved Matter) if, in the opinion of the Trustee, the interests of the Noteholders will not be materially prejudiced thereby.

In addition, pursuant to Condition 7(i) (*Benchmark Discontinuation*), certain changes may be made to the interest calculation provisions of the Floating Rate Notes in the circumstances and as otherwise set out in such Condition, without the requirement for consent of the Trustee or the Noteholders.

Unless the Trustee agrees otherwise, any such authorisation, waiver or modification shall be notified to the Noteholders by the Issuer and the Guarantor as soon as practicable thereafter.

- (c) *Direction from Noteholders:* Notwithstanding anything to the contrary in these Conditions or the Trust Deed, whenever the Trustee is required or entitled by the terms of these Conditions or the Trust Deed to exercise any discretion or power, take any action, make any decision or give any direction or certification, the Trustee is entitled, prior to exercising any such discretion or power, taking any such action, making any such decision, or giving any such direction or certification, to seek directions from the Noteholders by way of an Extraordinary Resolution and shall have been indemnified and/or pre-funded and/or provided with security to its satisfaction against all action, proceedings, claims and demands to which it may be or become liable and all costs, charges, damages and expenses (including legal expenses) properly incurred, and liabilities which may be incurred, by it in connection therewith, and the Trustee is not responsible for any loss or liability incurred by any person as a result of any delay in it exercising such discretion or power, taking such action, making such decision, or giving such direction or certification where the Trustee is seeking such directions or clarification of such directions, or in the event that the directions or clarifications sought are not provided by Noteholders.
- (d) *Certificates and reports:* The Trustee may rely without liability to any Noteholder, Couponholder or to any other person on a report, advice, opinion, confirmation or certificate from any lawyers, valuers, accountants (including the auditors, surveyors), financial advisers, financial institution or any other expert, whether or not addressed to it and whether their liability in relation thereto is limited (by its terms or by any engagement letter relating thereto or in any other manner) by reference to a monetary cap, methodology or otherwise. The Trustee may accept and shall be entitled to rely on any such report, confirmation or certificate or advice and such report, confirmation, certificate, opinion or advice shall be binding on the Issuer, the Guarantor, the Noteholders and the Couponholders.

18. Enforcement

The Trustee may at any time, at its discretion and without notice, institute such proceedings, actions or steps as it thinks fit to enforce its rights under the Trust Deed in respect of the Notes, but it shall not be bound to take any such proceedings, actions or steps unless:

- (i) it has been so requested in writing by the Holders of not less than 25 per cent. of the aggregate principal amount of the outstanding Notes or has been so directed by an Extraordinary Resolution; and
- (ii) it has been indemnified and/or pre-funded and/or provided with security to its satisfaction.

No Noteholder may proceed directly against the Issuer or the Guarantor unless the Trustee, having become bound to do so, fails to do so within a reasonable time and such failure is continuing.

19. Further Issues

The Issuer may from time to time, without the consent of the Noteholders or the Couponholders and in accordance with the Trust Deed, create and issue further notes having the same terms and conditions as the Notes in all respects (or in all respects except for the first payment of interest on them and the timing for reporting to the NDRC) so as to form a single series with the Notes. The Issuer may from time to time, with the consent of the Trustee, create and issue other series of notes having the benefit of the Trust Deed.

20. Notices

- (a) *Bearer Notes:* Notices to the Holders of Bearer Notes shall be valid if published in a leading English language daily newspaper of general circulation in Asia (which is expected to be the *Asian Wall Street Journal* or *The South China Morning Post*). Any such notice shall be deemed to have been given on the date of first publication (or if required to be published in more than one newspaper, on the first date on which publication shall have been made in all the required newspapers). Couponholders shall be deemed for all purposes to have notice of the contents of any notice given to the Holders of Bearer Notes.
- (b) *Registered Notes:* Notices to the Holders of Registered Notes shall be sent to them in English at the Issuer's expense at their respective addresses on the Register or published in a leading English language daily newspaper having general circulation in Asia (which is expected to be the *Asian Wall Street Journal* or *The South China Morning Post*). Any such notice shall be deemed to have been given on the date of the first publication or the fourth day after the date of sending, as the case may be.

So long as the Notes are represented by a Global Note or a Global Note Certificate and such Global Note or Global Note Certificate is held on behalf of (i) Euroclear or Clearstream or any other clearing system (except as provided in (ii) below), notices to the holders of Notes of that Series may be given by delivery of the relevant notice to that clearing system for communication by it to entitled accountholders in substitution for publication as required by the Conditions or by delivery of the relevant notice to the holder of the Global Note or Global Note Certificate, and such notice shall be deemed to have been given to the Noteholders on the date of delivery to Euroclear and/or Clearstream and/or any other relevant clearing system; or (ii) the CMU, notices to the holders of Notes of that Series may be given by delivery of the relevant notice to the CMU.

21. Currency Indemnity

If any sum due from the Issuer or the Guarantor in respect of the Notes or the Coupons or any order or judgment given or made in relation thereto has to be converted from the currency (the “**first currency**”) in which the same is payable under these Conditions or such order or judgment into another currency (the “**second currency**”) for the purpose of (a) making or filing a claim or proof against the Issuer or the Guarantor, (b) obtaining an order or judgment in any court or other tribunal or (c) enforcing any order or judgment given or made in relation to the Notes, the Issuer and the Guarantor shall indemnify each Noteholder, on the written demand of such Noteholder addressed to the Issuer and the Guarantor and delivered to the Issuer and the Guarantor or to the Specified Office of the Principal Paying Agent, against any loss suffered as a result of any discrepancy between (i) the rate of exchange used for such purpose to convert the sum in question from the first currency into the second currency and (ii) the rate or rates of exchange at which such Noteholder may in the ordinary course of business purchase the first currency with the second currency upon receipt of a sum paid to it in satisfaction, in whole or in part, of any such order, judgment, claim or proof.

This indemnity constitutes a separate and independent obligation of the Issuer and the Guarantor and shall give rise to a separate and independent cause of action.

22. Rounding

For the purposes of any calculations referred to in these Conditions (unless otherwise specified in these Conditions or the relevant Pricing Supplement), (a) all percentages resulting from such calculations will be rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with 0.000005 per cent. being rounded up to 0.00001 per cent.), (b) all United States dollar amounts used in or resulting from such calculations will be rounded to the nearest cent (with one half cent being rounded up), (c) all Japanese Yen amounts used in or resulting from such calculations will be rounded downwards to the next lower whole Japanese Yen amount, and (d) all amounts denominated in any other currency used in or resulting from such calculations will be rounded to the nearest two decimal places in such currency, with 0.005 being rounded upwards.

23. Governing Law and Jurisdiction

- (a) *Governing law:* The Notes and the Trust Deed and all non-contractual obligations arising out of or in connection with the Notes and the Trust Deed are governed by English law.
- (b) *Jurisdiction:* Each of the Issuer and the Guarantor (i) agrees that the courts of England shall have exclusive jurisdiction to settle any dispute (a “**Dispute**”) arising out of or in connection with the Notes; (ii) agrees that those courts are the most appropriate and convenient courts to settle any Dispute and, accordingly, that it will not argue that any other courts are more appropriate or convenient; (iii) irrevocably appoints Sinochem Europe Holding PLC at its registered office (currently at Fourth Floor, 20–22 Bedford Row, London, WC1R 4EB, United Kingdom) as its authorised agent to accept service of any process on its behalf; (iv) consents to the enforcement of any judgment; and (v) to the extent that it may in any jurisdiction claim for itself or its assets immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process, and to the extent that in any such jurisdiction there may be attributed to itself or its assets or revenues such immunity (whether or not claimed), agrees not to claim and irrevocably waived such immunity to the full extent permitted by the laws of such jurisdiction. The Trust Deed also states that nothing contained in the Trust Deed prevents the Trustee or any of the Noteholders from taking proceedings relating to a Dispute (“**Proceedings**”) in any other courts with jurisdiction and that, to the extent allowed by law, the Trustee or any of the Noteholders may take concurrent Proceedings in any number of jurisdictions.
- (c) *Waiver of immunity:* Each of the Issuer and the Guarantor hereby waives any right to claim sovereign or other immunity from jurisdiction or execution and any similar defence, and irrevocably consents to the giving of any relief or the issue of any process, including, without limitation, the making, enforcement or execution against any property whatsoever (irrespective of its use or intended use) of any order or judgment made or given in connection with any Proceedings.

TERMS AND CONDITIONS OF THE SECURITIES

The following (other than the words in italics) is the text of the terms and conditions of the Securities which, as completed by the relevant Pricing Supplement, will be endorsed on each Security in definitive form issued under the Programme.

The terms and conditions applicable to any Security in global form will differ from those terms and conditions which would apply to the Security were it in definitive form to the extent described under “Summary of Provisions Relating to the Instruments while in Global Form” below.

1. Introduction

- (a) *Programme:* Sinochem Offshore Capital Company Limited (the “**Issuer**”) and Sinochem Hong Kong (Group) Company Limited. (the “**Guarantor**”) have established a Medium Term Note and Perpetual Securities Programme (the “**Programme**”) for the issuance of up to U.S.\$15,000,000,000 in aggregate principal amount of notes (the “**Notes**”) and subordinated perpetual securities (the “**Securities**”) guaranteed by the Guarantor. These terms and conditions relate to Securities issued under the Programme.
- (b) *Pricing Supplement:* Securities issued under the Programme are issued in series (each a “**Series**”) and each Series may comprise one or more tranches (each a “**Tranche**”) of Securities. Each Tranche is the subject of a pricing supplement (the “**Pricing Supplement**”) which supplements these terms and conditions (the “**Conditions**”). The terms and conditions applicable to any particular Tranche of Securities are these Conditions as supplemented, amended and/or replaced by the relevant Pricing Supplement. In the event of any inconsistency between these Conditions and the relevant Pricing Supplement, the relevant Pricing Supplement shall prevail.
- (c) *Trust Deed:* The Securities are constituted by, are subject to, and have the benefit of, an amended and restated trust deed dated 9 September 2022 (as amended or supplemented from time to time, the “**Trust Deed**”) between the Issuer, the Guarantor and Citicorp International Limited as trustee (the “**Trustee**”, which expression includes all persons for the time being trustee or trustees appointed under the Trust Deed).
- (d) *Agency Agreement:* The Securities are the subject of an amended and restated issue and paying agency agreement dated 9 September 2022 (as amended or supplemented from time to time, the “**Agency Agreement**”) between the Issuer, the Guarantor, and Citibank, N.A., London Branch as principal paying agent (the “**Principal Paying Agent**”, which expression includes any successor principal paying agent appointed from time to time in connection with the Securities), Citicorp International Limited as CMU lodging and paying agent and CMU registrar (the “**CMU Lodging and Paying Agent**” and the “**CMU Registrar**”, respectively, which expression includes any successor CMU lodging and paying agent and CMU registrar appointed from time to time in connection with Securities cleared through the CMU), Citibank, N.A., London Branch as principal registrar (the “**Principal Registrar**”, which expression includes any successor principal registrar appointed from time to time in connection with Securities cleared through a clearing system other than the CMU, and together with the CMU Registrar, the “**Registrars**” and each, a “**relevant Registrar**”), the paying agents named therein (together with the Principal Paying Agent, the “**Paying Agents**”, which expression includes any successor or additional paying agents appointed from time to time in connection with the Securities), the transfer agents named therein (together with the Registrars, the “**Transfer Agents**”, which expression includes any successor or additional transfer agents appointed from time to time in connection with the Securities) and the Trustee. In these Conditions references to the “**Agents**” are to the Paying

Agents and the Transfer Agents and any reference to an “**Agent**” is to any one of them. For the purposes of these Conditions, all references (other than in relation to the determination of distribution and other amounts payable in respect of the Securities) to the Principal Paying Agent or the Principal Registrar shall, with respect to a Series of Securities to be held in the CMU, be deemed to be a reference to the CMU Lodging and Paying Agent or the CMU Registrar, as the case may be, and all such references shall be construed accordingly.

- (e) *The Securities:* The Securities are issued in registered form. All subsequent references in these Conditions to “**Securities**” are to the Securities which are the subject of the relevant Pricing Supplement. Copies of the relevant Pricing Supplement are available for viewing during normal business hours upon prior written request and proof of holding, and may be obtained from the Specified Office of the Principal Paying Agent.
- (f) *Summaries:* Certain provisions of these Conditions are summaries of the Trust Deed and the Agency Agreement and are subject to their detailed provisions. Securityholders (as defined below) are bound by, and are deemed to have notice of, all the provisions of the Trust Deed and the Agency Agreement applicable to them. Copies of the Trust Deed and the Agency Agreement are available for inspection by Securityholders during normal business hours upon prior written request and proof of holding at the Specified Office of Principal Paying Agent.

2. Interpretation

- (a) *Definitions:* In these Conditions the following expressions have the following meanings:

“**Accounting Event**” has the meaning given in Condition 7(d) (*Redemption for accounting reasons*);

“**Additional Financial Centre**” means the city or cities specified as such in the relevant Pricing Supplement;

“**Authorised Signatory**” means

- (a) in relation to the Issuer, any Director of the Issuer or any other person or persons notified to the Trustee by any such Director as being an Authorised Signatory pursuant to the Trust Deed; and
- (b) in relation to the Guarantor, any Director of the Guarantor or any other person or persons notified to the Trustee by any Director of the Guarantor as being an Authorised Signatory pursuant to the Trust Deed;

“**Benchmark Rate**” means

- (a) if the Specified Currency is U.S. dollars, the US Treasury Benchmark Rate;
- (b) if the Specified Currency is Renminbi, the CNY Benchmark Rate; or
- (c) if the Specified Currency is Singapore dollars, the SGD Benchmark Rate;

“**Breach of Covenant Event**” means the non-compliance or non-performance by the Issuer or the Guarantor of any one or more of its obligations and covenants set out in Condition 5 (*Covenants*);

“Business Day” means:

- (a) if the Specified Currency is U.S. dollars, a day (other than a Sunday or a Saturday) on which commercial banks are open for general business (including dealings in foreign currencies) in New York City;
- (b) if the Specified Currency is Renminbi, a day (other than a Sunday or a Saturday) on which commercial banks and foreign exchange markets are open for business and settle Renminbi payments in Hong Kong and are not authorised or obligated by law or executive order to be closed; and
- (c) if the Specified Currency is Singapore dollars, a day (other than a Sunday or a Saturday) on which commercial banks and foreign exchange markets settle payments in Singapore;

“Business Day Convention”, in relation to any particular date, has the meaning given in the relevant Pricing Supplement and, if so specified in the relevant Pricing Supplement, may have different meanings in relation to different dates and, in this context, the following expressions shall have the following meanings:

- (a) **“Following Business Day Convention”** means that the relevant date shall be postponed to the first following day that is a Business Day;
- (b) **“Modified Following Business Day Convention”** or **“Modified Business Day Convention”** means that the relevant date shall be postponed to the first following day that is a Business Day unless that day falls in the next calendar month in which case that date will be the first preceding day that is a Business Day;
- (c) **“Preceding Business Day Convention”** means that the relevant date shall be brought forward to the first preceding day that is a Business Day;
- (d) **“FRN Convention”, “Floating Rate Convention”** or **“Eurodollar Convention”** means that each relevant date shall be the date which numerically corresponds to the preceding such date in the calendar month which is the number of months specified in the relevant Pricing Supplement as the Specified Period after the calendar month in which the preceding such date occurred **provided, however, that:**
 - (i) if there is no such numerically corresponding day in the calendar month in which any such date should occur, then such date will be the last day which is a Business Day in that calendar month;
 - (ii) if any such date would otherwise fall on a day which is not a Business Day, then such date will be the first following day which is a Business Day unless that day falls in the next calendar month, in which case it will be the first preceding day which is a Business Day; and
 - (iii) if the preceding such date occurred on the last day in a calendar month which was a Business Day, then all subsequent such dates will be the last day which is a Business Day in the calendar month which is the specified number of months after the calendar month in which the preceding such date occurred; and
- (e) **“No Adjustment”** means that the relevant date shall not be adjusted in accordance with any Business Day Convention;

“Calculation Agent” means the Principal Paying Agent or such other Person specified in the relevant Pricing Supplement as the party responsible for calculating the Rate(s) of Interest and Interest Amount(s) and/or such other amount(s) as may be specified in the relevant Pricing Supplement;

“Calculation Amount” has the meaning given in the relevant Pricing Supplement;

“Change of Control” means, at any time, (1) Sinochem Holdings Corporation Ltd. and/or any of its Subsidiaries ceasing to own and control (directly or indirectly or in combination) at least 50.1 per cent. of the Guarantor’s issued and outstanding capital stock, **provided that** in the event that (due to the expiration of the period set forth in the definition of **“Rating Decline”** or otherwise) a Change of Control Triggering Event shall not have occurred in connection with any such reduction in ownership, any further reduction (together with each such further reduction previously occurred which did not constitute a new Change of Control pursuant to this proviso) greater than 5 per cent. shall constitute a new **“Change of Control”**; or (2) the government of the PRC or Persons owned or controlled by the government of the PRC ceasing to own and control (directly or indirectly or in combination) 100 per cent. of Sinochem Holdings Corporation Ltd.’s issued and outstanding capital stock. No Change of Control will be deemed to have occurred unless and until such Change of Control has actually been consummated;

“Change of Control Triggering Event” means a Change of Control, **provided that**, in the event that the Guarantor is, on the Rating Date, rated Investment Grade by two or more Rating Agencies, a Change of Control Triggering Event shall mean the occurrence of both a Change of Control and a Rating Decline. No Change of Control Triggering Event will be deemed to have occurred in connection with any particular Change of Control unless and until such Change of Control has actually been consummated;

“Clearstream” means Clearstream Banking S.A.;

“CMU” means the Central Moneymarkets Unit Service, operated by the Hong Kong Monetary Authority;

“CNY Benchmark Rate” has the meaning given in the relevant Pricing Supplement;

“Comparable Period” has the meaning given in the relevant Pricing Supplement;

“Comparable Treasury Issue” means the U.S. Treasury security selected by the Issuer as having a maturity of Comparable Period that would be utilised, at the time of selection and in accordance with customary financial practice, in pricing new issues of corporate debt securities with a maturity of Comparable Period;

“Comparable Treasury Price” means:

- (a) the average of the bid and asked prices for the Comparable Treasury Issue (expressed in each case as a percentage of its principal amount) on the third Business Day preceding the relevant Reset Date, as set forth in the daily statistical release (of any successor release) published by the Federal Reserve Bank of New York and designated **“Composite 3: 30 p.m. Quotations for U.S. Government Securities”**; or

- (b) if such release (or any successor release) is not published or does not contain such prices on such Business Day, (i) the average of the Reference Treasury Dealer Quotations for the relevant Reset Date, after excluding the highest and lowest of such Reference Treasury Dealer Quotations, or (ii) if fewer than three such Reference Treasury Dealer Quotations are available, the average of all such quotations,

if the Comparable Treasury Price cannot be determined in accordance with the above provisions, the US Treasury Benchmark Rate as at the last preceding Reset Date;

“Compulsory Distribution Payment Event” means, if Dividend Pusher is specified as being applicable in the relevant Pricing Supplement, during the six-month period ending on the day before the relevant Distribution Payment Date, either or both of the following have occurred:

- (a) a discretionary dividend, discretionary distribution or other discretionary payment has been declared or paid by the Issuer, the Guarantor or any of their respective Subsidiaries on or in respect of any Parity Obligations or Junior Obligations of the Issuer or the Guarantor (except (i) in relation to the Parity Obligations of the Issuer or (as the case may be) the Guarantor on a *pro-rata* basis, or (ii) in connection with any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (iii) for the issue of dividends to the Issuer, the Guarantor or to any intermediate holding company); or
- (b) the Issuer, the Guarantor or any of their respective Subsidiaries has at its discretion redeemed, reduced, cancelled, bought back or otherwise acquired any Parity Obligations or Junior Obligations of the Issuer or the Guarantor (except (i) in relation to the Parity Obligations of the Issuer or (as the case may be) the Guarantor on a *pro-rata* basis, (ii) in connection with any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (iii) as a result of the exchange or conversion of such Parity Obligations for Junior Obligations of the Issuer or (as the case may be) the Guarantor);

“Day Count Fraction” means, in respect of the calculation of an amount for any period of time (the **“Calculation Period”**), such day count fraction as may be specified in these Conditions or the relevant Pricing Supplement and:

- (a) if **“Actual/365 (Fixed)”** is so specified, means the actual number of days in the Calculation Period divided by 365;
- (b) if **“30/360”** is so specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“Y1” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“Y2” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M1**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M2**” is the calendar month, expressed as number, in which the day immediately following the last day included in the Calculation Period falls;

“**D1**” is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D1 will be 30; and

“**D2**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31 and D1 is greater than 29, in which case D2 will be 30”,

provided, however, that in each such case the number of days in the Calculation Period is calculated from and including the first day of the Calculation Period to but excluding the last day of the Calculation Period;

“**Distribution Commencement Date**” has the meaning given in the relevant Pricing Supplement;

“**Distribution Payment Date**” means the date or dates specified as such in, or determined in accordance with the provisions of, the relevant Pricing Supplement;

“**Dividend Pusher**” has the meaning given in the relevant Pricing Supplement;

“**Dividend Stopper**” has the meaning given in the relevant Pricing Supplement;

“**Early Redemption Amount (Accounting Event)**” means, in respect of any Security, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Early Redemption Amount (Breach of Covenant Event)**” means, in respect of any Security, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Early Redemption Amount (Change of Control Triggering Event)**” means, in respect of any Security, 101 per cent. of its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Early Redemption Amount (Relevant Indebtedness Default Event)**” means, in respect of any Security, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Early Redemption Amount (Tax)**” means, in respect of any Security, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Euroclear**” means Euroclear Bank SA/NV;

“**Extraordinary Resolution**” has the meaning given in the Trust Deed;

“**First Call Date**” has the meaning given in the relevant Pricing Supplement;

“**Group**” means the Guarantor and its Subsidiaries, including the Issuer, taken as a whole;

“Guarantee of the Securities” means the guarantee of the Securities given by the Guarantor in the Trust Deed;

“HKFRS” means the Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants. All ratios and computations contained or referred to in the Trust Deed shall be computed in conformity with HKFRS applied on a consistent basis;

“Holder” has the meaning given in Condition 3(b) (*Form, Denomination, Title and Transfer — Title to Securities*);

“Hong Kong” means the Hong Kong Special Administrative Region of the People’s Republic of China;

“Hong Kong Stock Exchange” means The Stock Exchange of Hong Kong Limited;

“Indebtedness” means any indebtedness for or in respect of money borrowed that has a final maturity of one year or more from its date of incurrence or issuance;

“Initial Distribution Rate” has the meaning given in the relevant Pricing Supplement;

“Initial Spread” has the meaning given in the relevant Pricing Supplement;

“Investment Grade” means a long term foreign currency issuer credit rating of **“AAA”**, **“AA”**, **“A”** or **“BBB”**, as modified by a **“+”** or **“—”** indication, or an equivalent long term foreign currency issuer credit rating representing one of the four highest rating categories, by S&P or any of its successors or assigns; an issuer rating of **“Aaa”**, **“Aa”**, **“A”** or **“Baa”**, as modified by a **“1”**, **“2”** or **“3”** indication, or an equivalent issuer rating representing one of the four highest rating categories, by Moody’s, or any of its successors or assigns; a long term foreign currency issuer credit rating of **“BBB-”** or better by Fitch, or any of its successors or assigns; or the equivalent ratings of any internationally recognised rating agency or agencies, as the case may be, which shall have been designated by the Guarantor as having been substituted for S&P, Moody’s, or Fitch or any combination thereof, as the case may be;

“Issue Date” has the meaning given in the relevant Pricing Supplement;

“Lien” means any mortgage, pledge, lien, charge, encumbrance or any other security interest;

“Maximum Redemption Amount” has the meaning given in the relevant Pricing Supplement;

“Minimum Redemption Amount” has the meaning given in the relevant Pricing Supplement;

“Junior Obligations” means, unless otherwise defined in the relevant Pricing Supplement, (a) in relation to the Issuer, (i) any class of the Issuer’s share capital (including without limitation, any preference shares and ordinary shares of the Issuer) or any other securities ranking or is expressed to rank *pari passu* therewith in respect of which all payments of dividends and distributions are discretionary and (ii) any Subordinated Indebtedness issued or guaranteed by the Issuer; and (b) in relation to a Guarantor, (i) any class of such Guarantor’s shares (including without limitation, any preference shares and ordinary shares of such

Guarantor) or any other securities ranking or is expressed to rank *pari passu* therewith in respect of which all payments of dividends and distributions are discretionary and (ii) any Subordinated Indebtedness issued or guaranteed by such Guarantor;

“**Optional Redemption Amount (Issuer)**” means, in respect of any Security, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Optional Redemption Amount (Minimum Outstanding Amount)**” means, in respect of any Security, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

“**Parity Obligations**” means, unless otherwise defined in the relevant Pricing Supplement, any instrument or security (including without limitation any preference share) issued, entered into or guaranteed by the Issuer or (as the case may be) the Guarantor which ranks or is expressed to rank, by its terms or by operation of law, *pari passu* with such Securities;

“**Payment Business Day**” means:

- (a) in relation to any sum payable in U.S. dollars, a day (other than a Sunday or a Saturday) on which commercial banks are open for general business (including dealings in foreign currencies) in New York City and in each (if any) Additional Financial Centre;
- (b) in relation to any sum payable in Renminbi, a day (other than a Sunday or a Saturday) on which (i) commercial banks and foreign exchange markets are open for business and settle Renminbi payments in Hong Kong and are not authorised or obligated by law or executive order to be closed and (ii) in each (if any) Additional Financial Centre; and
- (c) in relation to any sum payable in Singapore dollars, a day on which commercial banks and foreign exchange markets settle payments in Singapore and in each (if any) Additional Financial Centre;

“**Person**” means any state-owned enterprise, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, limited liability company, government, governmental entity or any agency or political subdivision thereof or any other entity;

“**Qualifying Securities**” means securities that:

- (a) have terms not materially less favourable to an investor than the terms of the Securities (as reasonably determined by the Issuer, and **provided that** a certificate to such effect (and confirming that the conditions set out in (i) to (iii) below have been satisfied) of an Authorised Signatory of the Issuer shall have been delivered to the Trustee prior to the substitution or variation of the relevant Securities), **provided that**:
 - (i) they are issued by the Issuer or any wholly-owned direct or indirect finance Subsidiary of the Issuer and guaranteed by the Issuer;
 - (ii) they are unconditionally and irrevocably guaranteed by the Guarantor; and
 - (iii) they (or, as appropriate, the guarantee as aforesaid) shall rank *pari passu* with the Securities on a Winding-Up of the Issuer or the Guarantor, shall preserve the Securityholders’ rights to any Arrears of Distribution, any Additional Distribution

Amount and any other payment that has accrued with respect to the relevant Securities, and shall contain terms which provide at least for the same Distribution Rate, Distribution Payment Dates and redemption events, from time to time applying to the Securities; and other terms of such securities are substantially identical (as reasonably determined by the Issuer) to the Securities, save for the modifications or amendments to such terms that are specifically required to be made in order to avoid or resolve a Special Event;

- (b) (if the Securities being substituted or varied pursuant to Condition 14(e) (*Substitution or Variation*) are rated by a rating agency) have been, or will on issue be, assigned at least the same rating as that assigned by such rating agency to the Securities immediately prior to such substitution or variation; and
- (c) (if the Securities being substituted or varied pursuant to Condition 14(e) (*Substitution or Variation*) are admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system) are listed, traded and/or quoted by the same competent authority, stock exchange and/or quotation system or such other securities exchange of international standing regularly used for the listing and quotation of debt securities offered and traded in the international markets;

“Rating Agencies” means (i) Standard & Poor’s Ratings Services, a division of The McGraw-Hill Companies, Inc., and its successors (“**S&P**”); (ii) Moody’s Investors Service, Inc., a subsidiary of Moody’s Corporation, and its successors (“**Moody’s**”); and (iii) Fitch Inc., a subsidiary of Fimalac, S.A., and its successors (“**Fitch**”); and (4) if one or more of S&P, Moody’s or Fitch or shall not make a rating of the Guarantor publicly available, a United States nationally recognised securities rating agency or agencies, as the case may be, selected by the Guarantor, which shall be substituted for S&P, Moody’s or Fitch or any combination thereof, as the case may be;

“Rating Date” means, in connection with a Change of Control Triggering Event, that date which is 90 days prior to the earlier of (x) a Change of Control and (y) a public notice of the occurrence of a Change of Control or of the intention by the Issuer or any other Person or Persons to effect a Change of Control;

“Rating Decline” means, in connection with a Change of Control Triggering Event, the occurrence on, or within six months after, the date, or public notice of the occurrence of, a Change of Control or the intention by the Guarantor or any other person or persons to effect a Change of Control (which period shall be extended (by no more than an additional three months after the consummation of the Change of Control) so long as the rating of the Guarantor is under publicly announced consideration for possible downgrade by any of the Rating Agencies) of any of the events listed below:

- (i) in the event the Guarantor (x) is on the Rating Date (A) rated by three Ratings Agencies and (B) rated Investment Grade by each such Rating Agency, and (y) ceases to be rated Investment Grade by at least two of such Rating Agencies; or
- (ii) in the event the Guarantor (x) is on the Rating Date (A) rated by two but not more Ratings Agencies and (B) rated Investment Grade by each such Rating Agency, and (y) ceases to be rated Investment Grade by both such Rating Agencies.

“Reference Treasury Dealer” means each of any three investment banks of recognised standing that is a primary U.S. Government securities dealer in New York, selected by the Issuer in good faith (at its own expense) and notified in writing to the Trustee and the Calculation Agent;

“Reference Treasury Dealer Quotations” means, with respect to each Reference Treasury Dealer and any Reset Date, the average as determined by the Calculation Agent, of the bid and asked prices for the Comparable Treasury Issue (expressed in each case as a percentage of its principal amount) quoted in writing to the Issuer by such Reference Treasury Dealer at 5: 00 p.m. on the third Business Day preceding such Reset Date and then notified in writing by the Issuer to the Trustee and the Calculation Agent;

“Register” has the meaning given in the Agency Agreement;

“Relevant Date” means, in relation to any payment, whichever is the later of (a) the date on which the payment in question first becomes due and (b) if the full amount payable has not been received by the Principal Paying Agent or the Trustee on or prior to such due date, the date on which (the full amount having been so received) notice to that effect has been given to the Securityholders;

“Relevant Indebtedness Default Event” means the occurrence of one or more of the following events:

any Indebtedness of the Issuer, the Guarantor or any of the Guarantor’s Significant Subsidiaries (or the payment of which is guaranteed by the Guarantor or any of the Guarantor’s Significant Subsidiaries), whether such Indebtedness or guarantee now exists, or is created after the date of the Trust Deed, which default results in the acceleration of such Indebtedness prior to its maturity, and the principal amount of any such Indebtedness, together with the principal amount of any other such Indebtedness the maturity of which has been so accelerated, equals or exceeds the higher of US\$35 million (or its equivalent in other currencies) and 2.5 per cent. of the Guarantor’s Tangible Net Worth;

“Relevant Reset Distribution Rate” means a rate of interest expressed as a percentage per annum equal to the sum of (a) the Initial Spread, (b) the applicable Benchmark Rate and (c) a margin of the Step-Up Rate;

“Reserved Matter” means any proposal to change any date fixed for payment of principal or Distribution (including any Arrears of Distribution and any Additional Distribution Amount) in respect of the Securities, to reduce or cancel the amount of principal or Distribution (including any Arrears of Distribution and any Additional Distribution Amount) payable on any date in respect of the Securities, to alter the method of calculating the amount of any payment in respect of the Securities or the date for any such payment, to change the currency of any payment under the Securities or to change the quorum requirements relating to meetings or the majority required to pass an Extraordinary Resolution;

“Reset Date” has the meaning given in the relevant Pricing Supplement;

“Security Interest” means any mortgage, charge, pledge, lien or other security interest including, without limitation, anything analogous to any of the foregoing under the laws of any jurisdiction;

“Securityholder” has the meaning given in Condition 3(b) (*Form, Denomination, Title and Transfer — Title to Securities*);

“SGD Benchmark Rate” has the meaning given in the relevant Pricing Supplement;

“Significant Subsidiary” means any Subsidiary that would be a “significant subsidiary” of the Issuer or the Guarantor within the meaning of Rule 1-02 under Regulation S-X promulgated by the U.S. Securities and Exchange Commission; **provided that** in each instance in such definition in which the term “10 per cent.” is used, the term “15 per cent.” shall be substituted therefor.

“Special Event” means a Withholding Tax Event, an Accounting Event or otherwise specified in the relevant Pricing Supplement;

“Specified Currency” has the meaning given in the relevant Pricing Supplement;

“Specified Denomination(s)” has the meaning given in the relevant Pricing Supplement;

“Specified Office” has the meaning given in the Agency Agreement;

“Specified Period” has the meaning given in the relevant Pricing Supplement;

“Step-Up Event” means the occurrence of a Change of Control Triggering Event, a Breach of Covenant Event or a Relevant Indebtedness Default Event;

“Step-Up Rate” means 3.00 per cent. per annum, unless otherwise specified in the relevant Pricing Supplement;

“Stock Exchange” means The Stock Exchange of Hong Kong Limited;

“Subordinated Indebtedness” means, with respect to the definition of Junior Obligations, all Indebtedness for money borrowed or raised which, in the event of the Winding-Up of the issuer thereof, ranks or is expressed to rank, by its terms or by operation of law, in right of payment behind the claims of unsecured and unsubordinated creditors of such issuer, and for this purpose **“Indebtedness”** shall include all liabilities, whether actual or contingent;

“Subsidiary” means in relation to any person and at any particular time any entity of which more than 50 per cent. of the issued share capital is then beneficially owned by such person and/or one or more of its Subsidiaries;

“Tangible Net Worth” means, as of the last day of each 12 month period ending on 31 December in each year, the consolidated total equity of the Guarantor, as determined from the financial statements for that relevant period:

- (a) plus any subordinated shareholders’ loans and any amount standing to the credit of the profit and loss account of the Guarantor as of the last day of that relevant period (to the extent such amount is not reflected in the reserves of the Guarantor referred to above);
- (b) less (i) goodwill and other intangible assets and (ii) minority interests.

“Trading Day” means a day on which the Hong Kong Stock Exchange is open for dealing business;

“US Treasury Benchmark Rate” means the rate in per cent. per annum equal to the yield, under the heading that represents the average for the week ending two Business Days prior to each Reset Date for calculating the Relevant Reset Distribution Rate under Condition 6(d)(ii)(B) (*Distribution — Rate of Distribution*), appearing in the most recently published

statistical release designated “*H.15(519)*” (weblink: <https://www.federalreserve.gov/releases/h15/>) or any successor publication that is published weekly by the Board of Governors of the Federal Reserve System and that establishes yields on actively traded US Treasury securities adjusted to constant maturity under the caption “**Treasury constant maturities**” for the maturity corresponding to the Comparable Treasury Issue. If such release (or any successor release) is not published during the week preceding the relevant date for calculation or does not contain such yields, “**US Treasury Benchmark Rate**” means the rate in per cent. per annum equal to the semi-annual equivalent yield to maturity of the Comparable Treasury Issue, calculated using a price for the Comparable Treasury Issue (expressed as a percentage of its principal amount) equal to the Comparable Treasury Price for the applicable Reset Date under Condition 6(d) (*Distribution — Rate of Distribution*);

“**Winding-Up**” means a final and effective court order or effective resolution by a competent authority in the respective jurisdiction of the Issuer or the Guarantor for the winding-up, liquidation or similar proceedings in respect of the Issuer or the Guarantor; and

“**Withholding Tax Event**” has the meaning given in Condition 7(b) (*Redemption for tax reasons*).

(b) *Interpretation:* In these Conditions:

- (i) any reference to principal shall be deemed to include the Early Redemption Amount (Accounting Event), Early Redemption Amount (Change of Control Triggering Event), Early Redemption Amount (Tax), Early Redemption Amount (Breach of Covenant Event), Early Redemption Amount (Relevant Indebtedness Default Event), Optional Redemption Amount (Issuer), Optional Redemption Amount (Minimum Outstanding Amount), any additional amounts in respect of principal which may be payable under Condition 9 (*Taxation*), any premium payable in respect of a Security and any other amount in the nature of principal payable pursuant to these Conditions;
- (ii) any reference to Distribution, Arrears of Distribution and Additional Distribution Amount shall be deemed to include any additional amounts in respect of such Distribution, Arrears of Distribution or, as the case may be, Additional Distribution Amount which may be payable under Condition 9 (*Taxation*) and any other amount in the nature of distribution payable pursuant to these Conditions;
- (iii) references to Securities being “**outstanding**” shall be construed in accordance with the Trust Deed;
- (iv) if an expression is stated in Condition 2(a) (*Interpretation — Definitions*) to have the meaning given in the relevant Pricing Supplement, but the relevant Pricing Supplement gives no such meaning or specifies that such expression is “**not applicable**” then such expression is not applicable to the Securities; and
- (v) any reference to the Trust Deed or the Agency Agreement shall be construed as a reference to the Trust Deed or the Agency Agreement, as the case may be, as amended and/or supplemented up to and including the Issue Date of the Securities.

3. Form, Denomination, Title and Transfer

- (a) *Form and Denomination:* Securities are in the Specified Denomination(s), which may include a minimum denomination specified in the relevant Pricing Supplement and higher integral multiples of a smaller amount specified in the relevant Pricing Supplement.
- (b) *Title to Securities:* The relevant Registrar will maintain a register (the “**Register**”) in accordance with the provisions of the Agency Agreement. A certificate (each, a “**Security Certificate**”) will be issued to each Holder of Securities in respect of its registered holding. Each Security Certificate will be numbered serially with an identifying number which will be recorded in the Register. “**Holder**” means the person in whose name such Security is for the time being registered in the Register (or, in the case of a joint holding, the first named thereof) and “**Securityholder**” shall be construed accordingly.
- (c) *Ownership:* The Holder of any Security shall (except as otherwise required by law) be treated as its absolute owner for all purposes (whether or not it is overdue and regardless of any notice of ownership, trust or any other interest therein, any writing on the Security Certificate relating thereto (other than the endorsed form of transfer) or any notice of any previous loss or theft thereof) and no Person shall be liable for so treating such Holder. No person shall have any right to enforce any term or condition of any Security under the Contracts (Rights of Third Parties) Act 1999.
- (d) *Transfers of Securities:* Subject to paragraphs (g) (*Closed periods*) and (h) (*Regulations concerning transfers and registration*) below, a Security may be transferred upon surrender of the relevant Security Certificate, with the endorsed form of transfer duly completed, at the Specified Office of the relevant Registrar or any Transfer Agent, together with such evidence as the relevant Registrar or (as the case may be) such Transfer Agent may reasonably require to prove the title of the transferor and the authority of the individuals who have executed the form of transfer; **provided, however, that** a Security may not be transferred unless the principal amount of Securities transferred and (where not all of the Securities held by a Holder are being transferred) the principal amount of the balance of Securities not transferred are Specified Denominations. Where not all the Securities represented by the surrendered Security Certificate are the subject of the transfer, a new Security Certificate in respect of the balance of the Securities will be issued to the transferor.
- (e) *Registration and delivery of Security Certificates:* Within five business days of the surrender of a Security Certificate and provision of the required evidence in accordance with paragraph (d) (*Transfers of Securities*) above, the relevant Registrar will register the transfer in question and deliver a new Security Certificate of a like principal amount to the Securities transferred to each relevant Holder at its Specified Office or (as the case may be) the Specified Office of any Transfer Agent or (at the request and risk of any such relevant Holder) to the address specified for the purpose by such relevant Holder. In this paragraph, “**business day**” means a day on which commercial banks are open for general business (including dealings in foreign currencies) in the city where the relevant Registrar or (as the case may be) the relevant Transfer Agent has its Specified Office.
- (f) *No charge:* The transfer of a Security will be effected without charge by or on behalf of the Issuer or the relevant Registrar or any Transfer Agent but against such payment or indemnity as the Issuer, the relevant Registrar or (as the case may be) such Transfer Agent may require in respect of (i) any costs or expenses of delivery, or (ii) any stamp duty, tax, other duty or governmental charge of whatsoever nature which may be levied or imposed in connection with such transfer and registration thereof.

- (g) *Closed periods:* Securityholders may not require transfers to be registered during the period of 15 days ending on (and including) (i) any Record Date (as defined in Condition 8(f) (*Record Date*)) for any payment of principal or Distribution (including any Arrears of Distribution and any Additional Distribution Amount), (ii) the due date for redemption of the Securities, or (iii) any date on which the Securities may be called for redemption by the Issuer at its option pursuant to Condition 7 (*Redemption and Purchase*).
- (h) *Regulations concerning transfers and registration:* All transfers of Securities and entries on the Register are subject to the detailed regulations concerning the transfer of Securities scheduled to the Agency Agreement. The regulations may be changed by the Issuer with the prior written approval of the relevant Registrar and the Trustee. A copy of the current regulations will be made available for inspection by the relevant Registrar to any Securityholder upon prior written request and proof of holding.

4. Status of the Securities and Guarantee of the Securities

- (a) *Status of the Securities:* The Securities constitute direct, general, unconditional and subject to Condition 5(a) (*Negative Pledge*) below) unsecured and subordinated obligations of the Issuer which will at all times rank *pari passu* and without any preference and priority among themselves and with any Parity Obligations of the Issuer. The rights and claims of the Holders in respect of the Securities are subordinated as provided in this Condition 4.
- (b) *Status of the Guarantee of the Securities:* The Guarantor has in the Trust Deed unconditionally and irrevocably guaranteed on a subordinated basis the due and punctual payment in full of all sums expressed to be from time to time payable by the Issuer under the Trust Deed and in respect of the Securities. The Guarantee of the Securities constitutes direct, general, unconditional and (subject to Condition 5(a) (*Negative Pledge*) unsecured and subordinated obligations of the Guarantor which will at all times rank at least *pari passu* with any Parity Obligations of the Guarantor. The rights and claims of the Holders in respect of the Guarantee of the Securities are subordinated as provided in this Condition 4.
- (c) *Ranking of claims in respect of the Securities:* Subject to applicable law, in the event of the Winding-Up of the Issuer, the rights and claims of the Holders in respect of the Securities shall rank ahead of those persons whose claims are in respect of any Junior Obligations of the Issuer, but shall be subordinated in right of payment to the claims of all other present and future senior creditors of the Issuer, other than the claims of holders of Parity Obligations of the Issuer.
- (d) *Ranking of claims in respect of the Guarantee of the Securities:* Subject to applicable law, in the event of the Winding-Up of the Guarantor, the rights and claims of the Holders in respect of the Guarantee of the Securities shall rank ahead of those persons whose claims are in respect of any Junior Obligations of the Guarantor, but shall be subordinated in right of payment to the claims of all other present and future senior creditors of the Guarantor, other than the claims of holders of Parity Obligations of the Guarantor.
- (e) *Set-off — Securities:* Subject to applicable law, no Holder may exercise, claim or plead any right of set-off, deduction, withholding or retention in respect of any amount owed to it by the Issuer in respect of, or arising under or in connection with the Securities, and each Holder shall, by virtue of his holding of any Securities, be deemed to have waived all such rights of set-off, deduction, withholding or retention against the Issuer. Notwithstanding the preceding sentence, if any of the amounts owing to any Holder by the Issuer in respect of, or arising under or in connection with the Securities is discharged by set-off, such Holder shall, subject to applicable law, immediately pay an amount equal to the amount of such discharge

to the Issuer (or, in the event of its Winding-Up or administration, the liquidator or, as appropriate, administrator of the Issuer) and, until such time as payment is made, shall hold such amount in trust for the Issuer (or the liquidator or, as appropriate, administrator of the Issuer) and accordingly any such discharge shall be deemed not to have taken place.

- (f) *Set-off — Guarantee of the Securities:* Subject to applicable law, no Holder may exercise, claim or plead any right of set-off, deduction, withholding or retention in respect of any amount owed to it by the Guarantor in respect of, or arising under or in connection with the Guarantee of the Securities, and each Holder shall, by virtue of his holding of any Securities, be deemed to have waived all such rights of set-off, deduction, withholding or retention against the Guarantor. Notwithstanding the preceding sentence, if any of the amounts owing to any Holder by the Guarantor in respect of, or arising under or in connection with the Guarantee of the Securities is discharged by set-off, such Holder shall, subject to applicable law, immediately pay an amount equal to the amount of such discharge to the Guarantor (or, in the event of its Winding-Up or administration, the liquidator or, as appropriate, administrator of the Guarantor) and, until such time as payment is made, shall hold such amount in trust for the Guarantor (or the liquidator or, as appropriate, administrator of the Guarantor) and accordingly any such discharge shall be deemed not to have taken place.

Upon issue, the Securities will be evidenced by a global Certificate (the “Global Certificate”) substantially in the form scheduled to the Trust Deed. The Global Certificate will be registered in the name of a nominee for, and deposited with, a common depositary for Euroclear and Clearstream and will be exchangeable for individual Certificates only in the circumstances set out therein.

5. Covenants

- (a) *Negative Pledge:* So long as any Security remains outstanding (as defined in the Trust Deed), neither the Issuer nor the Guarantor will create or permit to subsist any Lien upon the whole or any part of their respective property or assets held directly by the Issuer or the Guarantor, present or future, to secure any Relevant Indebtedness (or to secure for the benefit of the holders thereof any guarantee or indemnity in respect thereof) without, in any such case, effectively providing that the Securities and the Guarantee, as the case may be, will be secured equally and rateably with, and prior to incurring such Relevant Indebtedness (or such guarantee or indemnity in respect thereof), unless, after giving effect thereto, the aggregate outstanding principal amount of all such secured Relevant Indebtedness (other than the Relevant Indebtedness secured by Liens described in clauses (i) through (vii) below) would not exceed 5 per cent. of the Guarantor’s Tangible Net Worth.

The foregoing restriction will not apply to:

- (i) any Lien existing on or prior to the date of issue of the Securities;
- (ii) any Lien existing on any property or asset prior to the acquisition thereof by the Issuer or the Guarantor or arising after such acquisition pursuant to contractual commitments entered into prior to and not in contemplation of such acquisition;
- (iii) any Lien on any property or asset securing Relevant Indebtedness incurred or assumed for the purpose of financing the purchase price thereof or the cost of construction, improvement or repair of all or any part thereof; **provided that** such Lien attaches to such property concurrently with or within 12 months after the acquisition thereof or completion of construction, improvement or repair thereof;

- (iv) any Lien securing Relevant Indebtedness owing to or held by the Issuer or the Guarantor;
- (v) any Lien arising or already arisen automatically by operation of law which is promptly discharged or disputed in good faith by appropriate proceedings;
- (vi) Liens on money paid to or money or securities deposited with a fiscal agent, trustee or depository to pay or discharge in full the obligations of the Issuer or the Guarantor in respect of Relevant Indebtedness (**provided that** such money or securities so paid or deposited, and the proceeds therefrom, will be sufficient to pay or discharge such obligations in full); or
- (vii) any Lien arising out of the refinancing, extension, renewal or refunding of any Relevant Indebtedness secured by any Lien permitted by any of the foregoing clauses; **provided that** such Relevant Indebtedness is not increased and is not secured by any additional property or assets.

(b) *Other Covenants:*

- (i) The Guarantor shall ensure that the Issuer shall at all times remain a wholly-owned subsidiary of the Guarantor. The Issuer shall not carry on any business activities other than those in connection with issuance of the notes or the perpetual securities (including the Instruments to be issued under the Programme) and advance of the net proceeds of the issuance to the Guarantor.
- (ii) The Issuer will not hold any debts or securities (including deposits and loans) that give rise to U.S. source income or gross income that is effectively connected with the conduct of a U.S. trade or business for U.S. federal income tax purposes.
- (iii) Where the NDRC Quota is available to a Tranche of Securities, the Issuer and the Guarantor undertake that, after the Issue Date, the Issuer shall, and the Guarantor shall procure the Issuer to, report or cause to be reported to the NDRC the requisite information within the time period as required by the NDRC; where the NDRC Quota is not available to a Tranche of Securities, the Issuer and the Guarantor undertake that they will make or procure to be made a pre-issuance registration with the NDRC, followed by a post-issuance reporting with the NDRC within the prescribed time following issuance of the Securities pursuant to the NDRC Circular.

“**NDRC**” means the National Development and Reform Commission of the PRC or its local counterparts;

“**NDRC Circular**” means the Circular on Promoting the Reform of the Administrative System on the Issuance by Enterprises of Foreign Debt Filings and Registrations (國家發展改革委關於推進企業發行外債備案登記制管理改革的通知(發改外資[2015]2044號)) issued by the NDRC and which came into effect on 14 September 2015, and any implementation rules as issued by the NDRC from time to time;

“**NDRC Quota**” means the annual or otherwise general quota granted by the NDRC to Sinochem Holdings Corporation Ltd. or any of its subsidiaries pursuant to the NDRC Circular; and

“**Relevant Indebtedness**” means any indebtedness incurred or issued outside the PRC which is in the form of or represented by any bond, notes, debentures, loan stock or other instrument which is, or is capable of being, listed, quoted or traded on any stock exchange or in any securities market (including, without limitation, any over-the-counter market) and which has a final maturity of one year or more from its date of incurrence or issuance, but not including, for the avoidance of doubt, any indebtedness under any syndicated or bilateral loan facility arranged or granted by a bank or other financial institution or any trade accounts payable in the ordinary course of business or any guarantee or indemnity in respect of such indebtedness (including any drawing down of any existing credit line or facility of the Issuer or the Guarantor).

6. Distribution

- (a) *Distribution:* Subject to Condition 6(e) (*Distribution — Distribution Deferral*) below, the Securities confer a right to receive distribution (each a “**Distribution**”) from the Distribution Commencement Date at the Distribution Rate (as defined below) payable in arrear on each Distribution Payment Date in accordance with this Condition 6.

Subject to Condition 6(e) (*Distribution — Distribution Deferral*) below, Distribution shall be payable on the Securities on each Distribution Payment Date and, if a Business Day Convention is specified in the relevant Pricing Supplement:

- (i) as the same may be adjusted in accordance with the relevant Business Day Convention; or
 - (ii) if the Business Day Convention is the FRN Convention, Floating Rate Convention or Eurodollar Convention and an interval of a number of calendar months is specified in the relevant Pricing Supplement as being the Specified Period, each of such dates as may occur in accordance with the FRN Convention, Floating Rate Convention or Eurodollar Convention at such Specified Period of calendar months following the Distribution Commencement Date (in the case of the first Distribution Payment Date) or the previous Distribution Payment Date (in any other case).
- (b) *Distribution Accrual:* Each Security will cease to confer the right to receive any Distribution from the due date for redemption unless, upon due presentation, payment of the full amount due is improperly withheld or refused, in which case, Distribution shall continue to accrue in accordance with this Condition 6 (*Distribution*) (as well after as before judgment) until whichever is the earlier of (i) the day on which all sums due in respect of such Security up to that day are received by or on behalf of the relevant Securityholder and (ii) the day which is seven days after the Principal Paying Agent or the Trustee has notified the Securityholders that it has received all sums due in respect of the Security up to such seventh day (except to the extent that there is any subsequent default in payment).
- (c) *Calculation of distribution amount:* The amount of Distribution payable in respect of each Security for any period shall be calculated by applying the Distribution Rate to the Calculation Amount, multiplying the product by the relevant Day Count Fraction, rounding the resulting figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards) and multiplying such rounded figure by a fraction equal to the Specified Denomination of such Security divided by the Calculation Amount. For this purpose a “**sub-unit**” means, in the case of any currency, the lowest amount of such currency that is available as legal tender in the country of such currency.

(d) *Rate of Distribution:* Subject to any increase pursuant to Condition 6(f) (*Distribution — Increase in Distribution Rate following occurrence of certain events*), the rate of distribution (the “**Distribution Rate**”) applicable to the Securities shall be:

- (i) (if no Reset Date is specified in the relevant Pricing Supplement) the Initial Distribution Rate; and
- (ii) (if a Reset Date is specified in the relevant Pricing Supplement):
 - (A) in respect of each Distribution Payment Date, the period from, and including, the Distribution Commencement Date to, but excluding, the First Call Date, the Initial Distribution Rate; and
 - (B) in respect of the period (A) from, and including the First Call Date, to, but excluding, the Reset Date falling immediately after the First Call Date, and (B) from, and including, each Reset Date falling after the First Call Date to, but excluding, the immediately following Reset Date, the Relevant Reset Distribution Rate.

The Calculation Agent shall cause the Relevant Reset Distribution Rate and (where the Specified Currency is Renminbi or Singapore dollars) the relevant Distribution Payment Date to be notified to the Issuer, the Paying Agents, the Trustee, the relevant Registrar and the Securityholders in accordance with Condition 17 (*Notices*) and, if the Securities are listed on a stock exchange and the rules of such exchange so requires, such exchange as soon as reasonably practicable after the relevant Reset Date or the relevant Distribution Payment Date or, in the case of notification to the stock exchange, the time required by the rules of the relevant stock exchange. All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained for the purposes of this Condition 6(d) by the Calculation Agent will (in the absence of manifest error) be binding on the Issuer, the Guarantor, the Paying Agents, the Trustee and Securityholders. In the absence of fraud, or wilful default or gross negligence, no liability to any such Person will attach to the Calculation Agent or the Trustee in connection with the exercise or non-exercise by it of its powers, duties and discretions for such purposes.

(e) *Distribution Deferral:*

- (i) *Optional Deferral:* The Issuer may, at its sole discretion, elect to defer (in whole or in part) any Distribution (including any Arrears of Distribution and any Additional Distribution Amount) which is otherwise scheduled to be paid on a Distribution Payment Date to the next Distribution Payment Date by giving notice (an “**Optional Deferral Notice**”) to the Securityholders (in accordance with Condition 17 (*Notices*)), the Trustee and the Principal Paying Agent in writing not less than seven Business Days prior to the relevant Distribution Payment Date (an “**Optional Deferral Event**”), **provided that** if Dividend Pusher is specified as applicable in the relevant Pricing Supplement, a Compulsory Distribution Payment Event has not occurred. Any partial payment of outstanding Distribution (including any Arrears of Distribution and any Additional Distribution Amount) by the Issuer shall be shared by the Securityholders of all outstanding Securities on a *pro-rata* basis.

- (ii) *No obligation to pay:* The Issuer shall have no obligation to pay any Distribution (including any Arrears of Distribution and any Additional Distribution Amount) on any Distribution Payment Date if it validly elects not to do so in accordance with sub-paragraph (i) above and any failure to pay any Distribution (including any Arrears of Distribution and any Additional Distribution Amount), in whole or in part, shall not constitute a default of the Issuer in respect of the Securities.
- (iii) *Requirements as to Notice:* Each Optional Deferral Notice shall be accompanied by a certificate substantially in the form scheduled to the Trust Deed signed by an Authorised Signatory of the Issuer confirming that an Optional Deferral Event has occurred and is continuing, and if Dividend Pusher is specified as applicable in the relevant Pricing Supplement, confirming that no Compulsory Distribution Payment Event has occurred and is continuing. Each Optional Deferral Notice shall be conclusive and binding on the Securityholders.

The Trustee shall be entitled to accept and rely upon such certificate as sufficient evidence of the occurrence of an Optional Deferral Event, in which event it shall be conclusive and binding on the Securityholders.

- (iv) *Cumulative Deferral:* Any Distribution deferred pursuant to this paragraph (e) shall constitute “**Arrears of Distribution**”. The Issuer may, at its sole discretion, elect (in the circumstances set out in sub-paragraph (i) above) to further defer (in whole or in part) any Arrears of Distribution by complying with the foregoing notice requirement applicable to any deferral of Distribution. The Issuer is not subject to any limit as to the number of times Distribution and Arrears of Distribution can be deferred pursuant to this paragraph (e).

Each amount of Arrears of Distribution shall accrue distribution as if it constituted the principal of the Securities at the prevailing Distribution Rate and the amount of such additional distribution (the “**Additional Distribution Amount**”) with respect to Arrears of Distribution shall be due and payable pursuant to this Condition 6 (*Distribution*) and shall be calculated by applying the applicable Distribution Rate to the amount of the Arrears of Distribution and otherwise *mutatis mutandis* as provided in the foregoing provisions of this Condition 6 (*Distribution*). The Additional Distribution Amount accrued up to any Distribution Payment Date shall be added (for the purpose of calculating the Additional Distribution Amount accruing thereafter) to the amount of Arrears of Distribution remaining unpaid on such Distribution Payment Date so that it will itself become Arrears of Distribution.

- (v) *Restrictions in the case of Deferral:* If Dividend Stopper is specified in the relevant Pricing Supplement as being applicable and if on any Distribution Payment Date, payment of all Distribution payments (including any Arrears of Distribution and any Additional Distribution Amount) scheduled to be made on such date is not made in full by reason of Condition 6(e) (*Distribution — Distribution Deferral*), each of the Issuer and the Guarantor undertakes, and undertakes to procure their respective Subsidiaries:
 - (A) not to declare or pay any discretionary dividend, discretionary distribution or any other discretionary payment, and will procure that no discretionary dividend, discretionary distribution or other discretionary payment is made, in each case, on or in respect of any of its Parity Obligations or Junior Obligations (except (1) in relation to the Parity Obligations on a *pro-rata* basis, or (2) in connection with

any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (3) for the issue of dividends to the Issuer, the Guarantor or to any intermediate holding company); and

- (B) not, at its discretion redeem, reduce, cancel, buy-back or otherwise acquire for any consideration any of its Parity Obligations or Junior Obligations (except (1) in relation to the Parity Obligations on a *pro-rata* basis, (2) in connection with any employee benefit plan or similar arrangements with or for the benefit of employees, officers, directors or consultants, or (3) as a result of the exchange or conversion of such Parity Obligations for Junior Obligations,

in each case, unless and until the Issuer (failing whom, the Guarantor) (aa) has satisfied in full all outstanding Arrears of Distribution and any Additional Distribution Amounts or (bb) is permitted to do so by an Extraordinary Resolution and/or otherwise specified in the relevant Pricing Supplement.

(vi) *Satisfaction of Arrears of Distribution by payment:* The Issuer:

- (A) may satisfy any Arrears of Distribution and any Additional Distribution Amount (in whole or in part) at any time by giving notice of such election to the Securityholders (in accordance with Condition 17 (*Notices*)), the Trustee and the Principal Paying Agent in writing not less than 5 nor more than 20 Business Days prior to the proposed payment date specified in such notice (which notice shall be irrevocable and shall oblige the Issuer to pay the relevant Arrears of Distribution and Additional Distribution Amounts, on the payment date specified in such notice); and
- (B) in any event shall satisfy any outstanding Arrears of Distribution and Additional Distribution Amount (in whole but not in part) on the earliest of:
 - (1) the date of redemption of the Securities in accordance with the redemption events set out in Condition 7 (*Redemption and Purchase*) with respect to the amount for redemption;
 - (2) the next Distribution Payment Date falling immediately after a breach of Condition 6(e)(v) (*Distribution — Distribution Deferral — Restrictions in the case of Deferral*) or the occurrence of a Compulsory Distribution Payment Event;
 - (3) a Winding-Up of the Issuer or the Guarantor; and
 - (4) the date of any substitution or variation in accordance with Condition 14(e).

Any partial payment of outstanding Arrears of Distribution and any Additional Distribution Amount by the Issuer shall be shared by the Securityholders of all outstanding Securities on a *pro-rata* basis.

(vii) *No default:* Notwithstanding any other provision in these Conditions or in the Trust Deed, the deferral of any Distribution payment in accordance with this paragraph (e) shall not constitute a default for any purpose (including, without limitation, pursuant to Condition 10 (*Non-payment*)) on the part of the Issuer or the Guarantor under the Securities or for any other purpose.

(f) *Increase in Distribution Rate following occurrence of certain events:*

- (i) *Increase in Distribution Rate:* If specified in the relevant Pricing Supplement as being applicable, upon the occurrence of a Step-Up Event, unless (A) an irrevocable notice in writing to redeem the Securities has been given by the Issuer to Securityholders (in accordance with Condition 17 (*Notices*)), the Trustee and the Principal Paying Agent pursuant to Condition 7 (*Redemption and Purchase*) by the 30th day following the occurrence of the relevant Step-Up Event or (B) the relevant Step-Up Event is remedied by the 30th day following the occurrence of such relevant Step-Up Event, the Distribution Rate will increase by the Step-Up Rate with effect from (1) the next Distribution Payment Date immediately following the occurrence of the relevant Step-Up Event or (2) if the date on which the relevant Step-Up Event (as applicable) occurs is prior to the most recent preceding Distribution Payment Date, such Distribution Payment Date, **provided that** the maximum aggregate increase in the Distribution Rate pursuant to this paragraph (f) shall be the Step-Up Rate. For the avoidance of doubt, any increase in the Distribution Rate pursuant to this paragraph (f) is separate from and in addition to any increase in the Distribution Rate pursuant to sub-paragraph (d)(ii) above.

Any increase in the Distribution Rate pursuant to this paragraph (f) shall be notified by the Issuer to the Securityholders (in accordance with Condition 17 (*Notices*)), the Trustee and the Principal Paying Agent in writing no later than the 30th day following the occurrence of the relevant Step-Up Event.

- (ii) *Decrease in Distribution Rate:* If following an increase in the Distribution Rate after a Step-Up Event, such Step-Up Event is cured or no longer exists, upon written notice of such facts being given to the Securityholders (in accordance with Condition 17 (*Notices*)), the Trustee and the Principal Paying Agent, the Distribution Rate shall be decreased by the Step-Up Rate with effect from (and including) the Distribution Payment Date immediately following the date falling 30 days after the date on which the Trustee receives notice of the cure of such Step-Up Event **provided that** the maximum aggregate decrease in the Distribution Rate pursuant to this paragraph (f) shall be the Step-Up Rate.

7. Redemption and Purchase

- (a) *No fixed redemption:* The Securities are perpetual securities in respect of which there is no fixed redemption date and the Issuer shall (without prejudice to Condition 10 (*Non-payment*)), only have the right to redeem or purchase them in accordance with the following provisions of this Condition 7 (*Redemption and Purchase*).
- (b) *Redemption for tax reasons:* The Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Tax), together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), if, immediately before giving such notice, the Issuer satisfies the Trustee that:
- (i) (1) the Issuer has or will become obliged to pay Additional Amounts (as defined in Condition 9 (*Taxation*)) as provided or referred to in Condition 9 (*Taxation*) as a result of any change in, or amendment to, the laws or regulations of the British Virgin Islands or the PRC or any political subdivision or any authority thereof or therein having power

to tax, or any change in the application or official interpretation of such laws or regulations (including a holding by a court of competent jurisdiction), which change or amendment becomes effective on or after the date of issue of the first Tranche of the Securities; and (2) such obligation cannot be avoided by the Issuer taking reasonable measures available to it; or

- (ii) (1) the Guarantor has or (if a demand was made under the Guarantee of the Securities) would become obliged to pay Additional Amounts as provided or referred to in Condition 9 (*Taxation*) as a result of any change in, or amendment to, the laws or regulations of Hong Kong or the PRC or any political subdivision or any authority thereof or therein having power to tax, or any change in the application or official interpretation of such laws or regulations (including a holding by a court of competent jurisdiction), which change or amendment becomes effective on or after the date of issue of the first Tranche of the Securities, and (2) such obligation cannot be avoided by the Guarantor taking reasonable measures available to it,

(each of (i) or (ii) above, a “**Withholding Tax Event**”) **provided, however, that** no such notice of redemption shall be given earlier than 90 days (or such other period as may be specified in the relevant Pricing Supplement) prior to the earliest date on which the Issuer or the Guarantor would be obliged to pay such Additional Amounts if a payment in respect of the Securities were then due or (as the case may be) a demand under the Guarantee of the Securities were then made.

Prior to the publication of any notice of redemption pursuant to this paragraph, the Issuer shall deliver or procure that there is delivered to the Trustee (x) a certificate signed by an Authorised Signatory of the Issuer stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred of and (y) an opinion of independent legal advisers of recognised standing to the effect that the Issuer or (as the case may be) the Guarantor has or will become obliged to pay such Additional Amounts as a result of such change or amendment.

The Trustee shall be entitled (but shall not be obliged) to accept and rely upon such certificate and opinion as sufficient evidence of the satisfaction of the circumstances set out above, in which event they shall be conclusive and binding on the Securityholders.

Upon the expiry of any such notice as is referred to in this Condition 7(b), the Issuer shall be bound to redeem the Securities in accordance with this Condition 7(b).

- (c) *Redemption at the option of the Issuer:* If the Call Option is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole or, if so specified in the relevant Pricing Supplement, in part on the Issuer’s giving not less than 30 nor more than 60 days’ notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement (which notice shall be irrevocable) and shall oblige the Issuer to redeem the Securities at their Optional Redemption Amount (Issuer) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) on the First Call Date (if the notice is given before the First Call Date) or on any Distribution Payment Date after the First Call Date (if the notice is given after the First Call Date) (each, a “**Call Date**”).

Upon the expiry of any such notice as is referred to in this Condition 7(c) (*Redemption and Purchase — Redemption at the option of the Issuer*), the Issuer shall be bound to redeem the Securities on the relevant Call Date in accordance with this Condition 7(c) (*Redemption and Purchase — Redemption at the option of the Issuer*).

If the Securities are to be redeemed in part only on a relevant Call Date in accordance with this Condition 7(c) (*Redemption and Purchase — Redemption at the option of the Issuer*), each Security shall be redeemed in part in the proportion which the aggregate principal amount of the outstanding Securities to be redeemed on the relevant Call Date bears to the aggregate principal amount of outstanding Securities on such date. If any Maximum Redemption Amount or Minimum Redemption Amount is specified in the relevant Pricing Supplement, then the Optional Redemption Amount (Issuer) shall in no event be greater than the maximum or be less than the minimum so specified.

- (d) *Redemption for accounting reasons:* The Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at:
- (i) their Early Redemption Amount (Accounting Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time before the First Call Date; or
 - (ii) their principal amount, together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time on or after the First Call Date,

if, immediately before giving such notice, the Issuer satisfies the Trustee that (such event, an “**Accounting Event**”) as a result of any changes or amendments to, or a change or amendment to any interpretation of, Hong Kong Financial Reporting Standards or any other generally accepted accounting standards that may be adopted by the Guarantor for the purposes of preparing its consolidated financial statements (the “**Relevant Accounting Standards**”), the Securities in whole or in part must not or must no longer be recorded as “**equity**” of the Guarantor in the consolidated financial statements of the Guarantor pursuant to the Relevant Accounting Standards.

Prior to the publication of any notice of redemption pursuant to this Condition 7(d) (*Redemption and Purchase — Redemption for accounting reasons*), the Issuer or the Guarantor shall deliver or procure that there is delivered to the Trustee:

- (A) a certificate signed by any Authorised Signatory of the Guarantor stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer to so redeem have occurred and that such Accounting Event cannot be avoided by the Guarantor taking reasonable measures available to it; and
- (B) an letter, opinion or report from the Guarantor's independent auditors, in form and substance satisfactory to the Trustee, stating that the circumstances referred to above prevail and the date on which the relevant change or amendment to or the relevant change or amendment to the relevant interpretation of, the Relevant Accounting Standards is due to take effect,

provided, however that no notice of redemption may be given under this Condition 7(d) (*Redemption and Purchase — Redemption for accounting reasons*) earlier than 90 days (or such period as may be specified in the relevant Pricing Supplement) prior to the earliest date on which the relevant change or amendment to the Relevant Accounting Standards is due to take effect in relation to the Guarantor.

The Trustee shall be entitled to accept and rely upon such certificate and opinion as sufficient evidence of the satisfaction of the conditions precedent set out above, in which event it shall be conclusive and binding on the Securityholders.

Upon the expiry of any such notice as is referred to in this Condition 7(d) (*Redemption and Purchase — Redemption for accounting reasons*), the Issuer shall be bound to redeem the Securities in accordance with this Condition 7(d) (*Redemption and Purchase — Redemption for accounting reasons*) **provided that such date for redemption shall be no earlier than the last day before the date on which the Securities must not or must no longer be so recorded as “equity”** of the Issuer pursuant to the Relevant Accounting Standards.

- (e) *Redemption for a Change of Control Triggering Event*: If Change of Control Triggering Event Redemption is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole, but not in part on the Issuer’s giving not less than 30 nor more than 60 days’ notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at:
- (i) their Early Redemption Amount (Change of Control Triggering Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time before the First Call Date; or
 - (ii) their principal amount, together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount), at any time on or after the First Call Date,

if a Change of Control Triggering Event occurs.

Prior to the publication of any notice of redemption pursuant to this Condition 7(e) (*Redemption and Purchase — Redemption for a Change of Control Triggering Event*), the Issuer shall deliver or procure that there is delivered to the Trustee a certificate signed by an Authorised Signatory of the Issuer stating that a Change of Control Triggering Event has occurred and setting out the details of such circumstances.

The Trustee shall be entitled to accept and rely upon such certificate as sufficient evidence of the satisfaction of the conditions precedent set out above, in which event it shall be conclusive and binding on the Securityholders.

Upon the expiry of any such notice as is referred to in this Condition 7(e) (*Redemption and Purchase — Redemption for a Change of Control Triggering Event*), the Issuer shall be bound to redeem the Securities in accordance with this Condition 7(e) (*Redemption and Purchase — Redemption for a Change of Control Triggering Event*).

- (f) *Redemption for a Breach of Covenant Event*: If Breach of Covenant Event Redemption is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer’s

giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Breach of Covenant Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) upon the occurrence of a Breach of Covenant Event.

Upon the expiry of any such notice as is referred to in this Condition 7(f) (*Redemption and Purchase — Redemption for a Breach of Covenant Event*), the Issuer shall be bound to redeem the Securities in accordance with this Condition 7(f) (*Redemption and Purchase — Redemption for a Breach of Covenant Event*).

- (g) *Redemption for a Relevant Indebtedness Default Event:* If Relevant Indebtedness Default Event Redemption is specified in the relevant Pricing Supplement as being applicable, the Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Relevant Indebtedness Default Event) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) upon the occurrence of a Relevant Indebtedness Default Event.

Upon the expiry of any such notice as is referred to in this Condition 7(g) (*Redemption and Purchase — Redemption for a Relevant Indebtedness Default Event*), the Issuer shall be bound to redeem the Securities in accordance with this Condition 7(g) (*Redemption and Purchase — Redemption for a Relevant Indebtedness Default Event*).

- (h) *Redemption for minimum outstanding amount:* The Securities may be redeemed at the option of the Issuer in whole, but not in part, at any time, on the Issuer's giving not less than 30 nor more than 60 days' notice to the Securityholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Optional Redemption Amount (Minimum Outstanding Amount) together with Distribution accrued (if any) to the date fixed for redemption (including any Arrears of Distribution and any Additional Distribution Amount) if prior to the date fixed for redemption at least 80 per cent. in principal amount of the Securities originally issued has been redeemed or purchased and cancelled.

Upon the expiry of any such notice as is referred to in this Condition 7(h) (*Redemption and Purchase — Redemption for minimum outstanding amount*), the Issuer shall be bound to redeem the Securities in accordance with this Condition 7(h) (*Redemption and Purchase — Redemption for minimum outstanding amount*).

- (i) *No other redemption:* The Issuer shall not be entitled to redeem the Securities and shall have no obligation to make any payment of principal in respect of the Securities otherwise than as provided in Condition 7(b) (*Redemption and Purchase — Redemption for tax reasons*), 7(d) (*Redemption and Purchase — Redemption for accounting reasons*) and 7(h) (*Redemption and Purchase — Redemption for minimum outstanding amount*) and, to the extent specified as being applicable in the relevant Pricing Supplement, in Condition 7(c) (*Redemption and Purchase — Redemption at the option of the Issuer*), 7(e) (*Redemption and Purchase — Redemption for a Change of Control Triggering Event*), 7(f) (*Redemption and Purchase — Redemption for a Breach of Covenant Event*) and 7(g) (*Redemption and Purchase — Redemption for a Relevant Indebtedness Default Event*) and/or as otherwise specified in the relevant Pricing Supplement.

- (j) *Purchase:* The Issuer, the Guarantor or any of their respective Subsidiaries may at any time purchase Securities in the open market or otherwise and at any price.
- (k) *Cancellation:* All Securities so redeemed or purchased by the Issuer, the Guarantor, or any of their respective Subsidiaries shall be cancelled and may not be reissued or resold and the obligations of the Issuer and the Guarantor in respect of any such Securities shall be discharged.
- (l) *Calculation:* Neither the Trustee nor any of the Agents (other than the Calculation Agent and solely in respect of its functions as an appointed Calculation Agent of the Issuer) shall be responsible for calculating or verifying the calculations of any amount under any notice of redemption and shall not be liable to the Securityholders or any other person for not doing so.
- (m) *Notices of redemption:* If there is more than one notice of redemption given in respect of any Security (which shall include any notice given by the Issuer pursuant to Condition 7(b) (*Redemption for tax reasons*), Condition 7(c) (*Redemption at the option of the Issuer*),

Condition 7(d) (*Redemption for accounting reasons*), Condition 7(e) (Redemption for a Change of Control Triggering Event), Condition 7(f) (Redemption for a Breach of Covenant Event) or Condition 7(g) (Redemption for a Relevant Indebtedness Default Event)), the notice given first in time shall prevail and in the event of two notices being given on the same date, the first to be given shall prevail.

8. Payments

- (a) *Principal:* Payments of principal shall be made:
 - (i) in the case of U.S. dollar, by transfer to an account denominated in U.S. dollars and maintained by the payee;
 - (ii) in the case of Renminbi, by transfer to an account denominated in Renminbi and maintained by the payee with a bank in Hong Kong; and
 - (iii) in the case of Singapore dollars, by transfer to an account denominated in Singapore dollars and maintained by the payee,

and (in the case of redemption) upon surrender (or, in the case of part payment only, endorsement) of the relevant Security Certificates at the Specified Office of any Paying Agent
- (b) *Distribution:* Payments of Distribution shall be made:
 - (i) in the case of U.S. dollar, by transfer to an account denominated in U.S. dollars and maintained by the payee;
 - (ii) in the case of Renminbi, by transfer to an account denominated in Renminbi and maintained by the payee with a bank in Hong Kong, details of which appear on the Register at the close of business on the fifth Business Day before the due date for payment; and
 - (iii) in the case of Singapore dollars, by transfer to an account denominated in Singapore dollars and maintained by the payee,

and (in the case of Distribution payable on redemption) upon surrender (or, in the case of part payment only, endorsement) of the relevant Security Certificates at the Specified Office of any Paying Agent.

- (c) *Payments subject to fiscal laws:* All payments in respect of the Securities are subject in all cases to (i) any applicable fiscal or other laws and regulations in the place of payment, but without prejudice to the provisions of Condition 9 (*Taxation*) and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986, as amended (the “**Code**”) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 9 (*Taxation*)) any law implementing an intergovernmental approach thereto. Neither the Issuer nor the Guarantor will be liable for any taxes or duties of whatever nature imposed or levied by such laws. No commissions or expenses shall be charged to the Securityholders in respect of such payments.
- (d) *Payments on business days:* Where payment is to be made by transfer to an account, payment instructions (for value the due date, or, if the due date is not a Payment Business Day, for value the next succeeding Payment Business Day) will be initiated and (i) (in the case of payments of principal and Distribution payable on redemption) on the later of the due date for payment and the day on which the relevant Security Certificate is surrendered or (in the case of part payment only, endorsed) at the Specified Office of a Paying Agent and (ii) (in the case of payments of Distribution payable other than on redemption) on the due date for payment. A Holder of a Registered Security shall not be entitled to any interest or other payment in respect of any delay in payment resulting from the due date for a payment not being a Payment Business Day.
- (e) *Partial payments:* If a Paying Agent makes a partial payment in respect of any Security, the Issuer shall procure that the amount and date of such payment are noted on the Register and, in the case of partial payment upon presentation of a Security Certificate, that a statement indicating the amount and the date of such payment is endorsed on the relevant Security Certificate.
- (f) *Record date:* Each payment in respect of a Security will be made to the person shown as the Holder in the Register at the close of business in the place of the relevant Registrar’s Specified Office on the fifteenth day before the due date for such payment (the “**Record Date**”).

For so long as any of the Securities that are cleared through Euroclear or Clearstream are represented by a Global Certificate, each payment in respect of the Global Certificate will be made to the person shown as the holder in the Register at the close of business of the relevant clearing system on the Clearing System Business Day before the due date for such payments, where “**Clearing System Business Day**” means a weekday (Monday to Friday, inclusive) except 25 December and 1 January. For so long as any of the Securities that are cleared through the CMU are represented by a Global Certificate, payments of distribution or principal will be made to the CMU for their distribution to the persons for whose account a relevant interest in that Global Certificate is credited as being held with the CMU in accordance with the CMU Rules (as defined in the Agency Agreement) at the relevant time. Such payment will discharge the Issuer’s obligations in respect of that payment. Any payments by CMU participants to indirect participants will be governed by arrangements agreed between CMU participants and the indirect participants and will continue to depend on the inter-bank clearing system and traditional payment methods. Such payments will be the sole responsibility of such CMU participants.

9. Taxation

- (a) *Gross up:* All payments of principal and Distribution (including any Arrears of Distribution and any Additional Distribution Amount) in respect of the Securities by or on behalf of the Issuer or the Guarantor shall be made free and clear of, and without withholding or deduction for or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of the British Virgin Islands, Hong Kong or the People's Republic of China (the "**PRC**", which for these purposes exclude the Hong Kong Special Administrative Region of the People's Republic of China, the Macau Special Administrative Region of the People's Republic of China and Taiwan) or of any political subdivision or taxing authority thereof or therein (each, a "**Relevant Jurisdiction**"), unless the withholding or deduction of such taxes, duties, assessments, or governmental charges is required by law. In that event, the Issuer or (as the case may be) the Guarantor shall pay such additional amounts (the "**Additional Amounts**") as will result in receipt by the Securityholders after such withholding or deduction of such amounts as would have been received by them had no such withholding or deduction been required, except that no such Additional Amounts shall be payable in respect of any Security:
- (i) held by or on behalf of a Holder which is liable to such taxes, duties, assessments or governmental charges in respect of such Security by reason of its having some connection with the Relevant Jurisdiction by which such taxes, duties, assessments or charges have been imposed, levied, collected, withheld or assessed other than the mere holding of the Security; or
 - (ii) which is surrendered (where required to be surrendered) more than 30 days after the Relevant Date, except to the extent that the holder of it would have been entitled to such Additional Amounts on surrender of such Security for payment on the last day of such period of 30 days assuming that day to have been a Payment Business Day. "**Relevant Date**" means whichever is the later of (a) the date on which such payment first becomes due and (b) if the full amount payable has not been received by the Agent on or prior to such due date, the date on which, the full amount having been so received, notice to that effect shall have been duly given to the holders of the Securities; or
 - (iii) to a holder (or to a third party on behalf of a holder) who would have been able to avoid such withholding or deduction by duly presenting or surrendering the Security to another paying agent having a specified office in a principal international financial centre outside the PRC; or
 - (iv) with respect to any tax, duty, assessment or other governmental charge that would not have been imposed but for the failure of the holder or beneficial owner to comply with a timely request of the Issuer or the Guarantor addressed to the holder or beneficial owner to provide certification; or
 - (v) information concerning the nationality, residence or identity of the holder or beneficial owner of the Security, if compliance is required as a precondition to relief or exemption from the tax, duty assessment or governmental charge; or
 - (vi) any estate, inheritance, gift, sale, transfer, personal property, or similar tax, duty, assessment or other governmental charge; or
 - (vii) any combination of paragraphs (i) to (vi) above.

Additional Amounts will not be paid to a holder who is a fiduciary, a partnership or other than the sole beneficial owner of that payment to the extent that payment would be required by the laws of the Relevant Jurisdiction to be included in the income of a beneficiary or settlor with respect to the fiduciary, a member of that partnership or a beneficial owner who would not have been entitled to the Additional Amounts had that beneficiary, settlor, member or beneficial owner been the holder.

For the avoidance of doubt, no Additional Amounts will be required to be paid on account of, and payments on the Securities and under the Guarantee will be paid net of, any deduction or withholding imposed pursuant to Sections 1471 through 1474 of the U.S. Internal Revenue Code or any current or future regulations issued thereunder (“**FATCA**”), any intergovernmental agreement entered into with respect to FATCA, or any fiscal or regulatory legislation, rules or practices entered into in connection with any such intergovernmental agreement.

Any reference in the Securities to principal, premium (if any) and/or Distribution shall be deemed to include any Additional Amounts which may be payable above.

- (b) *Taxing jurisdiction:* If the Issuer or the Guarantor becomes subject at any time to any taxing jurisdiction other than the British Virgin Islands, Hong Kong or the PRC respectively, references in these Conditions to the British Virgin Islands, Hong Kong or the PRC shall be construed as references to the British Virgin Islands, Hong Kong or the PRC and/or such other jurisdiction.
- (c) *Trustee and Agents:* Neither the Trustee nor any Agent shall be responsible for paying any tax, duty, charges, withholding or other payment referred to in this Condition 9 or for determining whether such amounts are payable or the amount thereof, and none of them shall be responsible or liable for any failure by the Issuer, the Guarantor, any Noteholder or any third party to pay such tax, duty, charges, withholding or other payment in any jurisdiction or to provide any notice or information to the Trustee or any Agent that would permit, enable or facilitate the payment of any principal, premium (if any), interest or other amount under or in respect of the Securities without deduction or withholding for or on account of any tax, duty, charge, withholding or other payment imposed by or in any jurisdiction.

10. Non-payment

- (a) *Non-payment when due:* Notwithstanding any of the provisions below in this Condition 10 (*Non-payment*), the right to institute proceedings for Winding-Up of the Issuer or the Guarantor is limited to circumstances where payment has become due and is unpaid. In the case of any Distribution, such Distribution will not be due if the Issuer has elected to defer that Distribution in accordance with Condition 6(e) (*Distribution Deferral*). In addition, nothing in this Condition 10(a), including any restriction on commencing proceedings, shall in any way restrict or limit any rights of the Trustee or any of its directors, officers, employees or agents to claim from or to otherwise take any action against the Issuer or the Guarantor, in respect of any costs, charges, fees or expenses properly incurred or liabilities incurred by such party pursuant to or in connection with the Trust Deed or the Securities.
- (b) *Proceedings for Winding-Up:* If (i) there is a Winding-Up of the Issuer or the Guarantor (in the case of Guarantor, on a voluntary basis), or (ii) the Issuer or the Guarantor shall not make payment in respect of the Securities or under the Trust Deed for a period of 10 days or more after the date on which such payment is due (each, an “**Enforcement Event**”), the Issuer and/or the Guarantor shall be deemed to be in default under the Trust Deed, the Securities and, as the case may be, the Guarantee of the Securities and the Trustee may, subject to the

provisions of Condition 10(d) (*Non-payment — Entitlement of Trustee*) below, institute proceedings for the Winding-Up of the Issuer, the Guarantor or any combination of them and/or prove in the Winding-Up of the Issuer, the Guarantor or any combination of them and/or claim in the liquidation of the Issuer, the Guarantor or any combination of them for such payment, as provided in the Trust Deed.

- (c) *Enforcement:* Without prejudice to Condition 10(b) (*Non-payment — Proceedings for Winding-Up*) but subject to the provisions of Condition 10(d) (*Non-payment — Entitlement of Trustee*) below, the Trustee may at its discretion and without notice to the Issuer and/or the Guarantor institute such proceedings against the Issuer, the Guarantor or any combination of them as it may think fit to enforce any term or condition binding on the Issuer and the Guarantor under the Trust Deed, the Securities and, as the case may be, the Guarantee of the Securities (other than any payment obligation of the Issuer or the Guarantor under or arising from the Securities, the Guarantee of the Securities or, as the case may be, the Trust Deed, including, without limitation, payment of any principal, premium (if any) or Distribution (including any Arrears of Distribution and any Additional Distribution Amount) in respect of the Securities, including any damages awarded for breach of any obligations) and, in no event shall the Issuer or Guarantor, by virtue of the institution of any such proceedings, be obliged to pay any sum or sums, in cash or otherwise, sooner than the same would otherwise have been payable by it. The rights and remedies of the Trustee and the Holders under the Securities and the Trust Deed are cumulative and not exclusive of any rights or remedies provided by law.
- (d) *Entitlement of Trustee:* The Trustee at its discretion may and, if so requested in writing by Securityholders of not less than 25 per cent. of the aggregate principal amount of the Securities then outstanding or if so directed by an Extraordinary Resolution shall take any of the actions referred to in Condition 10(b) (*Non-payment — Proceedings for Winding-Up*) or Condition 10(c) (*Non-payment — Enforcement*) above against the Issuer, the Guarantor or any combination of them to enforce the terms of the Trust Deed, the Securities or, as the case may be, the Guarantee of the Securities subject in any such case to the Trustee having been indemnified, pre-funded and/or provided with security to its satisfaction.
- (e) *Right of Securityholders:* No Securityholders shall be entitled to proceed directly against the Issuer or the Guarantor or to institute proceedings for the Winding-Up of the Issuer or the Guarantor or claim in the liquidation of the Issuer or the Guarantor or to prove in such Winding-Up unless the Trustee, having become so bound to proceed or being able to prove in such Winding-Up or claim in such liquidation, fails to do so within a reasonable period and such failure shall be continuing, in which case the Securityholder shall have only such rights against the Issuer and the Guarantor as those which the Trustee is entitled to exercise as set out in this Condition 10 (*Non-payment*).
- (f) *Extent of Securityholders' remedy:* No remedy against the Issuer or the Guarantor, other than as referred to in this Condition 10 (*Non-payment*), shall be available to the Trustee or the Securityholders, whether for the recovery of amounts owing in respect of the Securities, the Guarantee of the Securities or under the Trust Deed or in respect of any breach by the Issuer or the Guarantor of any of their respective other obligations under or in respect of the Securities, the Guarantee of the Securities or under the Trust Deed.

11. Prescription

Claims for principal and Distribution (including any Arrears of Distribution and any Additional Distribution Amount) on redemption in respect of Securities shall become void unless the relevant Security Certificates are surrendered for payment within ten years of the appropriate Relevant Date.

12. Replacement of Security Certificates

If any Security Certificate is lost, stolen, mutilated, defaced or destroyed, it may be replaced at the Specified Office of the relevant Registrar (and, if the Securities are then admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system which requires the appointment of a Paying Agent or Transfer Agent in any particular place, the Paying Agent or Transfer Agent having its Specified Office in the place required by such competent authority, stock exchange and/or quotation system), subject to all applicable laws and competent authority, stock exchange and/or quotation system requirements, upon payment by the claimant of the expenses incurred in connection with such replacement and on such terms as to evidence, security, indemnity and otherwise as the Issuer, the relevant Registrar and/or such Transfer Agent may require. Mutilated or defaced Security Certificates must be surrendered before replacements will be issued.

13. Trustee and Agents

Under the Trust Deed, the Trustee is entitled to be indemnified and/or pre-funded and/or provided with security and relieved from responsibility in certain circumstances and to be paid its properly incurred fees, costs and expenses in priority to the claims of the Securityholders. In addition, the Trustee and the Agents are entitled to enter into business transactions with the Issuer, the Guarantor, and any entity relating to the Issuer or the Guarantor without accounting for any profit.

In the exercise of its powers and discretions under these Conditions and the Trust Deed, the Trustee will have regard to the interests of the Securityholders as a class and will not be responsible for any consequence for individual Securityholders as a result of such Securityholders being connected in any way with a particular territory or taxing jurisdiction.

In acting under the Agency Agreement and in connection with the Securities, the Agents act solely as agents of the Issuer and the Guarantor and (to the extent provided therein) the Trustee and the Agents do not assume any obligations towards or relationship of agency or trust for or with any of the Securityholders.

The initial Agents and their initial Specified Offices are listed below. The initial Calculation Agent (if any) is specified in the relevant Pricing Supplement. The Issuer and the Guarantor reserve the right (with the prior approval of the Trustee) at any time to vary or terminate the appointment of any Agent and to appoint a successor principal paying agent, principal registrar, CMU lodging and paying agent, CMU registrar or calculation agent and additional or successor paying agents; **provided, however, that:**

- (i) the Issuer and the Guarantor shall at all times maintain a principal paying agent and a principal registrar; and
- (ii) the Issuer and the Guarantor shall at all times maintain a CMU lodging and paying agent and a CMU registrar in relation to Securities accepted for clearance through the CMU; and

- (iii) if a Calculation Agent is specified in the relevant Pricing Supplement, the Issuer and the Guarantor shall at all times maintain a Calculation Agent; and
- (iv) if and for so long as the Securities are admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system which requires the appointment of a Paying Agent and/or a Transfer Agent in any particular place, the Issuer and the Guarantor shall maintain a Paying Agent and/or a Transfer Agent having its Specified Office in the place required by such competent authority, stock exchange and/or quotation system.

Notice of any change in any of the Agents or in their Specified Offices shall promptly be given to the Securityholders by the Issuer.

14. Meetings of Securityholders; Modification and Waiver; Substitution or Variation

- (a) *Meetings of Securityholders:* The Trust Deed contains provisions for convening meetings of Securityholders to consider matters relating to the Securities, including the modification of any provision of these Conditions. Any such modification may be made if sanctioned by an Extraordinary Resolution. Such a meeting may be convened by the Issuer and the Guarantor (acting together), or by the Trustee and shall be convened by the Trustee (subject to it being first indemnified, pre-funded and/or provided with security to its satisfaction) upon the request in writing of Securityholders holding not less than 10 per cent. of the aggregate principal amount of the outstanding Securities. The quorum at any meeting convened to vote on an Extraordinary Resolution will be two or more Persons holding or representing more than 50 per cent. of the aggregate principal amount of the outstanding Securities or, at any adjourned meeting, one or more Persons being or representing Securityholders whatever the principal amount of the Securities held or represented; **provided, however, that** Reserved Matters may only be sanctioned by an Extraordinary Resolution passed at a meeting of Securityholders at which two or more Persons holding or representing not less than 66 per cent. or, at any adjourned meeting, not less than 33 per cent. of the aggregate principal amount of the outstanding Securities form a quorum. Any Extraordinary Resolution duly passed at any such meeting shall be binding on all the Securityholders, whether present or not.

In addition, a resolution in writing signed by or on behalf of Securityholders holding not less than 90 per cent. of the aggregate principal amount of the then outstanding Securities who for the time being are entitled to receive notice of a meeting of Securityholders under the Trust Deed will take effect as if it were an Extraordinary Resolution. Such a resolution in writing may be contained in one document or several documents in the same form, each signed by or on behalf of one or more Securityholders.

So long as the Securities are represented by the Global Certificate, an Extraordinary Resolution includes a consent given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of all the Holders of not less than 90 per cent. in principal amount of the Securities for the time being outstanding.

- (b) *Modification and waiver:* The Trustee may, without the consent of the Securityholders, agree to any modification of these Conditions or the Trust Deed (other than in respect of a Reserved Matter) which is, in the opinion of the Trustee, proper to make if, in the opinion of the Trustee, such modification will not be materially prejudicial to the interests of Securityholders and to any modification of the Securities or the Trust Deed which is of a formal, minor or technical nature or is to correct a manifest error or comply with mandatory provision of law.

In addition, the Trustee may, without the consent of the Securityholders, authorise or waive any proposed breach or breach of the Securities or the Trust Deed (other than a proposed breach or breach relating to the subject of a Reserved Matter) if, in the opinion of the Trustee, the interests of the Securityholders will not be materially prejudiced thereby.

Unless the Trustee agrees otherwise, any such authorisation, waiver or modification shall be notified to the Securityholders by the Issuer as soon as practicable thereafter.

- (c) *Direction from Securityholders:* Notwithstanding anything to the contrary in these Conditions or the Trust Deed, whenever the Trustee is required or entitled by the terms of these Conditions or the Trust Deed to exercise any discretion or power, take any action, make any decision or give any direction or certification, the Trustee is entitled, prior to exercising any such discretion or power, taking any such action, making any such decision, or giving any such direction or certification, to seek directions from the Securityholders by way of an Extraordinary Resolution and shall have been indemnified and/or pre-funded and/or provided with security to its satisfaction against all action, proceedings, claims and demands to which it may be or become liable and all costs, charges, damages and expenses (including legal expenses) properly incurred, and liabilities which may be incurred, by it in connection therewith, and the Trustee is not responsible for any loss or liability incurred by any person as a result of any delay in it exercising such discretion or power, taking such action, making such decision, or giving such direction or certification where the Trustee is seeking such directions or clarification of such directions, or in the event that the directions or clarifications sought are not provided by Noteholders.
- (d) *Certificates and reports:* The Trustee may rely without liability to any Securityholder or to any other person on a report, advice, opinion, confirmation or certificate from any lawyers, valuers, accountants (including the auditors, surveyors), financial advisers, financial institution or any other expert, whether or not addressed to it and whether their liability in relation thereto is limited (by its terms or by any engagement letter relating thereto or in any other manner) by reference to a monetary cap, methodology or otherwise. The Trustee may accept and shall be entitled to rely on any such report, confirmation or certificate or advice and such report, confirmation, certificate, opinion or advice shall be binding on the Issuer and the Securityholders.
- (e) *Substitution or Variation:* If Special Event Substitution or Variation is specified in the relevant Pricing Supplement as being applicable and if a Special Event has occurred and is continuing, then the Issuer may, subject to Condition 6 (*Distribution*) (without any requirement for the consent or approval of the Securityholders) and subject to its having satisfied the Trustee immediately prior to the giving of any notice referred to in this Condition that the provisions of this Condition 14(e) (*Substitution or Variation*) have been complied with, and having given not less than 30 nor more than 60 days' notice to the Securityholders (which notice shall be irrevocable), at any time either (i) substitute in whole, but not in part, of the Securities for, or (ii) vary the terms of the Securities with the effect that they remain or become (as the case may be), Qualifying Securities, and the Trustee shall (subject to the following provisions of this Condition 14(e) (*Substitution or Variation*)) and subject to the receipt by it of the certificate of an Authorised Signatory of the Issuer referred to in this Condition) agree to such substitution or variation.

Upon the expiry of any such notice as is referred to in this Condition 14(e) (*Substitution or Variation*), the Issuer shall either vary the terms of or, as the case may be, substitute the Securities in accordance with this Condition 14(e) (*Substitution or Variation*).

In connection therewith, any outstanding Arrears of Distributions (including any Additional Distribution Amount) will be satisfied in full in accordance with the provisions of Condition 6(e)(vi) (*Satisfaction of Arrears of Distribution by payment*).

The Trustee shall not be obliged to participate in, or assist with, any such substitution or variation if the term of the proposed Qualifying Securities or the participation in or assistance with such substitution or variation would impose, in the Trustee's opinion, more onerous obligations upon the Trustee. If the Trustee does not participate or assist as provided above, the Issuer may redeem the Securities as provided in Condition 7 (*Redemption and Purchase*).

In connection with any substitution or variation in accordance with this Condition 14(e) (*Substitution or Variation*), the Issuer shall comply with the rules of any competent authority, stock exchange and/or quotation system on which the Securities are for the time being listed or admitted to trading.

Any such substitution or variation in accordance with the foregoing provisions shall not be permitted if any such substitution or variation would itself give rise to a Special Event with respect to the Securities or the Qualifying Securities.

15. Enforcement

The Trustee may at any time, at its discretion and without notice, institute such proceedings, actions or steps as it thinks fit to enforce its rights under the Trust Deed in respect of the Securities, but it shall not be bound to take any such proceedings, actions or steps unless:

- (i) it has been so requested in writing by the Securityholders not less than 25 per cent. of the aggregate principal amount of the outstanding Securities or has been so directed by an Extraordinary Resolution; and
- (ii) it has been indemnified and/or pre-funded and/or provided with security to its satisfaction.

No Securityholder may proceed directly against the Issuer or the Guarantor unless the Trustee, having become bound to do so, fails to do so within a reasonable time and such failure is continuing.

16. Further Issues

The Issuer may from time to time, without the consent of the Securityholders and in accordance with the Trust Deed, create and issue further securities having the same terms and conditions as the Securities in all respects (or in all respects except for the first payment of Distribution and the timing for reporting to the NDRC) so as to form a single series with the Securities. The Issuer may from time to time, with the consent of the Trustee, create and issue other series of securities having the benefit of the Trust Deed.

17. Notices

Notices to the Securityholders shall be sent to them in English at the Issuer's expense at their respective addresses on the Register or published in a leading English language daily newspaper having general circulation in Asia (which is expected to be the *Asian Wall Street Journal* or *The South China Morning Post*). Any such notice shall be deemed to have been given on the date of the first publication or the fourth day after the date of sending, as the case may be.

So long as the Securities are represented by a Global Certificate and such Global Certificate is held on behalf of (i) Euroclear or Clearstream or any other clearing system (except as provided in (ii) below), notices to the holders of Securities of that Series may be given by delivery of the relevant notice to that clearing system for communication by it to entitled accountholders in substitution for publication as required by the Conditions or by delivery of the relevant notice to the holder of the Global Certificate, and such notice shall be deemed to have been given to the Securityholders on the date of delivery to Euroclear and/or Clearstream and/or any other relevant clearing system; or (ii) the CMU, notices to the holders of Securities of that Series may be given by delivery of the relevant notice to the CMU.

18. Currency Indemnity

If any sum due from the Issuer or the Guarantor in respect of the Securities or any order or judgment given or made in relation thereto has to be converted from the currency (the “**first currency**”) in which the same is payable under these Conditions or such order or judgment into another currency (the “**second currency**”) for the purpose of (a) making or filing a claim or proof against the Issuer or the Guarantor, (b) obtaining an order or judgment in any court or other tribunal or (c) enforcing any order or judgment given or made in relation to the Securities, the Issuer and the Guarantor shall indemnify each Securityholder, on the written demand of such Securityholder addressed to the Issuer and the Guarantor and delivered to the Issuer and the Guarantor or to the Specified Office of the Principal Paying Agent, against any loss suffered as a result of any discrepancy between (i) the rate of exchange used for such purpose to convert the sum in question from the first currency into the second currency and (ii) the rate or rates of exchange at which such Securityholder may in the ordinary course of business purchase the first currency with the second currency upon receipt of a sum paid to it in satisfaction, in whole or in part, of any such order, judgment, claim or proof.

This indemnity constitutes a separate and independent obligation of the Issuer and the Guarantor and shall give rise to a separate and independent cause of action.

19. Rounding

For the purposes of any calculations referred to in these Conditions (unless otherwise specified in these Conditions or the relevant Pricing Supplement), (a) all percentages resulting from such calculations will be rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with 0.000005 per cent. being rounded up to 0.00001 per cent.), (b) all United States dollar amounts used in or resulting from such calculations will be rounded to the nearest cent (with one half cent being rounded up), and (c) all amounts denominated in Renminbi, Singapore dollars or any other currency used in or resulting from such calculations will be rounded to the nearest two decimal places in such currency, with 0.005 being rounded upwards.

20. Governing Law and Jurisdiction

- (a) *Governing law:* The Securities and the Trust Deed and all non-contractual obligations arising out of or in connection with the Securities and the Trust Deed are governed by English law, except that the subordination provisions applicable to (i) the Issuer set out in Condition 4(a) (*Status of the Securities and Guarantee of the Securities — Status of the Securities*), Condition 4(c) (*Status of the Securities and Guarantee of the Securities — Ranking of claims in respect of the Securities*), Condition 4(e) (*Status of the Securities and Guarantee of the Securities — Set-off — Securities*) and clause 6 (*Subordination of the Securities*) of the Trust Deed shall be governed by, and construed in accordance with, the laws of the British Virgin Islands and (ii) the Guarantor set out in Condition 4(b) (*Status of the Securities and Guarantee of the Securities — Status of the Guarantee of the Securities*),

Condition 4(d) (*Status of the Securities and Guarantee of the Securities — Ranking of claims in respect of the Guarantee of the Securities*), Condition 4(f) (*Status of the Securities and Guarantee of the Securities — Set-off — Guarantee of the Securities*) and clauses 5.2.2 (*Status and Ranking of claims in respect of the Guarantee of the Securities*) and 5.2.3 (*Set off in relation to the Guarantee of the Securities*) of the Trust Deed shall be governed by, and construed in accordance with, Hong Kong law.

- (b) *Jurisdiction:* Each of the Issuer and the Guarantor (i) agrees that the courts of England shall have exclusive jurisdiction to settle any dispute (a” **Dispute**”) arising out of or in connection with the Securities; (ii) agrees that those courts are the most appropriate and convenient courts to settle any Dispute and, accordingly, that it will not argue that any other courts are more appropriate or convenient; (iii) irrevocably appoints Sinochem Europe Holding PLC at its registered office (currently at Fourth Floor, 20–22 Bedford Row, London, WC1R 4EB, United Kingdom) as its authorised agent to accept service of any process on its behalf; (iv) consents to the enforcement of any judgment; and (v) to the extent that it may in any jurisdiction claim for itself or its assets immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process, and to the extent that in any such jurisdiction there may be attributed to itself or its assets or revenues such immunity (whether or not claimed), agrees not to claim and irrevocably waived such immunity to the full extent permitted by the laws of such jurisdiction. The Trust Deed also states that nothing contained in the Trust Deed prevents the Trustee or any of the Securityholders from taking proceedings relating to a Dispute (“**Proceedings**”) in any other courts with jurisdiction and that, to the extent allowed by law, the Trustee or any of the Securityholders may take concurrent Proceedings in any number of jurisdictions.
- (c) *Waiver of immunity:* Each of the Issuer and the Guarantor hereby waives any right to claim sovereign or other immunity from jurisdiction or execution and any similar defence, and irrevocably consents to the giving of any relief or the issue of any process, including, without limitation, the making, enforcement or execution against any property whatsoever (irrespective of its use or intended use) of any order or judgment made or given in connection with any Proceedings.

FORM OF PRICING SUPPLEMENT IN RELATION TO THE NOTES

The Pricing Supplement in respect of each Tranche of the Notes will be substantially in the following form, duly supplemented (if necessary), amended (if necessary) and completed to reflect the particular terms of the relevant Notes and their issue.

Pricing Supplement dated [●]

Sinochem Offshore Capital Company Limited (the “Issuer”)

Issue of [Aggregate Nominal Amount of Tranche] [Title of Notes]

under the U.S.\$15,000,000,000 Medium Term Note and Perpetual Securities Programme

unconditionally and irrevocably guaranteed by the Guarantor

This document constitutes the Pricing Supplement relating to the issue of the Notes described herein.

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS] — The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the “**EEA**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**EU MiFID II**”); (ii) a customer within the meaning of Directive (EU) 2016/97 (the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II, or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the “**Prospectus Regulation**”). Consequently no key information document required by Regulation (EU) No 1286/2014 (the “**EU PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.]

[PROHIBITION OF SALES TO UK RETAIL INVESTORS] — The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the “**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “**EUWA**”); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (the “**FSMA**”) and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of the Prospectus Regulation as it forms part of domestic law by virtue of the EUWA (the “**UK Prospectus Regulation**”). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.]

[EU MiFID II product governance/Professional investors and ECPs only target market] — Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in [Directive 2014/65/EU (as amended, “**EU MiFID II**”)] [EU MiFID II]; and (ii) all channels for distribution of the Notes to eligible

counterparties and professional clients are appropriate. [Consider any negative target market.] Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

[UK MiFIR product governance/Professional investors and ECPs only target market — Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (“**COBS**”), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**UK MiFIR**”); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate [Consider any negative target market]. Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

Singapore Securities and Futures Act Product Classification — Solely for the purposes of its obligations pursuant to Sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act 2001 (the “**SFA**”), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A of the SFA) that the Notes are [“prescribed capital markets product”]/[capital markets products other than “prescribed capital markets products”] (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018).

[(Include when the Notes are to be listed on the Hong Kong Stock Exchange) This document is for distribution to professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) (the “**Professional Investors**”) only.

The Hong Kong Stock Exchange has not reviewed the contents of this document, other than to ensure that the prescribed form disclaimer and responsibility statements, and a statement limiting distribution of this document to Professional Investors only have been reproduced in this document. Listing of the Programme and the Notes on the Hong Kong Stock Exchange is not to be taken as an indication of the commercial merits or credit quality of the Programme, the Notes or the Issuer or the Guarantor and Sinochem Holdings or quality of disclosure in this document. Hong Kong Exchanges and Clearing Limited and the Hong Kong Stock Exchange take no responsibility for the contents of this document, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

This document together with the Offering Circular includes particulars given in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Issuer, the Guarantor and Sinochem Holdings. Each of the Issuer and the Guarantor accepts full responsibility for the accuracy of the information contained in this document and confirms, having made all reasonable enquiries, that to the best of its knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

Notice to Hong Kong investors: The Issuer and the Guarantor confirm that the Notes are intended for purchase by professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) only and will be listed on The Hong Kong

Stock Exchange Limited on that basis. Accordingly, the Issuer and the Guarantor confirm that the Notes are not appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.]

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions of the Notes (the “**Note Conditions**”) referred to in the amended and restated trust deed dated 9 September 2022 between, *inter alia*, the Issuer, the Guarantor and Citicorp International Limited as trustee (the “**Trust Deed**”) and set forth in the offering circular dated 9 September 2022 (the “**Offering Circular**”) [and the supplemental Offering Circular dated [date]]. This document contains the final terms of the Notes described herein and must be read in conjunction with the Offering Circular [and the supplemental Offering Circular dated [date]].

[The following alternative language applies if the first tranche of an issue which is being increased was issued under an Offering Circular with an earlier date and the relevant terms and conditions from that Offering Circular with an earlier date were incorporated by reference in the current Offering Circular.]

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions of the Notes (the “**Note Conditions**”) referred to in the amended and restated trust deed dated 9 September 2022 between, *inter alia*, the Issuer, the Guarantor and Citicorp International Limited as trustee (the “**Trust Deed**”) and set forth in the offering circular dated [original date] incorporated by reference in the offering circular dated [current date] (the “**Offering Circular**”) [and the supplemental Offering Circular [date]]. This Pricing Supplement contains the final terms of the Notes described herein and must be read in conjunction with the Offering Circular dated [current date] [and the supplemental Offering Circular dated [date], save in respect of the Note Conditions which are set forth in the offering circular dated [original date] and are incorporated by reference in the Offering Circular.]

The Notes have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”) or with any securities regulatory authority of any state or other jurisdiction of the United States. The Notes may not be offered, sold or delivered within the United States [or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act (“**Regulation S**”))] except in certain transactions exempt from the registration requirements of the Securities Act.

[Include whichever of the following apply or specify as “Not Applicable” (N/A). Note that the numbering should remain as set out below, even if “Not Applicable” is indicated for individual paragraphs (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote guidance for completing the Pricing Supplement.]

[If the Notes have a maturity of less than one year from the date of their issue, the minimum denomination may need to be £100,000 or its equivalent in any other currency.]

- | | | | |
|----|-------|--------------------------|--|
| 1. | (i) | Issuer: | Sinochem Offshore Capital Company Limited |
| | (ii) | Legal Entity Identifier: | 3003004LKKZ33WMP2P47 |
| | (iii) | Guarantor: | Sinochem Hong Kong (Group) Company Limited |
| 2. | (i) | Series Number: | [●] |
| | (ii) | Tranche Number: | [●] |

- [(iii) Date on which the Notes become fungible]: [Not Applicable/The Notes shall be consolidated, form a single series and be interchangeable for trading purposes with the [●] on [[●]/the Issue Date/exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 26 below [which is expected to occur on or about [●]].]
3. Specified Currency or Currencies: [●]
- (If Notes are being cleared through DTC with interest and or principal payable in a currency other than U.S. dollars, check whether DTC will accept payments in such currency)*
4. Aggregate Nominal Amount: [●]
- [(i) Series:] [●]
- [(ii) Tranche:] [●]
5. (i) Issue Price: [●] per cent. of the Aggregate Nominal Amount [plus accrued interest from [insert date] *(in the case of fungible issues only, if applicable)*]
- (ii) Net Proceeds: [●] *[(Required only for listed issues)]*
6. (i) Specified Denominations:^{1,2,3} [●]
- (ii) Calculation Amount: [●]
7. (i) Issue Date: [●]
- (ii) Interest Commencement Date: [Specify/Issue Date/Not Applicable]

1 Notes (including Notes denominated in sterling) in respect of which the issue proceeds are to be accepted by the Issuer in the United Kingdom or whose issue otherwise constitutes a contravention of section 19 of the FSMA and which have a maturity of less than one year and must have a minimum redemption value of £100,000 (or its equivalent in other currencies).

2 If the specified denomination is expressed to be EUR100,000 or its equivalent and multiples of a lower principal amount (for example EUR1,000), insert the additional wording as follows: EUR100,000 and integral multiples of [EUR1,000] in excess thereof up to and including [EUR199,000]. No Notes in definitive form will be issued with a denomination above [EUR199,000]. In relation to any issue of the Notes which are a "Global Note exchangeable for Definitive Notes" in circumstances other than "in the limited circumstances specified in the Global Notes", such Notes may only be issued in denominations equal to, or greater than, EUR100,000 (or equivalent) and multiples thereof.

3 Notes listed on the Hong Kong Stock Exchange will be traded on the Hong Kong Stock Exchange in a board lot size of at least HK\$500,000 (or its equivalent in other currencies).

8. Maturity Date: *[Specify date or (for Floating Rate Notes) Interest Payment Date falling in or nearest to the relevant month and year]*⁴
- [If the Maturity Date is less than one year from the Issue Date and either (a) the issue proceeds are received by the Issuer in the United Kingdom, or (b) the activity of issuing the Notes is carried on from an establishment maintained by the Issuer in the United Kingdom, (i) the Notes must have a minimum redemption value of £100,000 (or its equivalent in other currencies) and be sold only to "professional investors" or (ii) another applicable exemption from section 19 of the FSMA must be available.]*
9. Interest Basis: ☐ per cent. Fixed Rate]
- [[Specify reference rate] +/- ☐ per cent. Floating Rate]*
- ☐ Zero Coupon]
- ☐ Index Linked Interest]
- ☐ Other (Specify)]
- (further particulars specified below)
10. Redemption/Payment Basis: ☐ Redemption at par]
- ☐ Index Linked Redemption]
- ☐ Dual Currency]
- ☐ Partly Paid]
- ☐ Instalment]
- ☐ Other (Specify)]
11. Change of Interest or Redemption/Payment Basis: *[Specify details of any provision for convertibility of the Notes into another interest or redemption/payment basis/ Not Applicable]*
12. Put/Call Options: ☐ Put Option]
- ☐ Call Option]
- ☐ Change of Control Triggering Event]
- (further particulars specified below)
13. [Date of [Board] approval for issuance of Notes] obtained: ☐
- (N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes)*

⁴ Note that for Renminbi or Hong Kong dollar denominated Fixed Rate Notes where Interest Payment Dates are subject to modification it will be necessary to use the second option here.

14. Listing: [The Hong Kong Stock Exchange/Other (*specify*)/None]
(For Notes to be listed, insert the expected effective listing date of the Notes)

15. Method of distribution: [Syndicated/Non-syndicated]

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

16. **Fixed Rate Note Provisions** [Applicable/Not Applicable]

(If not applicable, delete the remaining sub-paragraphs of this paragraph)

- (i) Rate[(s)] of Interest: [●] per cent. per annum [payable [annually/semi-annually/quarterly/monthly/other (*specify*)] in arrear]
- (ii) Interest Payment Date(s): [●] in each year [adjusted in accordance with [*specify Business Day Convention and any applicable Business Centre(s) for the definition of "Business Day"*]/not adjusted]⁵
- (iii) Fixed Coupon Amount[(s)]: [●] per Calculation Amount⁶
- (iv) Broken Amount(s): [●] per Calculation Amount, payable on the Interest Payment Date falling [in/on] [●]
- (v) Day Count Fraction: [30/360/Actual/Actual (ICMA/ISDA)/Actual/365 (Fixed)/other]
- (vi) Determination Dates: [[●] in each year (insert regular interest payment dates, ignoring Issue Date or Maturity Date in the case of a long or short first or last coupon. N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA))]
- (vii) Other terms relating to the method of calculating interest for Fixed Rate Notes: [Not Applicable/*give details*]

17. **Floating Rate Note Provisions** [Applicable/Not Applicable]

(If not applicable, delete the remaining sub-paragraphs of this paragraph)

- (i) Interest Period(s): [●]
- (ii) Specified Period: [●]

5 Note that for certain Renminbi or Hong Kong dollar denominated Fixed Rate Notes the Interest Payment Dates are subject to adjustment in accordance with the Modified Following Business Day Convention.

6 For Renminbi or Hong Kong dollar denominated Fixed Rate Notes where the Interest Payment Dates are subject to modification the following alternative wording is appropriate: "Each Fixed Coupon Amount shall be calculated by multiplying the product of the Rate of Interest and the Calculation Amount by the Day Count Fraction and rounding the resultant figure to the nearest RMB0.01, RMB0.005 for the case of Renminbi-denominated Fixed Rate Notes and to the nearest HK\$0.01, HK\$0.005 for the case of Hong Kong dollar denominated Fixed Rate Notes, being rounded upwards".

- (iii) Specified Interest Payment Dates: ☐ *(Specified Period and Specified Interest Payment Dates are alternatives. A Specified Period, rather than Specified Interest Payment Dates, will only be relevant if the Business Day Convention is the FRN Convention, Floating Rate Convention or Eurodollar Convention. Otherwise, insert “Not Applicable”)*
- (iv) First Interest Payment Date: ☐
- (v) Business Day Convention: ☐ [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention/other *(give details)*]
- (vi) Additional Business Centre(s): ☐ [Not Applicable/*give details*]
- (vii) Manner in which the Rate(s) of Interest is/are to be determined: ☐ [Screen Rate Determination/ISDA Determination/other *(give details)*]
- (viii) Party responsible for calculating the Rate(s) of Interest and/or Interest Amount(s) (if not the Principal Paying Agent): ☐ [[Name] shall be the Calculation Agent *(no need to specify if the Principal Paying Agent is to perform this function)*]
- (ix) Screen Rate Determination: ☐ [Applicable — Term Rate/Applicable — SOFR Benchmark/Not Applicable]
- Reference Rate ☐ (SOFR/other, although additional information is required if other — including fallback provisions in the Agency Agreement)
 - Interest Determination Date(s): ☐

☐ [TARGET] Business Days in [specify city] for [specify currency] prior to [the first day in each Interest Period/each Interest Payment Date]

☐ U.S. Government Securities Business Days prior to the last day of each Interest Period⁷
 - Relevant Screen Page: ☐ (In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)

⁷ To be included where the Reference Rate is SOFR Benchmark and the SOFR Benchmark is Compounded Daily SOFR (SOFR Observation Shift or SOFR Observation Lag).

- Relevant Time: [●] *[For example, 11.00 a.m. Brussels time/Hong Kong time]*
 - Reference Banks: (specify four)
 - Relevant Financial Centre: *[For example, Euro-zone (where Euro-zone means the region comprised of the countries whose lawful currency is the euro/Hong Kong)]*
 - SOFR Benchmark: [Compounded Daily SOFR/Compounded SOFR Index/Not Applicable]
 - Compounded Daily SOFR: [SOFR Observation Lag/Observation Shift][Not Applicable]
 - SOFR Observation Shift Days: [●] U.S. Government Securities Business Days [Not Applicable]⁸
 - SOFR IndexStart [●] U.S. Government Securities Business Days [Not Applicable]⁹
 - SOFR IndexEnd [●] U.S. Government Securities Business Days [Not Applicable]¹⁰
- (x) ISDA Determination:
- ISDA Definitions: [2006 ISDA Definitions/2021 ISDA Definitions]
 - Floating Rate Option: [●] (If 2021 ISDA Definitions selected, ensure this is a Floating Rate Option included in the Floating Rate Matrix (as defined in the 2021 ISDA Definitions))
 - Designated Maturity: [●]¹¹
 - Reset Date: [●] (In the case of a EURIBOR based option, the first day of the Interest Period)
- (xi) Linear interpolation: [Not Applicable/Applicable — the Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (*specify for each short or long interest period*)]
- (xii) Margin(s): [+/-][●] per cent. per annum
- (xiii) Minimum Rate of Interest: [●] per cent. per annum
- (xiv) Maximum Rate of Interest: [●] per cent. per annum
- (xv) Day Count Fraction: [●]

8 Only applicable in the case of SOFR Observation Shift or Compounded SOFR Index.

9 Only applicable in the case of Compounded SOFR Index.

10 Only applicable in the case of Compounded SOFR Index.

11 Designated Maturity period is not relevant where the relevant Floating Rate Option is a risk-free rate.

(xvi) Fall back provisions, rounding provisions, denominator and any other terms relating to the method of calculating interest on Floating Rate Notes, if different from those set out in the Note Conditions:	[Independent Advisor/Benchmark Discontinuation (SOFR)/specify other if different from those set out in the Conditions]
18. Zero Coupon Note Provisions	[Applicable/Not Applicable] <i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
(i) Accrual Yield:	[●] per cent. per annum
(ii) Reference Price:	[●]
(iii) Day Count Fraction in relation to Early Redemption Amount:	[30/360/Actual/Actual (ICMA/ISDA)/other]
(iv) Any other formula/basis of determining amount payable:	[●]
19. Index-Linked Interest Note/other variable-linked interest Note Provisions	[Applicable/Not Applicable] <i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
(i) Index/Formula/other variable:	[give or annex details]
(ii) Calculation Agent responsible for calculating the interest due:	[●]
(iii) Provisions for determining Coupon where calculated by reference to Index and/or Formula and/or other variable:	[●]
(iv) Interest Determination Date(s):	[●]
(v) Provisions for determining Coupon where calculation by reference to Index and/or Formula and/or other variable is impossible or impracticable or otherwise disrupted:	[●]
(vi) Interest or calculation period(s):	[●]
(vii) Specified Period:	[●]
	<i>(Specified Period and Specified Interest Payment Dates are alternatives. A Specified Period, rather than Specified Interest Payment Dates, will only be relevant if the Business Day Convention is the FRN Convention, Floating Rate Convention or Eurodollar Convention. Otherwise, insert "Not Applicable")</i>

- (viii) Specified Interest Payment Dates: [●]
(Specified Period and Specified Interest Payment Dates are alternatives. If the Business Day Convention is the FRN Convention, Floating Rate Convention or Eurodollar Convention, insert "Not Applicable")
- (ix) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention/other (give details)]
- (x) Additional Business Centre(s): [●]
- (xi) Minimum Rate/Amount of Interest: [●] per cent. per annum
- (xii) Maximum Rate/Amount of Interest: [●] per cent. per annum
- (xiii) Day Count Fraction: [●]
20. **Dual Currency Note Provisions** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Rate of Exchange/method of calculating Rate of Exchange: [give details]
- (ii) Calculation Agent, if any, responsible for calculating the principal and/or interest due: [●]
- (iii) Provisions applicable where calculation by reference to Rate of Exchange impossible or impracticable: [●]
- (iv) Person at whose option Specified Currency(ies) is/are payable: [●]

PROVISIONS RELATING TO REDEMPTION

21. **Call Option** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Optional Redemption Date(s): [●]
 - (ii) Optional Redemption Amount(s) [●] per Calculation Amount of each Note and method, if any, of calculation of such amount(s):
 - (iii) If redeemable in part:
 - Minimum Redemption Amount: [●] per Calculation Amount
 - Maximum Redemption Amount: [●] per Calculation Amount
 - (iv) Notice period: [●]
22. **Put Option** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Optional Redemption Date(s): [●]
 - (ii) Optional Redemption Amount(s) [●] per Calculation Amount of each Note and method, if any, of calculation of such amount(s):
 - (iii) Notice period: [●]
23. **Final Redemption Amount of each Note** [●] per Calculation Amount
- In cases where the Final Redemption Amount is Index-Linked or other variable-linked:
- (i) Index/Formula/variable: *[give or annex details]*
 - (ii) Calculation Agent responsible for calculating the Final Redemption Amount: [●]
 - (iii) Provisions for determining Final Redemption Amount where calculated by reference to Index and/or Formula and/or other variable: [●]

- | | | |
|--------|--|----------------------------|
| (iv) | Date for determining Final Redemption Amount where calculation by reference to Index and/or Formula and/or other variable: | [●] |
| (v) | Provisions for determining Final Redemption Amount where calculation by reference to Index and/or Formula and/or other variable is impossible or impracticable or otherwise disrupted: | [●] |
| (vi) | [Payment Date]: | [●] |
| (vii) | Minimum Final Redemption Amount: | [●] per Calculation Amount |
| (viii) | Maximum Final Redemption Amount: | [●] per Calculation Amount |
24. **Early Redemption Amount** [Not Applicable]
- | | | |
|------|---|---|
| (i) | Early Redemption Amount(s) per Calculation Amount payable on redemption for tax reasons, for a change of control triggering event or other early redemption and/or the method of calculating the same (if required or if different from that set out in the Note Conditions): | [[●] per Calculation Amount/as set out in the Note Conditions (<i>Specify the Early Redemption Amount (Tax) if different from the amount specified in the Notes and/or the Early Redemption Amount (Change of Control Triggering Event) if different from the principal amount of the Notes</i>)] |
| (ii) | Early Termination Amount per Calculation Amount payable on mandatory redemption on event of default and/or the method of calculating the same (if required or if different from that set out in the Note Conditions): | [[●] per Calculation Amount/as set out in the Note Conditions (<i>Specify the Early Termination Amount if different from the principal amount of the Notes or specify its method of calculation</i>)] |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

25. Form of the Notes:

Bearer Notes:¹²

[Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes on [●] days' notice/in the limited circumstances specified in the Permanent Global Note]¹³

[Temporary Global Note exchangeable for Definitive Notes on [●] days' notice]¹⁴

[Permanent Global Note exchangeable for Definitive Notes on [●] days' notice/in the limited circumstances specified in the Permanent Global Note]¹⁵

Registered Notes:

[Unrestricted Global Note Certificate exchangeable for unrestricted Individual Note Certificates on [●] days' notice/in the limited circumstances specified in the Unrestricted Global Note Certificate]¹⁶

[Restricted Global Note Certificate exchangeable for Restricted Individual Note Certificates on [●] days' notice/in the limited circumstances specified in the Restricted Global Note Certificate]¹⁷

26. Additional Financial Centre(s) or other special provisions relating to payment dates:

[Not Applicable/give details]

(Note that this paragraph relates to the date and place of payment, and not interest period end dates, to which sub paragraphs 17(vi) and 19(x) relate)

-
- 12 Bearer Notes issued in compliance with the TEFRA D Rules must initially be represented by a Temporary Global Note.
- 13 If the Specified Denominations of the Notes in paragraph 6 includes language substantially to the following effect: "EUR100,000 and integral multiples of [EUR1,000] in excess thereof up to and including [EUR199,000]", the Temporary Global Note shall not be exchangeable on [●] days notice.
- 14 If the Specified Denominations of the Notes in paragraph 6 includes language substantially to the following effect: "EUR100,000 and integral multiples of [EUR1,000] in excess thereof up to and including [EUR199,000]", the Temporary Global Note shall not be exchangeable on [●] days notice.
- 15 If the Specified Denominations of the Notes in paragraph 6 includes language substantially to the following effect: "EUR100,000 and integral multiples of [EUR1,000] in excess thereof up to and including [EUR199,000]", the Permanent Global Note shall not be exchangeable on [●] days notice.
- 16 If the Specified Denominations of the Notes in paragraph 6 includes language substantially to the following effect: "EUR100,000 and integral multiples of [EUR1,000] in excess thereof up to and including [EUR199,000]", the Unrestricted Global Note Certificate shall not be exchangeable on [●] days notice.
- 17 If the Specified Denominations of the Notes in paragraph 6 includes language substantially to the following effect: "EUR100,000 and integral multiples of [EUR1,000] in excess thereof up to and including [EUR199,000]", the Restricted Global Note Certificate shall not be exchangeable on [●] days notice.

27. Talons for future Coupons or Receipts to be attached to Definitive Notes (and dates on which such Talons mature): [Yes/No. As the Notes have more than 27 coupon payments, talons may be required if, on exchange into definitive form, more than 27 coupon payments are left.]
28. Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made [and consequences (if any) of failure to pay, including any right of the Issuer to forfeit the Notes and interest due on late payment]: [Not Applicable/give details]
29. Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made: [Not Applicable/give details]
30. Redenomination, renominatisation and reconventioning provisions: [Not Applicable/The provisions annexed to this Pricing Supplement apply]
31. Consolidation provisions: [The provisions in Note Condition 19 (*Further Issues*) [annexed to this Pricing Supplement] apply]
32. Any applicable currency disruption/fallback provisions: [Not Applicable/give details]
33. Other terms or special conditions: [Not Applicable/give details]

DISTRIBUTION

34. (i) If syndicated, names of Managers: [Not Applicable/give names]
- (ii) Stabilisation Manager(s) (if any): [Not Applicable/give name]
35. If non-syndicated, name and address of Dealer: [Not Applicable/give name and address]
36. Total commission and concession: [●] per cent. of the Aggregate Nominal Amount
37. U.S. Selling Restrictions: [Rule 144A/] [Regulation S Category 2]
- (*In the case of Bearer Notes*) — [TEFRA C RULES/TEFRA D RULES/TEFRA not applicable]¹⁸
- (*In the case of Registered Notes*) — [TEFRA not applicable.]
38. Prohibition of sales to EEA retail investors: [Applicable/Not applicable]

18 “TEFRA not applicable” may only be used for Registered Notes, or Bearer Notes with a maturity of 365 days or less (taking into account any unilateral rights to extend or rollover). Bearer Notes with a maturity of more than 365 days (taking into account unilateral rights to extend or rollover) that are held through the CMU must be issued in compliance with the C Rules, unless at the time of issuance the CMU and the CMU Lodging and Paying Agent have procedures in place so as to enable compliance with the certification requirements under the D Rules.

39. Prohibition of sales to UK retail investors: [Applicable/Not applicable]

40. Additional selling restrictions: [Not Applicable/give details]

OPERATIONAL INFORMATION

41. CUSIP: [●] [Not Applicable]

[Select “Not Applicable” if no Restricted Registered Notes will be issued]

42. ISIN: [●]

43. Common Code: [●]

44. CMU Instrument Number: [●]

45. Any clearing system(s) other than DTC/Euroclear/Clearstream and the CMU and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]

46. Delivery: Delivery [against/free of] payment

47. Additional Paying Agent(s) (if any): [●]

GENERAL

48. Private Bank Rebate/Commission: [Applicable/Not Applicable]

[(to be included if a PB rebate is applicable)] In addition, the Issuer has agreed with the Managers that it will pay a commission to certain private banks in connection with the distribution of the Notes to their clients. This commission will be based on the principal amount of the Notes, and may be deducted from the purchase price of the Notes payable by such private banks upon settlement.]

49. The aggregate principal amount of the Notes issued has been translated into U.S. dollars at the rate of [●], producing a sum of (for Notes not denominated in U.S. dollars): [Not Applicable/U.S.\$[●]]

50. [Ratings:

The Notes to be issued have been rated:

[Standard & Poor's: [●]]

[Moody's: [●]]

[Fitch: [●]]

[[Other]: [●]]

(each a “**Rating Agency**”)

If any Rating Agency shall not make a rating of the Notes publicly available, the Issuer shall select and substitute them with [●] or [●] and its successors.]

[USE OF PROCEEDS

Give details if different from the “Use of Proceeds” section in the Offering Circular.]

STABILISATION

In connection with this issue of the Notes, [name(s) of Stabilisation Manager] (the “**Stabilisation Manager**”) (or persons acting on behalf of any Stabilisation Manager) may over-allot Notes or effect transactions with a view to supporting the price of the Notes at a level higher than that which might otherwise prevail for a limited period after the Issue Date. However, there is no obligation on such Stabilisation Manager(s) to do this. Such stabilisation, if commenced, may be discontinued at any time, and must be brought to an end after a limited period. Such stabilisation shall be in compliance with all applicable laws, regulations and rules.

PURPOSE OF PRICING SUPPLEMENT

This Pricing Supplement comprises the final terms required for issue and admission to trading on The Hong Kong Stock Exchange of the Notes described herein pursuant to the U.S.\$15,000,000,000 Medium Term Note and Perpetual Securities Programme of the Issuer and the Guarantor.

RESPONSIBILITY

Each of the Issuer and the Guarantor accepts responsibility for the information contained in this Pricing Supplement.

Signed on behalf of

Sinochem Offshore Capital Company Limited

By:

Duly authorised

Signed on behalf of

Sinochem Hong Kong (Group) Company Limited

By:

Duly authorised

FORM OF PRICING SUPPLEMENT IN RELATION TO THE SECURITIES

The Pricing Supplement in respect of each Tranche of the Securities will be substantially in the following form, duly supplemented (if necessary), amended (if necessary) and completed to reflect the particular terms of the relevant Securities and their issue.

Pricing Supplement dated [●]

Sinochem Offshore Capital Company Limited (the “Issuer”)

Issue of [Aggregate Nominal Amount of Tranche] [Title of Securities]

under the U.S.\$15,000,000,000 Medium Term Note and Perpetual Securities Programme

unconditionally and irrevocably guaranteed by the Guarantor

This document constitutes the Pricing Supplement relating to the issue of the Securities described herein.

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS] — The Securities are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the “EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “EU MiFID II”); (ii) a customer within the meaning of Directive (EU) 2016/97 (the “Insurance Distribution Directive”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II, or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the “Prospectus Regulation”). Consequently no key information document required by Regulation (EU) No 1286/2014 (the “EU PRIIPs Regulation”) for offering or selling the Securities or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Securities or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.]

[PROHIBITION OF SALES TO UK RETAIL INVESTORS] — The Securities are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the “UK”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “EUWA”); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (the “FSMA”) and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of the Prospectus Regulation as it forms part of domestic law by virtue of the EUWA (the “UK Prospectus Regulation”). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “UK PRIIPs Regulation”) for offering or selling the Securities or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Securities or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.]

[EU MiFID II product governance/Professional investors and ECPs only target market — Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Securities has led to the conclusion that: (i) the target market for the Securities is eligible counterparties and professional clients only, each as defined in [Directive 2014/65/EU (as amended, “**EU MiFID II**”)] [EU MiFID II]; and (ii) all channels for distribution of the Securities to eligible counterparties and professional clients are appropriate. [Consider any negative target market.] Any person subsequently offering, selling or recommending the Securities (a “**distributor**”) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Securities (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

[UK MiFIR product governance/Professional investors and ECPs only target market — Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Securities has led to the conclusion that: (i) the target market for the Securities is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (“**COBS**”), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**UK MiFIR**”); and (ii) all channels for distribution of the Securities to eligible counterparties and professional clients are appropriate [Consider any negative target market]. Any person subsequently offering, selling or recommending the Securities (a “**distributor**”) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Securities (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

Singapore Securities and Futures Act Product Classification — Solely for the purposes of its obligations pursuant to Sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act 2001 (the “**SFA**”), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A of the SFA) that the Securities are [“prescribed capital markets products”]/[capital markets products other than “prescribed capital markets products”] (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018).

[(Include when the Securities are to be listed on the Hong Kong Stock Exchange) This document is for distribution to professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) (the “**Professional Investors**”) only.

The Hong Kong Stock Exchange has not reviewed the contents of this document, other than to ensure that the prescribed form disclaimer and responsibility statements, and a statement limiting distribution of this document to Professional Investors only have been reproduced in this document. Listing of the Programme and the Securities on the Hong Kong Stock Exchange is not to be taken as an indication of the commercial merits or credit quality of the Programme, the Securities or the Issuer or the Guarantor and Sinochem Holdings or quality of disclosure in this document. Hong Kong Exchanges and Clearing Limited and the Hong Kong Stock Exchange take no responsibility for the contents of this document, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

This document together with the Offering Circular includes particulars given in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Issuer, the Guarantor and Sinochem Holdings. Each of the Issuer and the Guarantor accepts full responsibility for the accuracy of the information contained in this document and confirms, having made all reasonable enquiries, that to the best of its knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

Notice to Hong Kong investors: The Issuer and the Guarantor confirm that the Securities are intended for purchase by professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) only and will be listed on The Hong Kong Stock Exchange Limited on that basis. Accordingly, the Issuer and the Guarantor confirm that the Securities are not appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.]

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions of the Securities (the “**Security Conditions**”) referred to in the amended and restated trust deed dated 9 September 2022 between, *inter alia*, the Issuer, the Guarantor and Citicorp International Limited as trustee (the “**Trust Deed**”) and set forth in the offering circular dated 9 September 2022 (the “**Offering Circular**”) [and the supplemental Offering Circular dated [date]]. This document contains the final terms of the Securities described herein and must be read in conjunction with the Offering Circular [and the supplemental Offering Circular dated [date]].

[The following alternative language applies if the first tranche of an issue which is being increased was issued under an Offering Circular with an earlier date and the relevant terms and conditions from that Offering Circular with an earlier date were incorporated by reference in the current Offering Circular.

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions of the Securities (the “**Security Conditions**”) referred to in the amended and restated trust deed dated 9 September 2022 between, *inter alia*, the Issuer, the Guarantor and Citicorp International Limited as trustee (the “**Trust Deed**”) and set forth in the offering circular dated [original date] incorporated by reference in the offering circular dated [current date] (the “**Offering Circular**”) [and the supplemental Offering Circular [date]]. This Pricing Supplement contains the final terms of the Securities described herein and must be read in conjunction with the Offering Circular dated [current date] [and the supplemental Offering Circular dated [date], save in respect of the Security Conditions which are set forth in the offering circular dated [original date] and are incorporated by reference in the Offering Circular.]

The Securities have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”) or with any securities regulatory authority of any state or other jurisdiction of the United States. The Securities may not be offered, sold or delivered within the United States [or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act (“**Regulation S**”))] except in certain transactions exempt from the registration requirements of the Securities Act.

[Include whichever of the following apply or specify as “Not Applicable” (N/A). Note that the numbering should remain as set out below, even if “Not Applicable” is indicated for individual paragraphs (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote guidance for completing the Pricing Supplement.]

1. (i) Issuer: Sinochem Offshore Capital Company Limited
- (ii) Legal Entity Identifier: 3003004LKKZ33WMP2P47
- (iii) Guarantor: Sinochem Hong Kong (Group) Company Limited
2. (i) Series Number: [●]
- (ii) Tranche Number: [●]
- [(iii) Date on which the Securities become fungible: [Not Applicable/The Securities shall be consolidated, form a single series and be interchangeable for trading purposes with the [●] on [[●]/the Issue Date [which is expected to occur on or about [●]].]
3. Specified Currency or Currencies: [U.S. dollars/Renminbi/Singapore dollars/Other (*Specify*)]

(If Securities are being cleared through DTC with distribution and or principal payable in a currency other than U.S. dollars, check whether DTC will accept payments in such currency)
4. Aggregate Nominal Amount: [●]
- [(i) Series:] [●]
- [(ii) Tranche:] [●]
5. (i) Issue Price: [●] per cent. of the Aggregate Nominal Amount [plus accrued distribution from [●] (*in the case of fungible issues only, if applicable*)]
- (ii) Net Proceeds: [[●] (*Required only for listed issues*)]
6. (i) Specified Denominations^{1,2}: [●]
- (ii) Calculation Amount³: [●]
7. (i) Issue Date: [●]
- (ii) Distribution Commencement Date: [*Specify*/Issue Date/Not Applicable]
8. Distribution Basis: [[●] per cent. Fixed Rate]

[Other (*Specify*)]

(further particulars specified below)

9. Put/Call Options: [Call Option]
 [Redemption for Accounting Reasons]
 [Redemption for a Change of Control Triggering Event]
 [Redemption for a Breach of Covenant Event]
 [Redemption for a Relevant Indebtedness Default Event]
 [Other (*Specify*)]
 [(further particulars specified below)]
10. Date of [Board] approval for issuance of Securities] obtained: [●]
(N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Securities)
11. Listing: [The Hong Kong Stock Exchange/Other (*specify*)/None]
(For Securities to be listed, insert the expected effective listing date of the Securities)
12. Method of distribution: [Syndicated/Non-syndicated]

PROVISIONS RELATING TO DISTRIBUTION PAYABLE

13. Rate of Distribution:

- (i) Initial Distribution Rate: [●] per cent. per annum payable [semi-annually] in arrear
- (ii) Distribution Payment Date(s): [●] and [●] in each year [adjusted in accordance with [specify Business Day Convention and any applicable Business Centre(s) for the definition of “*Business Day*”]/ [not adjusted]
- (iii) Reset Date: [[●]/Not Applicable]
- (iv) First Call Date: [[●]/Not Applicable]
- (v) Relevant Reset Distribution Rate: [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- Initial Spread: [●]
 - Benchmark Rate: [US Treasury Benchmark Rate/CNY Benchmark Rate/SGD Benchmark Rate]
(delete as appropriate according to the Specified Currency, relevant definitions to be provided)
 - Comparable Period: [●]
 - Step-up Rate: [As specified in the Conditions/other (give details)]

- Other terms relating to the method of determining the Benchmark Rate: [None/*Give details*]⁴
- (vi) Day Count Fraction: [30/360/Actual/365 (Fixed)/other (*give details*)]
- (vii) Business Day Convention: [Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention/Floating Rate Convention/No Adjustment/other (*give details*)]
- (viii) Specified Period: [●]

(A Specified Period will only be relevant if the Business Day Convention is the FRN Convention, Floating Rate Convention or Eurodollar Convention. Otherwise, insert "Not Applicable")
- (ix) Party responsible for calculating the Distribution Rate(s) and/or Distribution amount(s) (if not the Principal Paying Agent): [[*Name*] shall be the Calculation Agent (*no need to specify if the Principal Paying Agent is to perform this function*)]
- 14. **Distribution Deferral:**
 - (i) Dividend Pusher: [Applicable/Not Applicable/*give details*]
 - (ii) Compulsory Distribution Payment Event: [Applicable/Not Applicable/*give details*]
 - (iii) Dividend Stopper: [Applicable/Not Applicable/*give details*]
 - (iv) Parity Obligations: [As set out in the Conditions/[●]]
 - (v) Junior Obligations: [As set out in the Conditions/[●]]
- 15. **Increase in Distribution Rate upon Step-Up Event:** [Applicable/Not Applicable]

(If not applicable, delete the remaining sub-paragraphs of this paragraph)
 - (i) Increase in Distribution Rate following the occurrence of a Change of Control Triggering Event: [Applicable/Not Applicable]
 - (ii) Increase in Distribution Rate following the occurrence of a Breach of Covenant Event: [Applicable/Not Applicable]
 - (iii) Increase in Distribution Rate following the occurrence of a Relevant Indebtedness Default Event: [Applicable/Not Applicable]

- (iv) Step- [As set out in paragraph 14(v)/
up [●] per cent. per annum/other
Rate: *(give details)*]
16. Other terms relating to the method of calculating Distribution: [None/Give details]

PROVISIONS RELATING TO REDEMPTION

17. **Call Option:** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Optional Redemption Date(s): [First Call Date and on any Distribution Payment Date after the First Call Date/other *(give details)*]
- (ii) Optional Redemption Amount (Issuer) of each Security: [As defined in the Conditions/[●] per Calculation Amount]
- (iii) Notice period: [As set out in the Conditions/[●]]
- [(iv) If redeemable in part: *(If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- Maximum Redemption Amount: [●] per Calculation Amount
 - Minimum Redemption Amount: [●] per Calculation Amount
18. **Redemption for Tax Reasons:** Applicable
- (i) Early Redemption Amount (Tax) of each Security: [As defined in the Conditions/[●] per Calculation Amount]
- (ii) Notice period: [As set out in the Conditions/[●]]
19. **Accounting Event Redemption:** Applicable
- (i) Early Redemption Amount (Accounting Event) of each Security: [As defined in the Conditions/[●] per Calculation Amount]
(Applicable before the First Call Date)
- (ii) Notice period: [As set out in the Conditions/[●]]
20. **Change of Control Triggering Event Redemption:** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Early Redemption Amount (a Change of Control Triggering Event) of each Security: [As defined in the Conditions/[●] per Calculation Amount]
(Specify the Change of Control Triggering Event and the applicable redemption amount)
- (ii) Notice period: [As set out in the Conditions/[●]]

21. **Breach of Covenant Event Redemption:** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Early Redemption Amount (Breach of Covenant Event) of each Security: [As defined in the Conditions/[●] per Calculation Amount]
- (ii) Notice period: [As set out in the Conditions/[●]]
22. **Relevant Indebtedness Default Event Redemption:** [Applicable/Not Applicable]
(If not applicable, delete the remaining sub-paragraphs of this paragraph)
- (i) Early Redemption Amount (Relevant Indebtedness Default Event) of each Security: [As defined in the Conditions/[●] per Calculation Amount]
- (ii) Notice period: [As set out in the Conditions/[●]]
23. **Redemption for Minimum Outstanding Amount:** Applicable
- (i) Optional Redemption Amount (Minimum Outstanding Amount): [As defined in the Conditions/[●] per Calculation Amount]
- (ii) Notice period: [As set out in the Conditions/[●]]

GENERAL PROVISIONS APPLICABLE TO THE SECURITIES

24. Special Event Substitution or Variation [Applicable; as set out in the conditions/*give details*]/[Not Applicable]
25. **Form of the Securities:** Registered Securities only
 [Global Security Certificate exchangeable for Individual Security Certificates on [●] days' notice/at any time/in the limited circumstances specified in the Global Security Certificate]⁵
26. Additional Financial Centre(s) or other special provisions relating to payment dates: [Not Applicable/*give details*]
(Note that this paragraph relates to the date and place of payment, and not the distribution payment period end dates, to which sub-paragraph 13(ii) relates)
27. Redenomination, renominatisation and reconventioning provisions: [Not Applicable/The provisions annexed to this Pricing Supplement apply]
28. Consolidation provisions: [The provisions in Condition 16 (*Further Issues*) annexed to this Pricing Supplement] apply]
29. Any applicable currency disruption/fallback provisions: [Not Applicable/*give details*]
30. Other terms or special conditions: [Not Applicable/*give details*]

DISTRIBUTION

31. Method of Distribution: [Syndicated/Non-syndicated]
- (i) If syndicated, names of Managers: [Not Applicable/*give names*]
- (ii) Stabilising Manager(s), if any: [Not Applicable/*give names*]
32. If non-syndicated, name and address of Dealer: [Not Applicable/*give name and address*]
33. Total commission and concession: [●] per cent. of the Aggregate Nominal Amount
34. U.S. Selling Restrictions: [Rule 144A]/[Regulation S Category 2]
TEFRA not applicable
35. Prohibition of sales to EEA retail investors: [Applicable/Not applicable]
36. Prohibition of sales to UK retail investors: [Applicable/Not applicable]
37. Additional selling restrictions: [Not Applicable/*give details*]

OPERATIONAL INFORMATION

38. CUSIP: [●] [Not Applicable]

[*Select "Not Applicable" if no Restricted Registered Securities will be issued*]
39. ISIN: [●]
40. Common Code: [●]
41. CMU Instrument Number: [●]
42. Any clearing system(s) other than DTC/Euroclear/Clearstream and the CMU and the relevant identification number(s): [Not Applicable/*give name(s) and number(s)*]
43. Delivery: Delivery [against/free of] payment
44. Names and addresses of additional Paying Agent(s) (if any): [[●]/Not Applicable]

GENERAL

45. Private Bank Rebate/Commission: [Applicable/Not Applicable]
- [(to be included if a PB rebate is applicable) In addition, the Issuer has agreed with the Managers that it will pay a commission to certain private banks in connection with the distribution of the Securities to their clients. This commission will be based on the principal amount of the Securities, and may be deducted from the purchase price of the Securities payable by such private banks upon settlement.]
46. The aggregate principal amount of Securities issued has been translated into U.S. dollars at the rate of [●], producing a sum of (for Securities not denominated in U.S. dollars): [Not Applicable/U.S.\$[●]]
47. Ratings: [Not Applicable]/[The Securities to be issued [have been/ are expected to be] rated:
- [Standard & Poor's: [●]]
- [Moody's: [●]]
- [Fitch: [●]]
- [[Other]: [●]]
- (each, a “**Rating Agency**”)
- If any Rating Agency shall not make a rating of the Securities publicly available, the Issuer shall select and substitute them with [●] or [●] and its successors.]

[USE OF PROCEEDS

Give details if different from the “Use of Proceeds” section in the Offering Circular.]

STABILISATION

In connection with this issue of the Securities, [name(s) of Stabilisation Manager] (the “**Stabilisation Manager**”) (or persons acting on behalf of any Stabilisation Manager) may over-allot Securities or effect transactions with a view to supporting the price of the Securities at a level higher than that which might otherwise prevail for a limited period after the Issue Date. However, there is no obligation on such Stabilisation Manager(s) to do this. Such stabilisation, if commenced, may be discontinued at any time, and must be brought to an end after a limited period. Such stabilisation shall be in compliance with all applicable laws, regulations and rules.

PURPOSE OF PRICING SUPPLEMENT

This Pricing Supplement comprises the final terms required for issue and admission to trading on The Hong Kong Stock Exchange of the Securities described herein pursuant to the U.S.\$15,000,000,000 Medium Term Note and Perpetual Securities Programme of the Issuer and the Guarantor.

RESPONSIBILITY

Each of the Issuer and the Guarantor accepts responsibility for the information contained in this Pricing Supplement.

Signed on behalf of
Sinochem Offshore Capital Company Limited

By:
Duly authorised

Signed on behalf of
Sinochem Hong Kong (Group) Company Limited

By:
Duly authorised

FORM OF THE INSTRUMENTS

BEARER NOTES

Each Tranche of the Notes to be issued in bearer form (“**Bearer Notes**”) will initially be in the form of either a temporary global note in bearer form (the “**Temporary Global Note**”) or a permanent global note in bearer form (the “**Permanent Global Note**”), each without interest coupons. Each Temporary Global Note or, as the case may be, Permanent Global Note (each, a “**Global Note**”) will be deposited on or around the issue date of the relevant Tranche of the Notes with a depositary or a common depositary for Euroclear as operator of the Euroclear System and/or Clearstream and/or any other relevant clearing system and/or a sub-custodian for the CMU and/or any other relevant clearing system. In the case of each Tranche of Bearer Notes, the relevant Pricing Supplement will also specify whether United States Treasury Regulation §1.163-5(c)(2)(i)(C) (the “**TEFRA C Rules**”) or United States Treasury Regulation §1.163-5(c)(2)(i)(D) (the “**TEFRA D Rules**”) are applicable in relation to the Notes or, if the Notes do not have a maturity of more than 365 days, that neither the TEFRA C Rules nor the TEFRA D Rules are applicable.

Temporary Global Note exchangeable for Permanent Global Note

If the relevant Pricing Supplement specifies the form of Notes as being “Temporary Global Note exchangeable for a Permanent Global Note”, then the Notes will initially be issued in the form of a Temporary Global Note which will be exchangeable, in whole or in part, for interests in a Permanent Global Note, without interest coupons, from the date (the “**Exchange Date**”) which is 40 days after the issue date of the relevant Tranche of the Notes upon certification as to non-U.S. beneficial ownership. No payments will be made under the Temporary Global Note after the Exchange Date unless exchange for interests in the Permanent Global Note is improperly withheld or refused. In addition, interest payments in respect of Temporary Global Notes cannot be collected without such certification of non-U.S. beneficial ownership, as described above.

Whenever any interest in the Temporary Global Note is to be exchanged for an interest in a Permanent Global Note, the Issuer shall procure (in the case of first exchange) the delivery of a Permanent Global Note, duly authenticated to the bearer of the Temporary Global Note or (in the case of any subsequent exchange) an increase in the principal amount of the Permanent Global Note in accordance with its terms against:

- (i) presentation and (in the case of final exchange) presentation and surrender of the Temporary Global Note to or to the order of the Principal Paying Agent or the CMU Lodging and Paying Agent; and
- (ii) receipt by the Principal Paying Agent or the CMU Lodging and Paying Agent of a certificate or certificates of non-U.S. beneficial ownership, within 7 days of the bearer requesting such exchange.

In the case of the CMU, no such exchange will be effected until all relevant accountholders (as set out in a CMU Issue Position Report) (as defined in the rules of the CMU) or any other relevant notification supplied to the CMU Lodging and Paying Agent by the CMU have provided certification of non-U.S. beneficial ownership.

Temporary Global Note exchangeable for Definitive Notes

If the relevant Pricing Supplement specifies the form of Notes as being “Temporary Global Note exchangeable for Definitive Notes” and also specifies that the TEFRA C Rules are applicable or that neither the TEFRA C Rules nor the TEFRA D Rules are applicable, then the Notes will initially be in

the form of a Temporary Global Note which will be exchangeable, in whole but not in part, for Bearer Notes in definitive form (“**Definitive Notes**”) not earlier than 40 days after the issue date of the relevant Tranche of the Notes.

If the relevant Pricing Supplement specifies the form of Notes as being “Temporary Global Note exchangeable for Definitive Notes” and also specifies that the TEFRA D Rules are applicable, then the Notes will initially be in the form of a Temporary Global Note which will be exchangeable, in whole or in part, for Definitive Notes on or after the Exchange Date for the relevant Tranche of the Notes upon certification as to non-U.S. beneficial ownership. Interest payments in respect of the Notes cannot be collected without such certification of non-U.S. beneficial ownership.

Whenever the Temporary Global Note is to be exchanged for Definitive Notes, the Issuer shall procure the prompt delivery (free of charge to the bearer) of such Definitive Notes, duly authenticated and with Coupons and Talons attached (if so specified in the relevant Pricing Supplement), in an aggregate principal amount equal to the principal amount of the Temporary Global Note to the bearer of the Temporary Global Note against the surrender of the Temporary Global Note and in the case where the TEFRA D Rules are applicable, certification as to non-U.S. beneficial ownership, as described above, to or to the order of the Principal Paying Agent within 30 days of the bearer requesting such exchange.

Permanent Global Note exchangeable for Definitive Notes

If the relevant Pricing Supplement specifies the form of Notes as being “Permanent Global Note exchangeable for Definitive Notes”, then the Notes will initially be in the form of a Permanent Global Note which will be exchangeable in whole, but not in part, for Definitive Notes:

- (i) on the expiry of such period of notice as may be specified in the relevant Pricing Supplement; or
- (ii) if the Pricing Supplement specifies “**in the limited circumstances described in the Permanent Global Note**”, then if either of the following events occurs:
 - (a) Euroclear or Clearstream, the CMU or any other relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business; or
 - (b) any of the circumstances described in Note Condition 13 (*Events of Default*) occurs in respect of any Note of the relevant Tranche.

Whenever the Permanent Global Note is to be exchanged for Definitive Notes, the Issuer shall procure the prompt delivery (free of charge to the bearer) of such Definitive Notes, duly authenticated and with Coupons and Talons attached (if so specified in the relevant Pricing Supplement), in an aggregate principal amount equal to the principal amount of the Permanent Global Note to the bearer of the Permanent Global Note against the surrender of the Permanent Global Note to or to the order of the Principal Paying Agent or the CMU Lodging and Paying Agent within 30 days of the bearer requesting such exchange.

Terms and Conditions applicable to the Notes

The terms and conditions applicable to any Definitive Note will be endorsed on that Note and will consist of the terms and conditions set out under “*Terms and Conditions of the Notes*” below and the provisions of the relevant Pricing Supplement which supplement, amend and/or replace those terms and conditions. The terms and conditions applicable to any Note in global form will differ from those terms and conditions which would apply to the Note were it in definitive form to the extent described under “*Summary of Provisions Relating to the Notes while in Global Form*” below.

Legend concerning United States persons

In the case of any Tranche of Bearer Notes having a maturity of more than 365 days, the Notes in global form, the Notes in definitive form and any Coupons and Talons appertaining thereto will bear a legend to the following effect:

“Any United States person who holds this obligation will be subject to limitations under the United States income tax laws, including the limitations provided in Sections 165(j) and 1287(a) of the Internal Revenue Code.”

REGISTERED INSTRUMENTS

Each Tranche of Instruments in registered form (“**Registered Instruments**”) will be represented by either:

- (i) individual Certificates in registered form (“**Individual Certificates**”); or
- (ii) one or more unrestricted global certificates (“**Unrestricted Global Certificate(s)**”) in the case of Registered Instruments sold outside the United States to non-U.S. persons in reliance on Regulation S (“**Unrestricted Registered Instruments**”) and/or one or more restricted global certificates (“**Restricted Global Certificate(s)**”) in the case of Registered Instruments sold to QIBs in reliance on Rule 144A (“**Restricted Registered Instruments**”),

in each case as specified in the relevant Pricing Supplement, and references in this Offering Circular to “**Global Certificates**” shall be construed as a reference to Unrestricted Global Certificates and/or Restricted Global Certificates.

Each Instrument represented by an Unrestricted Global Certificate will be registered in the name of a common depositary (or its nominee) for Euroclear and/or Clearstream and/or, in respect of CMU Notes, a sub-custodian for the CMU and/or in the case of a Series intended to be cleared through DTC, in the name of Cede & Co. or such entity as is specified in the applicable Pricing Supplement as nominee for DTC, and/or any other relevant clearing system, and the relevant Unrestricted Global Certificate will be deposited on or about the issue date with the common depositary for Euroclear and/or Clearstream and/or, in respect of CMU Instruments, a sub-custodian for the CMU, and/or in the case of a Series intended to be cleared through DTC, a nominee for DTC, and/or any other relevant clearing system.

Each Instrument represented by a Restricted Global Certificate will be registered in the name of Cede & Co. or such entity as is specified in the applicable Pricing Supplement as nominee for DTC and the relevant Restricted Global Certificate will be deposited on or about the issue date with the custodian for DTC (the “**DTC Custodian**”). Beneficial interests in Instruments represented by a Restricted Global Certificate may only be held through DTC at any time.

If the relevant Pricing Supplement specifies the form of Instruments as being “**Individual Certificates**”, then the Instruments will at all times be represented by Individual Certificates issued to each Noteholder or Securityholder (as the case may be) in respect of their respective holdings.

Global Certificate exchangeable for Individual Certificates

If the relevant Pricing Supplement specifies the form of Instruments as being “**Global Certificate exchangeable for Individual Certificates**”, then the Instruments will initially be represented by one or more Global Certificates each of which will be exchangeable in whole, but not in part, for Individual Certificates:

- (i) on the expiry of such period of notice as may be specified in the relevant Pricing Supplement; or
- (ii) if the relevant Pricing Supplement specifies “in the limited circumstances described in the Global Certificate”, then:
 - (a) in the case of any Global Certificate held by or on behalf of DTC, if DTC notifies the Issuer that it is no longer willing or able to discharge properly its responsibilities as depositary with respect to the Global Certificate or DTC ceases to be a “**clearing agency**” registered under the Exchange Act or if at any time DTC is no longer eligible to act as such, and the Issuer is unable to locate a qualified successor within 90 days of receiving notice or becoming aware of such ineligibility on the part of DTC;
 - (b) in the case of any Unrestricted Global Certificate, if Euroclear, Clearstream or any other relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business; and
 - (c) in any case, if any of the circumstances described in Condition 13 (*Events of Default*) occurs.

Whenever a Global Certificate is to be exchanged for Individual Certificates, each person having an interest in a Global Certificate must provide the Registrar (through the relevant clearing system) with such information as the Issuer and the Registrar may require to complete and deliver Individual Certificates (including the name and address of each person in which the Instruments represented by the Individual Certificates are to be registered and the principal amount of each such person’s holding). In addition, whenever a Restricted Global Certificate is to be exchanged for Individual Certificates, each person having an interest in the Restricted Global Certificate must provide the Registrar (through the relevant clearing system) with a certificate given by or on behalf of the holder of each beneficial interest in the Restricted Global Certificate stating either (i) that such holder is not transferring its interest at the time of such exchange or (ii) that the transfer or exchange of such interest has been made in compliance with the transfer restrictions applicable to the Instruments and that the person transferring such interest reasonably believes that the person acquiring such interest is a QIB and is obtaining such beneficial interest in a transaction meeting the requirements of Rule 144A. Individual Certificates issued in exchange for interests in the Restricted Global Certificate will bear the legends and be subject to the transfer restrictions set out under “*Transfer Restrictions*”.

Whenever a Global Certificate is to be exchanged for Individual Certificates, the Issuer shall procure that Individual Certificates will be issued in an aggregate principal amount equal to the principal amount of the Global Certificate within five business days of the delivery, by or on behalf of the registered holder of the Global Certificate to the Registrar of such information as is required to complete and deliver such Individual Certificates against the surrender of the Global Certificate at the specified office of the Registrar.

Such exchange will be effected in accordance with the provisions of the Trust Deed and the Agency Agreement and the regulations concerning the transfer and registration of Instruments scheduled to the Agency Agreement and, in particular, shall be effected without charge to any holder, but against such indemnity as the Registrar may require in respect of any tax or other duty of whatsoever nature which may be levied or imposed in connection with such exchange.

Terms and Conditions applicable to the Instruments

The terms and conditions applicable to any Individual Certificate will be endorsed on that Individual Certificate and will consist of the terms and conditions set out under “*Terms and Conditions of the Notes*” (in respect of the Notes) or “*Terms and Conditions of the Securities*” (in respect of the Securities) below and the provisions of the relevant Pricing Supplement which amend, supplement and/or replace those terms and conditions.

The terms and conditions applicable to any Global Certificate will differ from those terms and conditions which would apply to the Instrument were it in definitive form to the extent described under “*Summary of Provisions Relating to the Instruments while in Global Form*” below.

Summary of Provisions relating to the Instruments while in Global Form

Clearing System Accountholders

In relation to any Tranche of Notes represented by a Global Note, references in the Terms and Conditions of the Notes to “**Noteholder**” are references to the bearer of the relevant Global Note which, for so long as the Global Note is held by a depositary or a common depositary for Euroclear and/or Clearstream and/or any other relevant clearing system, and/or a sub-custodian for the HKMA as operator of the CMU, will be that depositary, common depositary or sub-custodian, as the case may be.

In relation to any Tranche of Instruments represented by one or more Global Certificates, references in the Terms and Conditions of the Notes to “**Noteholder**” or in the Terms and Conditions of the Securities to “**Securityholder**” are references to the person in whose name the relevant Global Certificate is for the time being registered in the Register which (a) in the case of a Restricted Global Certificate held by or on behalf of DTC, will be such entity as is specified in the applicable Pricing Supplement as nominee for DTC; (b) in the case of any Unrestricted Global Certificate which is lodged with a sub-custodian for the HKMA as operator of the CMU, will be the Hong Kong Monetary Authority (in its capacity as the operator of the CMU); and in the case of any Unrestricted Global Certificate which is held by or on behalf of a depositary or common depositary for Euroclear and/or Clearstream and/or any other relevant clearing system, will be that depositary or common depositary.

Each of the persons shown in the records of DTC, Euroclear, Clearstream and/or any other relevant clearing system as being entitled to an interest in a Global Note or a Global Certificate (each an “**Accountholder**”) must look solely to DTC, Euroclear, Clearstream and/or such other relevant clearing system (as the case may be) for such Accountholder’s share of each payment made by the Issuer or the Guarantor to the holder of such Global Note or Global Certificate and in relation to all other rights arising under such Global Note or Global Certificate. The extent to which, and the manner in which, Accountholders may exercise any rights arising under a Global Note or Global Certificate will be determined by the respective rules and procedures of DTC, Euroclear and Clearstream and any other relevant clearing system from time to time. For so long as the relevant Instruments are represented by a Global Note or Global Certificate, Accountholders shall have no claim directly against the Issuer or the Guarantor in respect of payments due under the Instruments and such obligations of the Issuer and the Guarantor will be discharged by payment to the holder of such Global Note or Global Certificate.

Payment in U.S. dollars of principal and interest in respect of a Global Certificate accepted by DTC will be made to the order of DTC or its nominee as the registered holder of such Instrument. In the case of any payment in a currency other than U.S. dollars, payment will be made to the Exchange Agent on behalf of DTC or its nominee and the Exchange Agent will (in accordance with instructions received by it) remit all or a portion of such payment for credit directly to the beneficial holder of interests in the Global Certificate in the currency in which such payment was made and/or cause all or a portion of such payment to be converted into U.S. dollars and credited to the applicable DTC participants’ account.

If a Global Note or a Global Certificate is lodged with the CMU, the person(s) for whose account(s) interests in such Global Note or Global Certificate are credited as being held in the CMU in accordance with the CMU Rules shall be the only person(s) entitled or, in the case of Registered Instruments, directed or deemed by the CMU as entitled to receive payments in respect of Instruments represented by such Global Note or Global Certificate and the Issuer will be discharged by payment to, or to the order of, such person(s) for whose account(s) interests in such Global Note or Global Certificate are credited as being held in the CMU in respect of each amount so paid. Each of the persons shown in the records of the CMU, as the beneficial holder of a particular principal amount of Instruments represented by such Global Note or Global Certificate must look solely to the CMU Lodging and Paying Agent for his share of each payment so made by the Issuer in respect of such Global Note or Global Certificate.

For so long as any of the Instruments that are cleared through Euroclear or Clearstream are represented by a Global Note or a Global Certificate, each payment in respect of the Global Note or Global Certificate will be made to the person shown as the holder in the Register at the close of business of the relevant clearing system on the Clearing System Business Day before the due date for such payments, where “**Clearing System Business Day**” means a weekday (Monday to Friday, inclusive) except 25 December and 1 January. For so long as any of the Instruments that are cleared through the CMU are represented by a Global Note or a Global Certificate, payments of interest or principal will be made to the persons for whose account a relevant interest in that Global Note or, as the case may be, that Global Certificate is credited as being held by the operator of the CMU at the relevant time, as notified to the CMU Lodging and Paying Agent by the operator of the CMU in a relevant CMU Issue Position Report (as defined in the rules of CMU) or in any other relevant notification by the operator of the CMU. Such payment will discharge the Issuer’s obligations in respect of that payment. Any payments by CMU participants to indirect participants will be governed by arrangements agreed between CMU participants and the indirect participants and will continue to depend on the inter-bank clearing system and traditional payment methods. Such payments will be the sole responsibility of such CMU participants.

Transfers of Interests in Global Notes and Global Certificates

Transfers of interests in Global Notes and Global Certificates within DTC, Euroclear and Clearstream, the CMU or any other relevant clearing system will be in accordance with their respective rules and operating procedures. None of the Issuer, the Guarantor, the Trustee, the Registrar, the Dealers or the Agents will have any responsibility or liability for any aspect of the records of DTC, Euroclear and Clearstream, the CMU or any other relevant clearing system or any of their respective participants relating to payments made on account of beneficial ownership interests in a Global Note or Global Certificate or for maintaining, supervising or reviewing any of the records of DTC, Euroclear and Clearstream, the CMU or any other relevant clearing system or the records of their respective participants relating to such beneficial ownership interests.

The laws of some states of the United States require that certain persons receive individual certificates in respect of their holdings of Instruments. Consequently, the ability to transfer interests in a Global Certificate to such persons will be limited. Because clearing systems only act on behalf of participants, who in turn act on behalf of indirect participants, the ability of a person having an interest in a Global Certificate to pledge such interest to persons or entities which do not participate in the relevant clearing systems, or otherwise take actions in respect of such interest, may be affected by the lack of an Individual Note Certificate representing such interest.

Subject to compliance with the transfer restrictions applicable to the Registered Instruments described under “*Transfer Restrictions*”, transfers between DTC participants, on the one hand, and Euroclear or Clearstream accountholders, on the other will be effected by the relevant clearing systems in accordance with their respective rules and through action taken by the DTC Custodian, the Registrar and the Principal Paying Agent.

On or after the issue date for any Series, transfers of Instruments of such Series between accountholders in Euroclear and/or Clearstream and transfers of Instruments of such Series between participants in DTC will generally have a settlement date three business days after the trade date (T+3). The customary arrangements for delivery versus payment will apply to such transfers.

Transfers between DTC participants, on the one hand, and Euroclear or Clearstream accountholders, on the other will need to have an agreed settlement date between the parties to such transfer. Because there is no direct link between DTC, on the one hand, and Euroclear and Clearstream, on the other, transfers of interests in the relevant Global Certificates will be effected through the Principal Paying Agent, the DTC Custodian, the relevant Registrar and any applicable Transfer Agent receiving instructions (and where appropriate certification) from the transferor and arranging for delivery of the interests being transferred to the credit of the designated account for the transferee. Transfers will be effected on the later of (i) three business days after the trade date for the disposal of the interest in the relevant Global Certificate resulting in such transfer and (ii) two business days after receipt by the Principal Paying Agent or the Registrar, as the case may be, of the necessary certification or information to effect such transfer. In the case of cross-market transfers, settlement between Euroclear or Clearstream accountholders and DTC participants cannot be made on a delivery versus payment basis. The securities will be delivered on a free delivery basis and arrangements for payment must be made separately. The customary arrangements for delivery versus payment between Euroclear and Clearstream accountholders or between DTC participants are not affected.

For a further description of restrictions on the transfer of Instruments, see “*Subscription and Sale*” and “*Transfer Restrictions*”.

Upon the issue of a Restricted Global Certificate to be held by or on behalf of DTC, DTC or the DTC Custodian will credit the respective principal amounts of the individual beneficial interests represented by such Global Certificate to the account of DTC participants. Ownership of beneficial interests in such Global Certificate will be held through participants of DTC, including the respective depositories of Euroclear and Clearstream. Ownership of beneficial interests in such Global Certificate will be shown on, and the transfer of such ownership will be effected only through, records maintained by DTC or its nominee. DTC has advised the Issuer and the Guarantor that it will take any action permitted to be taken by a holder of Registered Instruments represented by a Global Certificate held by or on behalf of DTC (including, without limitation, the presentation of such Global Certificates for exchange as described above) only at the direction of one or more participants in whose account with DTC interests in such Global Certificate are credited, and only in respect of such portion of the aggregate principal amount of such Global Certificate as to which such participant or participants has or have given such direction. However, in certain circumstances, DTC will exchange the relevant Global Certificate for Individual Note Certificates (which will bear the relevant legends set out in “*Transfer Restrictions*”). Although DTC, Euroclear and Clearstream have agreed to the foregoing procedures in order to facilitate transfers of interests in the Global Certificates among participants and accountholders of DTC, Euroclear and Clearstream, they are under no obligation to perform or continue to perform such procedures, and such procedures may be discontinued at any time. None of the Issuer, the Guarantor, the Trustee, the Registrar, the Dealers or the Agents will have any responsibility for the performance by DTC, Euroclear or Clearstream or their respective direct or indirect participants or accountholders of their respective obligations under the rules and procedures governing their respective operations.

Beneficial interests in the Global Bond Certificate will be shown on, and transfers thereof will be effected only through, records maintained by the CMU. There is currently no direct linkage between the CMU and DTC to facilitate transfer of interests in the Global Certificates among participants and accountholders of the CMU and DTC. For persons seeking to hold a beneficial interest in the Instruments through Euroclear or Clearstream, such persons will hold their interests through an account opened and held by Euroclear or Clearstream (as the case may be) with the CMU.

While a Global Certificate is lodged with DTC, Euroclear, Clearstream, the CMU or any relevant clearing system, Individual Note Certificates for the relevant Series of Instruments will not be eligible for clearing and settlement through such clearing systems.

Conditions applicable to Global Notes and Global Certificates

Each Global Note and Global Certificate will contain provisions which modify the Terms and Conditions of the Notes or the Terms and Conditions of the Securities, as applicable, as they apply to the Global Note or Global Certificate. The following is a summary of certain of those provisions:

Payments: All payments in respect of the Global Note or Global Certificate which, according to the Terms and Conditions of the Notes or the Terms and Conditions of the Securities, require presentation and/or surrender of a Note, Note Certificate or Coupon will be made against presentation and (in the case of payment of principal in full with all interest accrued thereon) surrender of the Global Note or Global Certificate to or to the order of any Paying Agent and will be effective to satisfy and discharge the corresponding liabilities of the Issuer in respect of the Instruments. On each occasion on which a payment of principal or interest is made in respect of the Global Note, the Issuer shall procure that the payment is noted in a schedule thereto.

Payment Business Day: In the case of a Global Note, or a Global Certificate, shall be, if the currency of payment is euro, any day which is a TARGET Settlement Day and a day on which dealings in foreign currencies may be carried on in each (if any) Additional Financial Centre; or, if the currency of payment is not euro, any day which is a day on which dealings in foreign currencies may be carried on in the Principal Financial Centre of the currency of payment and in each (if any) Additional Financial Centre.

Payment Record Date: Each payment in respect of a Global Certificate will be made to the person shown as the Holder in the Register at the close of business (in the relevant clearing system) on the Clearing System Business Day before the due date for such payment (the “**Record Date**”) where “**Clearing System Business Day**” means a day on which each clearing system for which the Global Certificate is being held is open for business.

Exercise of put option: In order to exercise the option contained in Note Condition 9(c) (*Redemption and Purchase — Redemption for Change of Control Triggering Event*) or Note Condition 9(f) (*Redemption and Purchase — Redemption at the option of Noteholders*), the bearer of the Temporary Global Note or Permanent Global Note or the holder of a Global Certificate must, within the period specified in the Conditions for the deposit of the relevant Note and the Put Option Notice, give written notice of such exercise to the Principal Paying Agent or (as the case may be) the CMU Lodging and Paying Agent specifying the principal amount of Notes in respect of which the relevant put option is being exercised. Any such notice shall be irrevocable and may not be withdrawn.

Partial exercise of call option: In connection with an exercise of the option contained in Note Condition 9(d) (*Redemption at the option of the Issuer*) of the Terms and Conditions of the Notes or, as the case may be, Security Condition 7(c) (*Redemption at the option of the Issuer*) of the Terms and Conditions of the Securities, in relation to some only of the Instruments, the Permanent Global Note or Global Certificate may be redeemed in part in the principal amount specified by the Issuer in accordance with the Conditions and the Instruments to be redeemed will not be selected as provided in the Conditions but in accordance with the rules and procedures of DTC, Euroclear and/or Clearstream or the CMU (as the case may be) (to be reflected in the records of DTC, Euroclear and/or Clearstream or the CMU (as the case may be) as either a pool factor or a reduction in principal amount, at their discretion).

Notices: Notwithstanding Note Condition 20 (*Notices*) or Security Condition 17 (*Notices*), while all the Instruments are represented by a Permanent Global Note (or by a Permanent Global Note and/or a Temporary Global Note) or a Global Certificate and the Permanent Global Note is (or the Permanent

Global Note and/or the Temporary Global Note are), or the Global Certificate is, (i) registered in the name of DTC's nominee deposited with a depositary or a common depositary for Euroclear and/or Clearstream and/or any other relevant clearing system (other than the CMU, in respect of which see (ii) below), notices to Noteholders or the Securityholders may be given by delivery of the relevant notice to DTC and/or Euroclear and/or Clearstream and/or any other relevant clearing system and, in any case, such notices shall be deemed to have been given to the Noteholders and the Securityholders in accordance with Note Condition 20 (*Notices*) or Security Condition 17 (*Notices*) on the date of delivery to DTC and/or Euroclear and/or Clearstream and/or any other relevant clearing system; or (ii) held by or on behalf of the CMU, notices to the holders of Instruments of the relevant Series may be given by delivery of the relevant notice to the CMU and any such notice shall be deemed to have been given to the Noteholders or the Securityholders in accordance with the Note Condition 20 (*Notices*) or Security Condition 17 (*Notices*) on the day on which such notice is delivered to the CMU.

EXCHANGE RATE INFORMATION

China

The PBOC sets and publishes daily a base exchange rate with reference primarily to the supply and demand of Renminbi against a basket of currencies in the market during the prior day. The PBOC also takes into account other factors, such as the general conditions existing in the international foreign exchange markets. Since 1994, the conversion of Renminbi into foreign currencies, including Hong Kong dollars and U.S. dollars, has been based on rates set by the PBOC, which are set daily based on the previous day's interbank foreign exchange market rates and current exchange rates in the world financial markets. From 1994 to 20 July 2005, the official exchange rate for the conversion of Renminbi to U.S. dollars was generally stable. Although Chinese governmental policies were introduced in 1996 to reduce restrictions on the convertibility of Renminbi into foreign currency for current account items, conversion of Renminbi into foreign exchange for capital account items, such as foreign direct investment, loans or securities, requires the approval of the State Administration for Foreign Exchange (the “SAFE”) and other relevant authorities. On 21 July 2005, the PRC government introduced a managed floating exchange rate system to allow the value of the Renminbi to fluctuate within a regulated band based on market supply and demand and by reference to a basket of currencies determined by the PBOC. On the same day, the value of Renminbi appreciated by 2.0% against the U.S. dollar. On 18 May 2007, the PBOC announced that the floating band for the trading prices in the inter-bank foreign exchange market of Renminbi against the U.S. dollar would be expanded from 0.3% to 0.5% around the central parity rate, effective on 21 May 2007. This allowed the Renminbi to fluctuate against the U.S. dollar by up to 0.5% above or below the central parity rate published by the PBOC. On 19 June 2010, the PBOC announced that it intended to further reform the Renminbi exchange rate regime by allowing greater flexibility in the Renminbi exchange rate and on 16 April 2012 the band was further expanded to 1.0%. Effective on 17 March 2014, the band was further expanded to 2.0%. On 11 August 2015, the PBOC announced the adjustment of the quotation mechanism for the Renminbi to U.S. dollars central parity rate, setting off a new round of exchange rate reform under which the Renminbi central parity rates become more “**market-oriented**”. Under the new mechanism, banks were asked to submit quotes that took the closing rate of the previous day into account, in conjunction with market demand and supply and exchange rate movements of major currencies. This decision was accompanied by a 1.9% depreciation of the Renminbi relative to the U.S. dollar. In December 2015, the Renminbi exchange rate fixing mechanism became more transparent as the PBOC officially published for the first time the composition of the reference currency basket. The PBOC announces the closing price of a foreign currency traded against the Renminbi in the inter-bank foreign exchange market after the closing of the market on each business day, and makes it the central parity rate for trading against the Renminbi on the following business day. In 2016, the Renminbi experienced further fluctuations in value against the U.S. dollar. Following the gradual appreciation of the Renminbi in 2017, the Renminbi experienced a depreciation in value against the U.S. dollar following a fluctuation in 2018 and early 2019. On 5 August 2019, the PBOC set the Renminbi's daily reference rate above 7 per U.S. dollar for the first time in over a decade amidst an uncertain trade and global economic climate. The PRC government may adopt further reforms of its exchange rate system, including making the Renminbi freely convertible in the future.

The following table sets forth, for the periods indicated, certain information concerning the exchange rates between Renminbi and U.S. dollars as set forth in the H.10 statistical release of the Federal Reserve Board.

Period	Exchange Rate			
	Period End	Average ⁽¹⁾	High	Low
		(RMB per US\$1.00)		
2016	6.9430	6.6400	6.4480	6.9580
2017	6.5063	6.7350	6.9575	6.5063
2018	6.8755	6.6292	6.9737	6.2726
2019	6.9618	7.0137	7.0609	6.9618
2020	6.5250	6.9042	7.1681	6.5208
2021	6.3726	6.4382	6.5716	6.3435
2022				
March	6.3393	6.34455	6.3720	6.3116
April	6.6080	6.4310	6.6243	6.3590
May	6.6715	6.6990	6.7880	6.6079
June	6.6981	6.6952	6.7530	6.6534
July	6.7433	6.7352	6.7655	6.6945
August	6.8890	6.8007	6.9100	6.7230
September (through 2 September 2022) .	6.8985	6.9026	6.9066	6.8985

(1) Determined by averaging the rates on the last business day of each month during the relevant year, except for the average rates of the relevant periods in 2022, which are determined by averaging the daily rates during the periods indicated.

Hong Kong

The Basic Law of the Hong Kong Special Administrative Region of the PRC, which came into effect on 1 July 1997, provides that no foreign exchange control policies shall be applied in Hong Kong.

The HK dollar is freely convertible into other currencies, including the U.S. dollar. Since 17 October 1983, the HK dollar has been pegged to the U.S. dollar at the rate of HK\$7.80 to US\$1.00. The central element in the arrangements that give effect to the peg is that by agreement between the Hong Kong Special Administrative Region government and the three Hong Kong banknote-issuing banks (i.e., The Hongkong and Shanghai Banking Corporation Limited, the Standard Chartered Bank (Hong Kong) Limited and the Bank of China (Hong Kong) Limited), certificates of indebtedness, which are issued by the Hong Kong Government Exchange Fund to the banknote-issuing banks to be held as cover for their banknote issues, are issued and redeemed only against payment in U.S. dollars, at the fixed exchange rate of HK\$7.80 to US\$1.00. When banknotes are withdrawn from circulation, the banknote-issuing banks surrender the certificates of indebtedness to the Hong Kong Government Exchange Fund and are paid the equivalent U.S. dollars at the fixed rate.

The market exchange rate of the HK dollar against the U.S. dollar continues to be determined by the forces of supply and demand in the foreign exchange market. However, against the background of the fixed rate which applies to the issue of the Hong Kong currency in the form of banknotes, as described above, the market exchange rate has not deviated materially from the level of HK\$7.80 to US\$1.00 since the peg was first established. In May 2005, the Hong Kong Monetary Authority broadened the trading band from the original rate of HK\$7.80 per US\$1.00 to a rate range of HK\$7.75 to HK\$7.85 per US\$1.00. The Hong Kong government has stated its intention to maintain the link at that rate, and, acting through the Hong Kong Monetary Authority, has a number of means by which it may act to maintain exchange rate stability. The Hong Kong government has also stated that it has no intention of

imposing exchange controls in Hong Kong and that the HK dollar will remain freely convertible into other currencies, including the U.S. dollar. However, no assurance can be given that the Hong Kong government will maintain the link at HK\$7.80 to US\$1.00, or at all.

The following table sets forth, for the periods indicated, certain information concerning the exchange rate between HK dollars and U.S. dollars as set forth in the H. 10 statistical release of the Federal Reserve Board.

Period	Exchange Rate			
	Period End	Average ⁽¹⁾	High	Low
		(HK\$ per US\$1.00)		
2016	7.7534	7.7620	7.8270	7.7505
2017	7.8128	7.7950	7.8499	7.7540
2018	7.8305	7.8376	7.8499	7.8210
2019	7.7894	7.8335	7.8499	7.7850
2020	7.7534	7.7559	7.7951	7.7498
2021	7.7996	7.7740	7.8034	7.7515
2022				
March	7.8325	7.82278	7.8325	7.8129
April	7.8465	7.8414	7.8476	7.8340
May	7.8468	7.8490	7.8499	7.8468
June	7.8472	7.8481	7.8499	7.8446
July	7.8498	7.8490	7.8499	7.8461
August	7.8492	7.8465	7.8499	7.8372
September (through 2 September 2022) .	7.8494	7.8488	7.8494	7.8481

(1) Determined by averaging the rates on the last business day of each month during the relevant year, except for the average rates of the relevant periods in 2022, which are determined by averaging the daily rates during the months indicated.

USE OF PROCEEDS

The net proceeds of any Instruments issued under the Programme shall be used by the Company for the refinancing of existing indebtedness within the scope permitted by relevant governmental authorities.

CAPITALISATION AND INDEBTEDNESS

The following table sets forth as at 31 December 2021, the Company's short-term debt, long-term debt and total equity. For additional information, see the Company's consolidated financial statements and notes thereto included elsewhere in this Offering Circular:

	As at 31 December 2021	
	Actual	
	HK\$	US\$ ⁽¹⁾
	(in million)	
Interest-bearing borrowings — due within one year ⁽²⁾	41,940	5,377
Interest-bearing borrowings — due after one year ⁽²⁾	132,634	17,005
Total indebtedness⁽³⁾	174,575	22,383
Equity attributable to owners of the parent	44,860	5,752
Issued capital	24,468	3,137
Reserves	20,391	2,614
Non-controlling interests	114,540	14,685
Total equity	159,399	20,437
Total capitalisation⁽⁴⁾	333,974	42,819

(1) Translated from Hong Kong dollars into U.S. dollars at the rate of HK\$7.7996 to US\$1.00 for 2020 financial data, which is the exchange rates set forth in the weekly statistical release of the Federal Reserve Board on 31 December 2021.

(2) For more information regarding the Company's secured and unsecured debt, see note 33 to the Company's audited consolidated financial statements as at and for the year ended 31 December 2021 included elsewhere in this Offering Circular.

(3) Indebtedness does not include amounts due to related parties, amounts due to non-controlling interests, lease liabilities and other liabilities.

(4) Total capitalisation equals total indebtedness plus total equity.

Subsequent to 31 December 2021, the Company had various offshore debt issuances, with an aggregate principal amount of US\$350.0 million and various onshore debt issuances, with an aggregate principal amount of RMB89.0 billion; subsequent to 31 December 2021, the Company also redeemed series of its offshore bonds with an aggregate principal amount of US\$1.5 billion and CHF250 million and series of its onshore bonds with an aggregate principal amount of RMB1.8 billion.

Save as disclosed above, there has been no material change in the capitalisation and indebtedness of the Company since 31 December 2021.

HISTORY AND STRUCTURE OF SINOCHEM HOLDINGS AND THE COMPANY

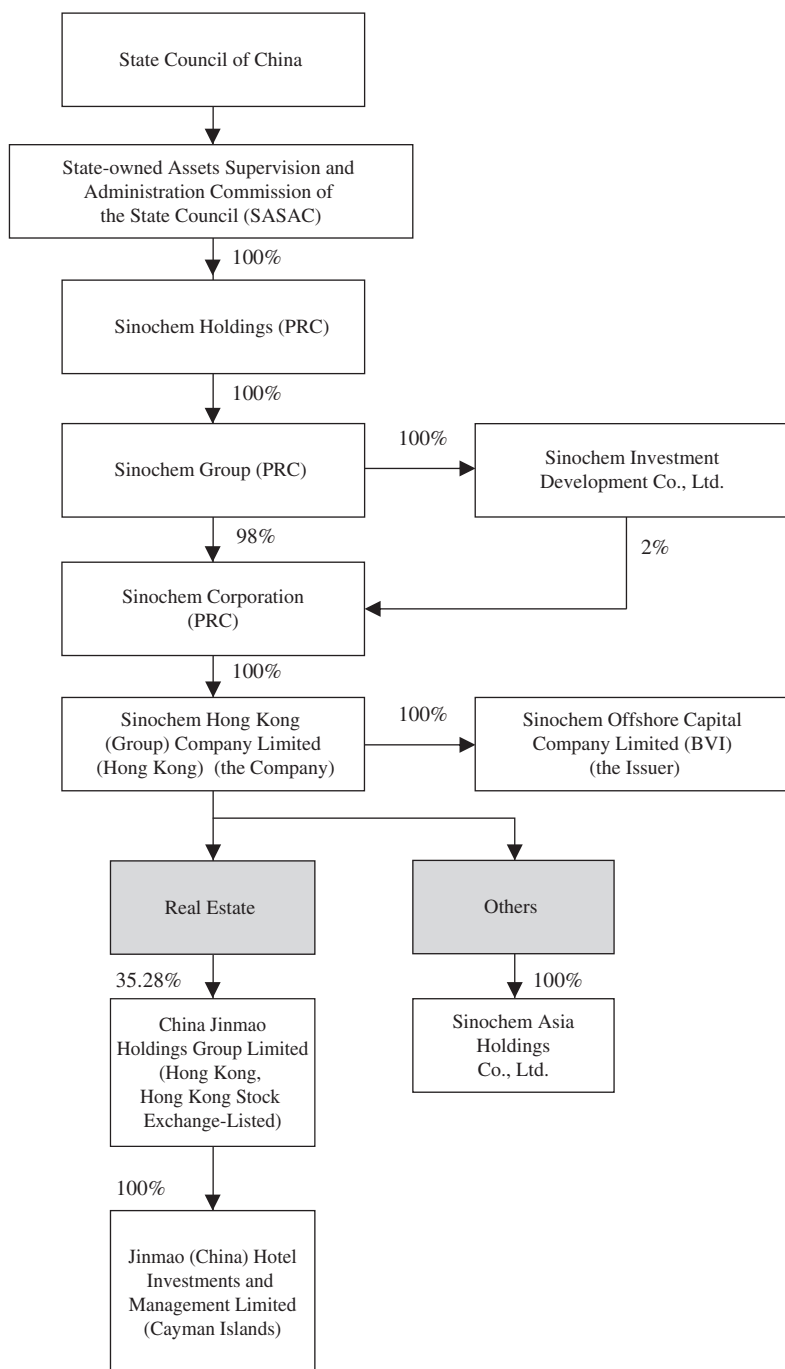
Sinochem Holdings was established in 2021 through the restructuring of Sinochem Group and ChemChina, which are leading SOEs under the supervision of the SASAC of the State Council. With a wide array of businesses covering life science, materials science, petrochemicals, environmental science, rubber & tire, machinery & equipment, city operation, and industrial finance, Sinochem Holdings is one of the world's largest chemical conglomerates in the world. It enjoys leading advantages in many industry subdivisions, such as agrochemicals and animal nutrition in life science, fluorine silicon materials in materials science, engineering plastics and rubber additives. After the restructuring of Sinochem Group and ChemChina in 2021, Sinochem Holdings becomes the world's largest integrated chemical enterprise, the largest plant protection producer and the third largest seed producer, each in terms of revenue in 2021. It has the most complete product system and the most sufficient technical reserve in China's chemical industry, and is also the only central state-owned enterprise with chemical industry as its main business.

- In 1950, the central government decided to set up a nationwide foreign trade enterprise under the Ministry of Trade, in order to unify state trading, fulfil national target of the import & export volume, lead domestic market, strike a balance between supply and demand across the country, and boost the recovery and development of domestic production, leading to the formal establishment of China Import Corporation, the predecessor of Sinochem Group.
- In 1951, the preparation team for China National Import & Export Corporation was set up with staff from China Import Corporation and its subsidiaries in North China. On February 13, entrusted by the Ministry of Trade, China Import & Export Corporation began to oversee the import & export business of some Hong Kong institutions. On March 1, China National Import & Export Corporation was officially opened and started trading with foreign countries.
- In 1965, the Ministry of Foreign Trade standardized the names of foreign trade enterprises for smoother communication with foreign partners and domestic institutions. On July 16, China Chemicals Import & Export Corporation was renamed as China National Chemicals Import & Export Corporation (“CNCIEC”).
- In 1989, the Company was incorporated.
- In 1994, CNCIEC was selected by the State Council as the first company to conduct a comprehensive trading business. Also in 1994, the Company commenced its operations in Hong Kong to serve as an offshore holding company for CNCIEC to execute its overseas business strategy.
- In 2003, CNCIEC was renamed as Sinochem Group. The Company's primary subsidiaries undertaking fertiliser and real estate businesses by then, namely Sinofert and China Jinmao, were listed on the Hong Kong Stock Exchange in 2005 and 2007, respectively.
- In 2004, upon approval of the State Council, China National BlueStar (Group) Co, Ltd., China Haohua Chemical Industry (Group) Corporation and other enterprises formerly directly under the former Ministry of the Chemical Industry, were combined to establish China National Chemical Corporation, with primary businesses in new chemical materials and specialty chemicals.
- In 2009, Sinochem Corporation was incorporated as a PRC joint stock limited company and its capital stock is 98.0%-owned by Sinochem Group and 2.0%-owned by COSCO, another SOE.
- In 2017, China National Chemical Corporation changed from a whole people-owned enterprise (全民所有制企業) to one that is solely state-owned, with a new full company name of China National Chemical Corporation Ltd.
- In 2017, Sinochem Group changed from a whole people-owned enterprise (全民所有制企業) to one that is solely state-owned, with a new full company name of Sinochem Group Co., Ltd.

- In 2021, at the approval of the State Council, Sinochem Group and ChemChina undertook a joint restructuring. Sinochem Holdings was established and wholly owned by the SASAC on behalf of the State Council. Sinochem Group and ChemChina became the wholly-owned subsidiaries of Sinochem Holdings. On 16 September 2021, the industrial and commercial registration of the transfer of equity interest of Sinochem Group and ChemChina to Sinochem Holdings was completed.

Corporate Structure

The following chart sets forth the shareholding and group structure of the Company, and includes only the major subsidiaries of the Company as at 31 December 2021:



SINOCHEM HOLDINGS

Sinochem Holdings was formed in 2021 through the restructuring of Sinochem Group and ChemChina. On 31 March 2021, following the approval of the State Council, Sinochem Group and ChemChina undertook a joint restructuring process to establish Sinochem Holdings, which is wholly owned by the SASAC representing the State Council. Sinochem Group and ChemChina became wholly-owned subsidiaries of Sinochem Holdings. Sinochem Group was established on 10 March 1950. Its predecessor, China Import Corporation, was the first state-owned trading enterprise established following the founding of new China with Mr. Lu Xuzhang being appointed as its first President. ChemChina was founded on 9 May 2004, through the restructuring of China National BlueStar Corporation, China HaohuaChemical (Group)Corporation and other companies affiliated to the former Ministry of Chemical Industry. Following restructuring, Sinochem Holdings boasts 17 listed companies in its portfolio, including Yangnong Chemical (600486.SH), Adama (000553.SZ), Adisseo (600299.SH), Sinochem International (600500.SH), Luxi Chemical (000830.SZ), Haohua Technology (600378.SH), Elkem (ELK.OL), Pirelli (PIRC.MI), China Jinmao (00817.HK) and Jinmao Service (00816.HK).

Sinochem Holdings is a leading state-owned enterprise under the supervision of the SASAC. With a wide array of businesses covering life science, materials science, petrochemicals, environmental science, rubber & tire, machinery & equipment, city operation, and industrial finance, Sinochem Holdings has become the world's largest integrated chemical conglomerate in terms of revenue in 2021. It has leading positions in many industry sub-verticals, such as agrochemicals and animal nutrition in life science, fluorine silicon materials in materials science, engineering plastics and rubber additives.

With total assets amounting to RMB1.5 trillion as at 31 December 2021 and annual revenue of over RMB1.1 trillion for the year ended 31 December 2021, Sinochem Holdings ranked the thirty-first on "Fortune 500 List" and the first in the chemicals industry in China in 2021, according to Fortune's "Global 500" list for 2022. Headquartered in Beijing, Sinochem Holdings has approximately 220,000 employees. Leveraging its production bases, R&D facilities, and marketing network across more than 150 countries and regions around the world, Sinochem Holdings is the world's largest integrated chemical enterprise, the world's largest plant protection producer and the world's third largest seed producer, each in terms of revenue in 2021. Sinochem Holdings is the only central state-owned enterprise in China with chemical industry as a main business, supported by comprehensive product systems and sufficient technical reserves.

With the restructuring of Sinochem Group and ChemChina, Sinochem Holdings' current business covers the following eight key segments:

Life Sciences

Sinochem Holdings' life science segment consists of agrochemicals and animal nutrition businesses.

The agrochemicals business is mainly operated by Syngenta Group, a fertilizer market leader and a leading agricultural services provider in China. Headquartered in China, Syngenta Group comprises four business divisions, which are Syngenta Crop Protection, Syngenta Seeds, ADAMA and Syngenta Group China, providing industry-leading products and integrated solutions for customers worldwide. Among them, Syngenta Crop Protection and Syngenta Seeds are world-class agrochemical high-tech enterprises, boasting a cumulative R&D investment of U.S.\$14 billion and more than 10,000 patents in the past decade. As at 31 December 2021, Syngenta Group has approximately 53,000 employees across more than 100 countries and territories. For the year ended 31 December 2021, the sales volume of Syngenta Group amounted to U.S.\$28.2 billion. Syngenta Group strives to transform agriculture through breakthrough products and technologies and plays a vital role in enabling the food chain to feed the world safely, sustainably and in an environmentally friendly way. Leveraging its competitive edge in

seeds, crop protection, crop nutrition, modern agricultural services and digital agriculture, Syngenta Group China has built up a rich business portfolio, aiming to establish a modern agricultural service platform that pools quality internal and external industry resources.

- Headquartered in Switzerland, Syngenta Crop Protection is a world leader in crop protection, with a complete range of high-quality, sustainable solutions that help farmers counter threats of pests and ensure enough safe, nutritious, affordable food for all — while minimizing the use of land and other agricultural inputs. As the largest business unit at Syngenta Group, with operating revenue of RMB118.9 billion in 2021, Syngenta Crop Protection provides farmers with advanced and sustainable ways to keep their plants healthy — from sowing to harvest. In addition, with unrivalled research capabilities and the broadest product portfolio of approximately 200 active ingredients, complemented by digital management and agronomic solutions, Syngenta Crop Protection provides the best possible solutions to farmers, in every corner of the world.
- Headquartered near Chicago, USA, Syngenta Seeds focuses on providing farmers with more vigorous, stronger, resistant plants to combat disease, drought and pests. With 10,000 employees in more than 70 countries, Syngenta Seeds offers a broad portfolio of crops, with particular strengths in corn, soybean, sunflower, cereals and vegetables. Its flowers business, one of the key global players, is a leader in bedding and pot plants. Syngenta Seeds' business offers one of the agriculture industry's broadest germplasm pools and a strong pipeline of next-generation traits, built by a collaborative, on-farm approach to product development, customer focus, and an innovative global research & development program.
- Headquartered in Israel, ADAMA is the world's largest off-patent pesticides supplier in terms of revenue in 2021, possessing unique mixtures, formulations and applications. ADAMA offers one of the world's largest, most diverse portfolios of crop protection products, with more than 120 active ingredients, as well as state-of-the-art R&D, manufacturing and formulation facilities. Through 7,700 employees in more than 45 countries, ADAMA leverages its unique position to offer local farmers and customers an extensive range of distinctive mixtures, formulations and differentiated, high-quality products.
- Headquartered in Beijing, PRC, Syngenta Group China, with 16,000 employees as at 31 December 2021, strives to transform agriculture through tailor-made solutions for the benefit of farmers, society and planet — making it China's leading agricultural technology and innovation partner. Syngenta Group China is a core driver to Syngenta Group's global value growth. For the year ended 31 December 2021, the operating revenue of Syngenta Group China amounted to U.S.\$7.4 billion.

The animal nutrition business is mainly operated by Adisseo, which provides additives and nutritional solutions for animal feed. Methionine, vitamins and biological enzymes and other main products help upgrade feed supply in livestock and poultry farms around the world, providing better nutritional ingredients for animals to digest and grow. Besides, Adisseo aims to protect natural environment by reducing waste generated from livestock and poultry farms.

Materials Science

Sincohem Holdings' materials science business provides material science solutions for the sectors of electronics, automobiles, construction, next generation communication technology, high-tech special projects, medical care and other sectors in relation to national economy and people's livelihood, with competitive edge in the fields of fluorosilicon materials, engineering plastics, polymer additives, electronic chemicals, lithium battery materials and special fibers. As a leading Chinese new chemical

materials service provider, Sinochem Holdings has laid out the industrial chain to align with the core industries of the national economy, focusing on developing high-end, differentiated and speciality products with high added value.

Following the joint restructuring, Sinochem Holdings' materials science segment consists of several listed companies such as Sinochem International (600500.SH), Luxi Chemical (000830.SZ), Haohua Technology (600378.SH) and Elkem (ELK.OL). With global operations, Sinochem Holdings owns production bases in China, France, Spain, Norway, Brazil, South Africa, Iceland and South Korea, etc. Sinochem Holdings has established comparative advantages with global competitiveness in several sub-verticals, and is a leader in polyphenylene ether (PPE), polycarbonate (PC), nylon, epoxy resin, silicone, rubber antioxidant, fluorine rubber, polytetrafluoroethylene (PTFE), refrigerant, nitrogen trifluoride (NF₃), para-aramid and other products.

Sinochem Holdings is committed to becoming a world-class supplier of automotive materials solutions and providing key raw materials for general industries. The materials science segment encompasses a broad portfolio and has seven key product categories:

- *Silicon series*

The main production bases of its silicon business are located in Jiujiang (in Jiangxi Province), Liaocheng (in Shandong Province), Lanzhou (in Gansu Province) in China, Norway, France, the USA, Italy, Spain, Iceland, South Africa, Malaysia and Brazil. For the year ended 31 December 2021, its plant capacities were 760,000 t/a for organosilicon monomer, 280,000 t/a for silicon metal, 360,000 t/a for carbon, 320,000 t/a for ferrosilicon and 1.5 GW/year for solar module. Its main products include silicon metal, 107 adhesive, sealant, rubber compound, liquid silicone rubber, silicone oil emulsion, solar modules, photovoltaic modules, etc. Its trademarks include Elkem, BLUESIL, STARSIL, Superseed, ELSEP, etc. With excellent photoelectric conversion efficiency, the solar modules can be used as a safe energy device and installed on the roofs of small households and commercial premises in large public areas, as well as in various freshwater reservoirs, farms, DAMS and aquaculture areas.

- *Fluorine series*

Sinochem Holdings' fluorine business is primarily located in Zhejiang, Sichuan, Jiangsu, Shaanxi, Shandong, Hubei and Hunan province in China, covering inorganic fluorine, fluorocarbon chemicals, fluorinated lithium materials, fluorinated polymers and fluorinated intermediates, producing over 50 types of products with an annual production capacity of 600,000 tonnes. Sinochem Holdings' products are widely used in more than 20 fields, including automobiles, home appliances, pharmaceuticals, pesticides and new energy.

- *Engineering plastics*

Engineering plastics are high-performance polymer materials that can be used as structural materials, used to withstand mechanical stress in a wide temperature range, and used in more demanding chemical and physical environments. The performance characteristics of engineering plastics include: withstanding a certain external force; having good mechanical properties and dimensional stability; maintaining excellent performance at high and low temperatures; and the ability to be used as engineering structural parts. Its main products include PPE、PC、PA、PBT、ABS and epoxy resins.

- *Polymer additive*

Polymer additives are special chemicals used in the polymerizing and processing of polymer materials to improve the properties of polymers, such as anti-oxidation and flame-retardant properties. They can also be used to improve polymer processing properties, such as plasticization and lubrication. Since the 1990s, the invention of new polymers has been declining, whereas the market demand for the application and processing properties of polymers has been growing strongly. Highly specific polymer additives are utilised to help realize or enhance corresponding properties to meet customization requirement.

- *Electronic chemicals*

Sinochem Holdings has R&D and production bases for special gases which Sinochem Holdings owns independent intellectual rights. Its major products include NF₃, SF₆, CF₄, WF₆, N₂O₄, HSe, H₂S, etc. Many of these products are of electronic grade purity and are applied to the fields of integrated circuits, LED, electric facilities, optical fiber and cables, PV, health, environment protection, etc.

- *Lithium batteries and materials*

Lithium-ion batteries and other traditional types of batteries, such as the common alkaline battery and nickel-metal hydride batteries, share the same role in many areas, but the advantages of lithium-ion batteries are that: (i) their manufacture and use cause almost no pollution and damage to the environment; and (ii) they can be stored and used hundreds of times more than the traditional battery. Ternary cathode is the key material used in the production of rechargeable lithium batteries, accounting for more than 40% of the cost of production. Sinochem Holdings' main products in this segment are ternary materials, which are widely used in portable electronic products, electric tools, and new energy vehicle to reduce carbon dioxide emissions.

- *High performance fiber*

Sinochem Holdings' main production bases for the high-performance fiber business are located in Lanzhou (in Gansu Province), Chengdu (in Sichuan Province), Yizheng (in Jiangsu Province) in China, and the UK. For the year ended 31 December 2021, the capacities of its main plants are 5,300 tons/year for precursor, 1,600 tons/year for carbon fiber, 1,700 tons/year for aramid fiber 1414, 3,700 tons/year for super absorbent fiber and 500 tons/year for special products. The main products include aramid fiber 2, aramid fiber 3, carbon fiber and super absorbent fiber.

- *Others*

Other production includes carbon black sealing slurry, BW series reverse osmosis membranes, FR series reverse osmosis membranes, anticorrosive coatings, boron, chemical milling protective peelable coatings, flame retardant coatings, functional carbon black, general purpose CR, liquid coils, neoprene latex, non-skid coatings, polysulphides, shield foam agent, SPUA, thermopaint, TW-7 water based high temperature resistant coating, water based corrosion conversion coating, water-based hydrocarbon emulsion, waterborne coatings and waterborne epoxy anticorrosive coating.

Petrochemicals

The petrochemical segment of Sinochem Holdings mainly involves in oil trading, petroleum products marketing, petrochemical products marketing, refinery-chemical integration, petrochemical warehousing, industrial park development and energy internet. Its products are widely applied in the field of petrochemicals, agriculture, automobile transportation, textiles, packaging, electronics, electrical appliances, nutrition and health.

Sinochem Holdings is one of the most competitive petrochemical enterprises in China. Relying on its 70 years of experience in the petroleum industry, Sinochem Holdings has developed a whole industry chain encompassing crude oil trading at the upstream, processing and production at the midstream, and petrochemical sales at the downstream.

The petrochemical segment of Sinochem Holdings mainly consists of five key services:

- *Oil trading & services*

Sinochem Holdings' oil trading and services mainly include the import, export and re-export of crude oil and refined oil products. It has an experienced trading team, and has established deep cooperative relations with the world's major national and international oil companies. Sinochem Holdings is one of the major crude oil suppliers for oil refineries in Asia, Europe and America. The customer base primarily includes domestic and foreign oil refineries and merchants of crude oil and oil products. Sinochem Holdings imports crude oil to meet domestic customers' supply needs by establishing long-term relationships with crude oil suppliers and also sells crude oil to refineries in Asia, Europe and North America. To better serve these domestic and foreign customers, Sinochem Holdings has leased or hired vessels for transportation to ensure convenient, efficient and fast delivery worldwide.

- *Sales of oil & petrochemical products*

Sinochem Holdings' sales of oil & petrochemical products are focused on the wholesale and retail of refined oil and petrochemical products. It is one of the leading oil products sales companies in China which has established a marketing network in 17 provinces (including autonomous regions and municipalities) with 602 self-operated and cooperatively-operated stations and 766 franchised stations. Sinochem Holdings has established solid cooperative relationships with the world's first-class petrochemical suppliers to provide customers with comprehensive supply chain distribution services.

- *Storage & logistics*

Sinochem Holdings is a leading petroleum and petrochemical storage and logistics services provider in China. Its business scale for storage and logistics services is among the best in China, with a broad coverage area and a rich variety of operations. As at 31 December 2021, Sinochem Holdings operates six large storage facilities in Tianjin, Shanghai, and Jiangsu, Zhejiang and Guangdong provinces, with 393 storage tanks and a storage capacity of 5.12 million cubic meters. Sinochem Holdings also serves China's strategic oil reserve network.

- *Park development*

Sinochem Quanzhou Park Development Co., Ltd., as an integrated operation service provider of Sinochem Quanhui Petrochemical Park (the "**Park**"), is fully responsible for the planning, industrial development, public works and supporting services of the Park. By building an industrial and integrated service platform and a public works platform, Sinochem Holdings has built and

improved the Park's infrastructure and supporting facilities to provide efficient, high-quality and economical services for enterprises. Cooperation with companies such as Linde Gases and State Grid has been entered into for building air separation, water plant, hazardous waste treatment plant and other utilities. The Park aims to realize six integrations, namely public utilities, raw material and products, smart data, management, safety and environmental protection, to escalate the competitiveness of the Park and incoming enterprises.

- *Energy technology*

Sinochem Energy Technology Co., Ltd. ("**Sinochem Energy Technology**") is a technology internet company under Sinochem Holdings' energy sector. In August 2017, the "Internet +" working group, the predecessor of Sinochem Energy Technology, was established, becoming a pioneer in the field of energy internet transformation. Sinochem Energy Technology was formally established in February 2018. Supported by advanced technologies such as artificial intelligence, blockchain, Internet of Things, cloud computing and big data, it is committed to promoting the deep integration of network technology and the petrochemical industry and becoming a smart operator in the petrochemical industry.

- *Test & evaluation, chemical safety*

Sinochem Holdings provides professional services in the field of test and evaluation and chemical safety. Sinochem Holdings' subsidiary Shenyang SYRICI Testing Co. Ltd ("**SYRICIT**") is an independent third-party evaluation service agency and is affiliated to Shenyang Research Institute of Chemical Industry ("**SYRICI**"), formerly known as the Testing and Evaluation Center of the SYRICI. SYRICIT is dedicated to the evaluation and testing of pesticides, chemicals, toxicity screening, preclinical evaluation of new drugs, identification of hazardous chemicals and wastes, etc. It provides a one-stop service for the whole life cycle safety of chemicals for enterprises. In addition, in the field of toxicology evaluation, SYRICIT was the first Chinese company to obtain the OECD GLP international certification. With comprehensive qualifications and advanced facilities and equipment, it is one of the top testing and evaluation agencies in China.

Environmental Science

Sinochem Holdings prioritizes the development of the environmental science segment as a strategic emerging business. Sinochem Holdings is committed to growing China's chemical industry in a green way, playing a pivotal role in the national battle against pollution and climate change, and shouldering the responsibility as an enterprise to build an ecologically sustainable world.

The environmental science segment mainly focuses on the remediation of contaminated sites, industrial waste treatment and industrial wastewater treatment. Sinochem Holdings' seawater desalination, wastewater recycling and industrial water pretreatment businesses lead the Chinese market, and its hazardous waste treatment and soil remediation businesses develop rapidly as Sinochem Holdings possesses first-class technology to develop water treatment membrane products in China.

The environmental science segment of Sinochem Holdings mainly consists of five key services:

- *Water treatment*

Sinochem Holdings was the first company to develop and apply the double membrane water treatment process in China, and is the leader in China in advanced industrial and domestic waste water treatment, brackish water treatment, advanced drinking water treatment, sea water desalination technology and other fields. Sinochem Holdings has core water treatment technologies in microfiltration, ultrafiltration, nanofiltration, reverse osmosis, membrane

bioreactor, biological aerated filter, filter, ion exchange, etc. For the year ended 31 December 2021, the capacity of the membrane production line is 2,600,000 square meter/year. In addition, it has established a 50/50 joint-venture TBMC with Toray to produce 6,170,000 square meter/year (160,000 pieces/year) of reverse osmosis membrane. Its products have been applied in nuclear power, electric power, coal chemical, petrochemical, iron and steel, municipal engineering, electronics, people's livelihood and other industries, and provides customers in the corresponding fields with water desalination, reclaimed water reuse, zero discharge of wastewater, water purification and other engineering services.

- *Industrial solid waste treatment*

Sinochem Holdings is recycling-orientated and focuses on the development and industrialization of self-dependent core technologies and equipment. Sinochem Holdings is one of the leaders in the domestic arena and it boasts over 50 engineering application examples of sludge drying and incineration and salt-bearing liquid waste granulation incineration technologies. To address the pain point of "polluted salt" in the fine chemical industry, Sinochem Holdings proposed the innovative concept of "polluted salt liquid-phase purification" and developed the single salt recycling whole-process technology, demonstrating its significant role in the industry for its slash in treatment costs. Sinochem Holdings invests in and operates two hazardous waste disposal projects in Weifang, Shandong Province and Shenyang, Liaoning Province to provide hazardous waste disposal services, thereby aiming to become a leader in the solid waste and hazardous waste recycling field.

- *Soil remediation*

Sinochem Holdings owns leading technologies in polluted site remediation, farmland remediation, mine remediation and groundwater remediation and is actively promoting the industrialization of advanced applicable technologies. It innovates the polluted site remediation model in order to manage the whole-process polluted site management such as design and planning, hazardous chemical removal and disposal, soil and groundwater remediation and land revitalization to provide meticulous and complete one-stop integrated solutions, by which way safety and environmental risks can be mitigated and time, manpower and capital costs can be saved to create maximum value for enterprises. Sinochem Holdings also initiated the Soil and Groundwater Remediation Committee of China Chemical Industry Environmental Protection Association to guide the development of soil remediation in the petrochemical field, which has formed extensive influence in the industry. Sinochem Holdings is striving to become a green and sustainable remediation leader.

- *Waste gas treatment*

Sinochem Holdings provides one-stop comprehensive waste gas treatment solutions for industrial enterprises and industrial parks, including testing and monitoring, waste gas collection, pre-treatment and terminal treatment. It coordinates waste gas treatment with sewage and solid waste treatment to provide industrial parks with comprehensive environmental treatment services for water, solid, gas and monitoring, thereby creating value for customers and leading the development of the industry. In addition, Sinochem Holdings has undertaken the exhaust gas incineration EPC project of Zhonghua Quanzhou 1 million-ton/year ethylene and oil refining expansion programme, China's largest VOCs comprehensive treatment project in the refining and chemical industry.

- *Comprehensive engineering services*

Sinochem Holdings is able to undertake the investigation, design, supervision, consulting and general contracting services of large and medium-sized mine projects, chemical, petrochemical and pharmaceutical projects, industrial and civil construction projects, municipal utility projects and environmental protection projects. It boasts national Grade A engineering investigation, engineering and cost consulting, engineering design, general contracting, engineering supervision, intelligent construction, environmental pollution special engineering design and environmental impact assessment, and safety assessment entities. Sinochem Holdings' business covers chemical, petrochemical, pharmaceutical, construction, metallurgical, electric power, textile, municipal utilities, building materials and many other fields.

- *Others*

Sinochem Holdings provides energy-saving and low-carbon, environmental monitoring and other environmental services. Its prominent performance in projects including energy saving and emission reduction consulting, energy saving equipment integration, and investment and renovation in energy saving projects renders "one-stop" comprehensive contract energy management services such as energy saving consulting, diagnosis, design, financing, renovation and trusteeship. With CMA/CNAS/GLP qualifications, Sinochem Holdings has presided over and joined in internal environmental investigations and polluted site investigations of multiple polluters and it is familiar with the workflow and key points of environmental monitoring, aiming to be an environmental comprehensive service provider for industrial parks.

Sinochem Holdings' cleaning business is in the leading position in the industry in China, supported by comprehensive technical categories and advanced equipment. For the year ended 31 December 2021, its production capacity of automotive chemicals are 50,000 tons of non-freezing liquid per year and 30,000 tons of glass water per year. Its products are widely used for anti-boiling, anti-freeze and cooling of the internal combustion engine of all kinds of cars, light trucks and other vehicles.

Rubber and Tire

Sinochem Holdings' rubber and tire business enjoys leading position in the world's high-end and ultra-high-end passenger tires industry and cooperates with various world's renowned automakers. Sinochem Holdings owns China National Tire & Rubber Co., Ltd., a leading rubber and tire products manufacturer in the world. It aims to forge a world-class comprehensive rubber and tire enterprise with technological innovation and brand building. It has 24 production plants in 13 countries, and a sales network in over 160 countries and regions around the world. Sinochem Holdings' business covers the development, manufacturing and distribution of consumer tires (including car/SUV tires, motorcycle tires, bicycle tires, etc.), industrial tires (including truck and bus tires (TBR), off-the-road tires (OTR), agricultural tires (AGRO), etc.) and rubber conveyor belts, etc. Sinochem Holdings is the controlling shareholder of two listed companies: Pirelli listed on Milan Stock Exchange in Italy and Aeolus Tyre Co. Ltd. ("Aeolus") (600469.SH) listed on Shanghai Stock Exchange in China, and its other major assets include Prometeon Tyre Group S.R.L. ("PTG") and Qingdao Rubber Six Conveyor Belt Ltd.

- Pirelli was founded in Milan in 1872 and today stands as a global brand known for its cutting-edge technology, high-end production excellence and passion for innovation that draws heavily on its Italian roots. With 18 production plants in 12 countries and commercial presence in over 160 countries, Pirelli has around 30,700 employees, and in 2021 Pirelli had a turnover of approximately EUR5.56 billion. As a world-class enterprise of high-end consumer tires, Pirelli takes the lead in the luxury class original equipment (OE) consumer tire market, and is the global

partner for the F1 World Grand Prix. It is among the world's major producers of tires and associated services and the only one focused solely on the consumer tire market, which includes tires for cars, motorcycles and bicycles.

- Aeolus was founded in 1965 and is controlled by Sinochem Holdings. Aeolus is a leading industrial tire manufacturer in China, and a major strategic tire supplier for the construction and mining machinery industry. It is an advanced enterprise promoted by the Lean Six Sigma in the domestic tire industry and was awarded “National Advanced Unit in Environmental Protection” status in the petroleum and chemical industries during the Twelfth Five-Year Plan. It represented Chinese enterprises at the third United Nations Green Industry Conference and made a typical speech. As at 31 December 2021, it has been awarded the “Best Supplier for Dongfeng Commercial Vehicle” for 19 times. In addition, it was awarded the title of “Green Factory” and “Green Supply Chain Management Enterprise” of the Year in China’s chemical industry in 2020. Aeolus mainly manufactures tires for trucks and buses and engineering machinery tires with over a thousand specifications for many brands, including “Aeolus”, “Wind”, “Carzili” and “Henan”. Its tire products are sold well in more than 140 countries and regions around the world. Its price levels rank at the forefront of Chinese products in the overseas market, especially in the high-end markets of many European and American countries.
- PTG was officially established in 2017 from the spin-off of the industrial division of Pirelli. PTG is a well-known international industrial tire manufacturer that manufactures and sells industrial tires especially for industry, transport of goods and passengers, and AGRO and OTR applications. It is progressively developing a multi-brand and multi-product approach, widening its technological expertise with 7,300 employees, 100 researchers, 4 factories and 3 R&D centers all over the world, focusing on innovation and with the aim of offering the right solution to its customers.
- Qingdao Rubber Six Conveyor Belt Ltd was founded in 1952 and is a leading heavy-duty rubber conveyor belt manufacturer in China, with the planning and construction of China’s high-tech conveyor belt R&D and production base in Qingdao Rubber Industrial Park, which covers an area of more than 270 mu, with a total investment of RMB597 million. It is currently one of the largest professional manufacturers engaged in the research and development, manufacture and sales for conveyor belts products in China. Its products have a high reputation in the field of conveyor belts domestically and internationally, and after many years of market verification, its high-end and high-capacity conveyor belt products have incomparable competitive advantages in various fields, such as coal, metallurgy, cement, ports, mines and power plants, and have maintained a relatively high market share for many years.

Machinery and Equipment

Sinochem Holdings is committed to becoming a first-class provider of overall solutions for chemical equipment and supplying comprehensive products and technical services for customers worldwide. Leveraging the innovation strength in products, processes as well as digital and services solution, Sinochem Holdings continues to create high-quality plastic machinery, rubber machinery, chemical equipment and modern manufacturing service solutions. In addition, Sinochem Holdings relies on the widely distributed enterprises and the global sales and service network to help customers achieve green, intelligent, and digital development.

Sinochem Holdings has four product lines under the machinery and equipment segment:

- *Plastic machinery*

Sinochem Holdings provides a wide range of products and services under plastic machinery business, covering various fields such as automotive, packaging, medical care and construction industries, electrical and electronic products and household appliances. It has been 182 years since the establishment of the main enterprise KMCL, one of the world's leading manufacturers of machinery and systems for the production and processing of plastics and rubber. Employing around 4,700 people worldwide, KMCL's global network comprises 30 subsidiaries and 570 trade and service partners.

- *Rubber machinery*

As a leading manufacturer of rubber machinery in China, Sinochem Holdings has been engaged in the business of vulcanizing machines for more than a century. Its vulcanizing machines and internal mixers are exported to more than 40 countries and regions.

- *Chemical equipment*

Sinochem Holdings has independently innovated and developed the first set of powerful and large-sized major chemical machines to replace the imports, and made its drying technology and equipment among the international advanced level. It can provide a series of products and services such as research and development, product design, processing and manufacturing, and installation and commissioning in the fields of petrochemical and chemical equipment.

- *Ion-exchange membrane electrolyzer*

The ion-exchange membrane electrolyzer is the core equipment for the chlor-alkali plant, mainly used for the production of caustic soda and chlorine gas, providing raw materials for the basic chemical industry. The production base of Sinochem Holdings for its ion-exchange membrane electrolyzer business is located at Yizhuang, Beijing, and the capacity of the ion-exchange membrane electrolyzer is 2,000,000 tons/year for the year ended 31 December 2021.

- *Others*

Sinochem Holdings also produces special non-ferrous metal equipment and new energy equipment of various specifications.

City Operation

Sinochem Holdings is one of the first batch of 16 state-owned enterprises approved by the SASAC with real estate as the main business, principally engaging in city operation and green building technology services. China Jinmao, a subsidiary of Sinochem Holdings, is well positioned to provide high-end and premium products and services in adherence to its corporate mission of "Unleashing Future Vitality of Cities". China Jinmao is committed to becoming China's leading city operator through its quality-orientated "Two Wheels and Two Wings" strategy and "Dual-driver, Dual-upgrade" city operation model. Based on the foresight on city potentials, China Jinmao has holistically upgraded regional functions and urban vitality by pooling world leading premium resources and introducing the urban planning concept in favor of reasonable interdependence. See "*Business — Real Estate*" for Sinochem Holdings' city operations segment.

Industrial Finance

Sinochem Holdings' financial business began in 1991, covering trust services, financial leasing, life insurance, industrial funds, commercial factoring, insurance brokerage, securities investment funds, financial futures and comprehensive business services, among others. Sinochem Holdings has multiple financial business licenses, building a bridge between industry and finance, and serves the industry with "finance + technology". Sinochem Holdings also possesses industry-leading risk control competence and profitability. In early 2017, Sinochem Holdings established the strategic business unit of Industrial Finance and integrated its financial businesses. In early 2018, Sinochem Capital Co. Ltd. ("**Sinochem Capital**") and Sinochem Capital Investment Management Ltd. were founded, based on which Sinochem Holdings completed the restructuring of its financial businesses and continually introduced strategic investors. Sinochem Holdings conducts financial leasing business through Far East Horizon Limited ("**Far East Horizon**"). Far East Horizon's business consists of financial service, industrial investment, trade agency and management consulting in industrial sectors like medical care, packaging, transportation, construction, industrial equipment, education, IT, public utility, modern agriculture, chemicals and energy conservation. Far East Horizon was listed on the Hong Kong Stock Exchange in March 2011.

Sinochem Holdings has four key services under the industrial finance segment:

- *Industrial financing*

The industrial financing service encompasses a broad portfolio and has six key categories: creative supply chain finance, internal banking, commercial factoring, industrial trust, consumer finance and financial leasing.

The supply chain finance business is operated by Foreign Economy & Trade Trust Co., Ltd., ("**FOTIC**"), Sinochem Finance Co., Ltd. ("**Sinochem Finance**"), Sinochem Commercial Factoring Co., Ltd. ("**Sinochem Factoring**") and Sinochem Capital Digital Technology Co., Ltd. ("**Sinochem Capital Digits**"). In relation to the supply chain scenarios of the internal and external strategic customer groups of agriculture, energy, chemicals and real estate, it builds its own corporate credit system, forge cooperation with financial institutions such as head banks, enriches business content, promote product competitiveness and, creates a supply chain financial service ecosystem. For internal banking, Sinochem Finance has committed to "Contributing to Group's Strategy and Echoing with Industrial Development". It plays an important role in serving and underpinning the industrial development and the strategic transformation of Sinochem Holdings. The commercial factoring business is mainly carried out by Sinochem Factoring under Sinochem Capital. Sinochem Factoring uses product creation, service innovation and financial technology to solve financing problems for small and medium-sized enterprises along the upstream and downstream of the industrial chain. The industrial trust business is operated by FOTIC, a subsidiary of Sinochem Capital. FOTIC has accumulated over ten partners in nearly 100 cities under registration and operation. The consumer finance business is also operated by FOTIC, which has grown into a highly-specialized integrated consumer finance service provider, having built a full-process and active management mode of consumer finance before, during and after the loan, and granted over RMB100 billion of consumer loans to more than 10 million individual borrowers. The financing leasing and sale-leaseback business is mainly operated by Far East Horizon, which aims at meeting enterprises' capital demands for equipment acquisition so as to help introduce and upgrade key equipment.

- *Assets management*

The assets management service encompasses a broad portfolio and has six key categories: industry funds, securities trust, wealth management, family trust, asset securitization and mutual fund.

The industry funds business is mainly operated by Sinochem Capital Investment Management Co., Ltd. (“**Sinochem Capital Investment Management**”), a subsidiary of Sinochem Capital. It is an equity investment platform for Sinochem Capital, and also functions as an internal investment bank to integrate industries and finance inside the group. Sinochem Holdings has developed a portfolio of industrial private equity investment funds for sectors such as new materials, new energy, environmental protection, agriculture, real estate and special opportunities, with a total fund scale of over RMB 10 billion. The securities trust business is operated by FOTIC. Since 2007, FOTIC has designed and developed more than 3,000 securities trust products, managed trillions of assets, and maintained more than 2,000 securities trust products. The wealth management business is also operated by FOTIC. In 2011, FOTIC introduced its “Five-element Wealth” brand, providing asset allocation and value-added services to high net-worth clients as the first trust company engaging in wealth management. The family trust business is operated by FOTIC. Committed to promoting the localization of family trust, FOTIC issued the first private family trust product in China in 2014. Based on personalized needs, FOTIC has built a one-stop service platform that provides exclusive and customized services, including structure design, trust management and asset allocation, to meet customers’ diversified demands for risk isolation, wealth inheritance and stable growth of assets, enabling the business to expand in scale. The asset securitization business is operated by FOTIC. Owing to good reputation and service experience in financial market business, FOTIC maintains cooperation and communication with nearly 400 institutional clients. It has set up a full-time team, and built a whole industry-chain service system of asset securitization, covering the cultivation and screening of assets, product design and issuance, duration management and information disclosure. The mutual fund business is mainly operated by Lion Fund Management Co., Ltd. (“**Lion Fund**”). With its distinctive features, it targets segmented markets, focusing on assets and markets in which it excels. A pioneer in its field, Lion Fund launched the first domestic global gold fund, the first domestic oil and gas energy fund and the first domestic real estate income fund.

- *Value — added services*

The value-added services business encompasses a broad portfolio and has six key categories: comprehensive commercial services, asset services, life insurance, insurance brokerage, futures trading and foreign exchange.

The comprehensive commercial service is operated by Sinochem Commerce Co., Ltd. (“**Sinochem Commerce**”), a subsidiary of Sinochem Capital. As one of the earliest domestic companies specialized in bidding, procurement and consulting services, Sinochem Commerce enjoys a high status within the industry and a sound market reputation. The asset service is operated by Sinochem Assets Management Co., Ltd. (“**Sinochem Assets Management**”), which provides services such as debt restructuring, assets stripping and management and output control, etc. to meet the needs of governments, enterprises and financial institutions. The life insurance business is operated by Manulife-Sinochem Life Insurance Co. Ltd (“**Manulife-Sinochem**”), which focuses on rendering differentiated services for segment markets, tracks well-off and affluent families, and is dedicated to providing all-round solutions for risk management, education saving, elderly care, and comprehensive financial planning. The insurance brokerage business is operated by Sinochem Insurance Brokers Co., Ltd. (“**Sinochem Insurance Brokers**”), a subsidiary of Sinochem Capital. Covering direct insurance brokerage, risk consulting services, and reinsurance brokerage, Sinochem Insurance Brokers customizes insurance solutions for enterprises after holistically analyzing business risks, corporate risk preference and cost budgeting; selects appropriate insurance products for customers in domestic and foreign insurance and reinsurance markets; and

assists clients in solving problems in claim settlement through professional services. The futures trading business is operated by Guantong Futures Brokages Co., Ltd (“**Guantong Futures**”), covering brokerage, futures investment consulting, and asset management, etc. The foreign exchange business is operated by Sinochem Finance, a subsidiary of Sinochem Capital. Since its establishment, Sinochem Finance has been expanding its foreign exchange business and boasts several innovations as industry benchmarks. After more than ten years of operation, Sinochem Finance has been among the top 100 in China’s inter-bank foreign exchange markets for ten consecutive years, with its cross-border financing business top ranking in the industry.

- *Fintech*

Sinochem Capital deeply integrates finance and technology, serves industrial customers, extensively connects with external resources, meets industrial needs to the greatest extent, and leverages its own advantages to create a new ecology of industrial finance. It builds a fintech team with diversified backgrounds in industry, finance and technology R&D, possessing rich experience and strong technical capabilities in online operations, risk warning and management, data modelling, etc. An online service system is built on key areas such as industrial finance, internal banking, entrusted operations, wealth management, commercial insurance, and integrated commerce. It has been well received by customers for its advanced technologies, stable system, data security, and operation and maintenance services. Self-developed intelligent products are widely used in financial business scenarios such as trust, insurance and factoring and have achieved successful results.

Financials

Consolidated Statement of Comprehensive Income Data

	As at 31 December	
	2020	2021
	(RMB million)	
Gross revenue	840,864	1,111,135
Cost of sales	30,872	34,065
Operating profit	24,090	38,051
Profit before taxation	25,860	35,703
Net profit	17,079	21,747

Consolidated Statement of Financial Position Data

	As at 31 December	
	2020	2021
	(RMB million)	
Cash and cash equivalents	125,470	99,017
Total current assets	608,225	615,299
Total non-current assets	882,829	920,323
Total assets	1,491,054	1,535,621
Total current liabilities	605,394	642,753
Total non-current liabilities	492,035	504,017
Total liabilities	1,097,429	1,146,770
Total equity	393,625	388,851

Indebtedness

As at 31 December 2020 and 2021, total interest-bearing borrowings of Sinochem Holdings, including short-term borrowings, long-term borrowings and debentures payable, amounted to approximately RMB531,352 million and RMB547,110 million, respectively. The following table sets forth the components of Sinochem Holdings' interest-bearing borrowings as at the dates indicated:

	As at 31 December	
	2020	2021
	(RMB million)	
Short-term borrowings	119,876	122,474
Long-term borrowings	158,676	180,809
Debentures payable	252, 800	243,827
Total	531,352	547,110

Management

The following table sets forth certain information on the management of Sinochem Holdings as at the date of this Offering Circular:

Name	Position
NING Gaoning*	Chairman
LI Fanrong*	President
LI Qing	Deputy Secretary
LI Fuli	Vice President and Chief Financial Officer
CHEN Dechun	Vice President
WANG Ge	Chief Inspector
YANG Shihao	Vice President
ZHONG Ren	Vice President
ZHANG Fang	Vice President

* On 26 August 2022, representative from the Organization Department of the Communist Party of China Central Committee announced the decision made by the central government on leadership changes in Sinochem Holdings: Li Fanrong was appointed as Chairman of the Board and Secretary of the Leading Party Group, relieved of the post of President; Ning Gaoning was relieved of the posts of Chairman of the Board and Secretary of the Leading Party Group. The appointment and dismissal are under progress and shall comply with relevant laws and regulations.

NING Gaoning is Chairman of the Board and Secretary of the Leading Party Group of Sinochem Holdings (the holding entity of Sinochem Group and ChemChina). Mr. Ning has been appointed as Chairman of Sinochem Group since December 2015 and Chairman of ChemChina since June 2018. Prior to his current post, Mr. Ning was Chairman of COFCO Corporation, President of China Resources Enterprise Limited, Vice Chairman and President of China Resources (Holdings) Co., Ltd. Mr. Ning also holds board memberships in listed and non-listed companies as: Chairman of Syngenta Group Co., Ltd., Syngenta AG, Pirelli (PIRC.MI), Far East Horizon (03360.HK), China Jinmao (00817.HK), Luxi Group Co., Ltd, Sinochem Hong Kong (Group) Co., Ltd.; and Board Director of Adama Agricultural Solutions Ltd. In addition, Mr. Ning is Standing Committee Member of the 13th National Committee of the Chinese People's Political Consultative Conference, Sustainability Working Group Chair of APEC Business Advisory Council (ABAC), and Chair of APEC China Business Council. Mr. Ning had been named China Economic Person of the Year by CCTV for three times, China's Annual Top 25 Most Influential Business Leader Awards by China Entrepreneur for ten consecutive years, China's Most Influential Business Leaders by Fortune, Asia Business Leader Awards by CNBC, and Asian Corporate

Director by Corporate Governance Asia, and CEO Lifetime Achievement Awards by Fortune. Mr. Ning earned his MBA degree from the Business School of the University of Pittsburgh in the United States. He is a Certified Senior International Business Executive.

LI Fanrong, has taken the role as Board Director, President and Deputy Secretary of the Leading Party Group of Sinochem Holdings Corporation Ltd. since April 2021. Prior to his current post, Mr. Li served as Board Director, President and Deputy Secretary of the Leading Party Group of China National Petroleum Corporation as well as Vice Chairman; Member of Leading Party Group and Deputy Director General of National Energy Administration; Vice President of China National Offshore Oil Corporation, CEO & President of CNOOC Ltd., Chairman of Nexen Energy ULC, and Chairman of CNOOC International Co., Ltd. At present, Mr. Li is also Board Director and President of Sinochem Corporation, Chairman of Sinochem Energy Co., Ltd., Chairman of Sinochem International (600500.SH) and Board Director of Syngenta Group Co., Ltd. Mr. Li has extensive working experience in petrochemical industry. He graduated from the Jiangnan Petroleum Institute (currently Yangtze University) majoring in Petroleum Production Engineering, and obtained MBA from Cardiff University in the United Kingdom. He is a senior professorate engineer.

LI Qing, has been Director and Deputy Secretary of the Leading Party Group of Sinochem Holdings Corporation Ltd. since April 2021. Mr. Li previously took such posts as Director of Leading Cadre Examination and Evaluation Center under Organization Department of the CPC Central Committee, Director and Secretary of the CPC Committee of Beijing Energy-Conservation and Environmental Protection Center, Head of Service Department of Beijing Organizing Committee for Olympic Games, Deputy Secretary of the CPC Chongwen District Committee; Deputy Secretary of the CPC Changping District Committee; Head of Organization Department and Director of General Office, Beijing Municipal Committee of the Communist Youth League. In March 2016, Mr. Li was appointed Vice President and Deputy Secretary of the Leading Party Group, then Board Director and Deputy Secretary of the Leading Party Group of Sinochem Corporation in March 2019. At present, Mr. Li is also Head of Party School of Sinochem Holdings, and Board Director of Sinochem Corporation. Mr. Li graduated from Beijing Institute of Technology and obtained Master Degree from China University of Petroleum, majoring in Management Science and Engineering, Professorate Senior Engineer.

LI Fuli, has been appointed as Vice President, Chief Financial Officer and Leading Party Group Member of Sinochem Holdings since May 2022. Mr. Li has been appointed as Chief Financial Officer of Sinochem Group since 10 June 2022. Mr. Li previously served as Deputy General Manager, Chief Accountant and Leading Party Committee Member of China Resources (Holdings) Co., Ltd., and concurrently served as Chairman of China Resources Cement Holdings Limited, China Resources Capital Holdings Ltd., China Resources SZITIC Trust Co. Ltd., China Resources Bank of Zhuhai Co. Ltd. and China Resources Microelectronics Limited. Prior to those, he was Vice President and Leading Party Group Member of China Minmetals Corporation, General Manager of Minmetals Investment and Development Co. Ltd., Chairman of MMG Limited, Minmetals NonFerrous Metals Holdings Co. Ltd. and Minmetals Land Limited. At present, Mr. Li is also Board Director and CFO of Sinochem Corporation, Chairman of Sinochem Finance Co., Ltd. Mr. Li holds Bachelor's Degree in Economics from Renmin University of China and EMBA Degree from Cheung Kong Graduate School of Business.

CHEN Dechun, was appointed Vice President and Member of the Leading Party Group of Sinochem Holdings Corporation Ltd. in April 2021. Prior to the current post, Ms. Chen once served as Vice President and Member of Leading Party Group of State Development & Investment Corp., Ltd., Engineer of Planning Department of China Energy Investment Company, and Assistant Engineer of Beijing Institute of Water Resources and Hydropower Research. In October 2018, Ms. Chen was appointed Vice President of Sinochem Corporation. At present, Ms. Chen is also Chairwoman of Sinochem Capital Co., Ltd. and Sinochem Capital Investment Management Co., Ltd. Ms. Chen has more

than 20 years' experience in strategic planning, operation management, and capital management. She graduated from Wuhan Water Resources and Hydropower Engineering Institute. She is a senior engineer.

WANG Ge, was appointed Chief Inspector and Member of the Leading Party Group of Sinochem Holdings Corporation Ltd. in April 2021. Mr. Wang used to be Deputy Secretary of the Discipline Inspection Commission and Deputy Director General of the Supervision Committee of Shaanxi Province, Deputy Director General of the Seventh Discipline Inspection Office of the Central Commission for Discipline Inspection etc. In November 2019, Mr. Wang was appointed Chief Inspector of the Discipline Inspection and Supervision Group, and Member of the Leading Party Group of Sinochem Corporation. Mr. Wang graduated from College of Chinese Language and Culture, Nankai University, with a major in Chinese Language and Literature. He obtained Master Degree of Economics from Renmin University of China with a major in Political Economics, and Master Degree of Public Administration from National University of Singapore.

YANG Shihao, was appointed Vice President and Member of the Leading Party Group of Sinochem Holdings Corporation Ltd. in April 2021. Prior to his current post, Mr. Yang once served as Director General and Secretary of the CPC Committee of Tianjin Municipal Tourism Bureau, Deputy Head of Tianjin Binhai New Area and Member of the CPC Committee, Deputy Head of Tianjin Tanggu District and Member of the CPC Committee, Director of Asset Operation Division in ChemChina, Deputy Director of Asset Management Division in BlueStar Co., Ltd., and Assistant President of China Huaxing Group. In August 2017, Mr. Yang was appointed Vice President of Sinochem Corporation. At present, Mr. Yang is also Board Director, President and Deputy Secretary of ChemChina, Vice President of Sinochem Corporation. Mr. Yang earned his Master Degree of Industrial Business Management in East China University of Science and Technology. He is now a senior certified Economist.

ZHONG Ren, was appointed Vice President and Member of the Leading Party Group of Sinochem Holdings Corporation Ltd. in April 2021. Mr. Zhong once served as Assistant President of Sinochem Corporation, General Manager and Secretary of Sinochem Oil Co., Ltd., Deputy Director of Sinochem Group Oil Center, etc. In May 2018, Mr. Zhong was appointed Vice President of Sinochem Group. At present, Mr. Zhong also assumes the posts as Secretary, President and Board Director of Sinochem Energy Co., Ltd., Chairman of Sinochem Quanzhou Petrochemical Co., Ltd., Zhoushan National Petroleum Base Co., Ltd., Sinochem International Petroleum (Bahamas) Co., Ltd., and Sinochem International Oil (Hong Kong) Co., Ltd. Mr. Zhong graduated with Bachelor Degree in Business English and EMBA from University of International Business and Economics.

ZHANG Fang, was appointed Vice President and Member of the Leading Party Group of Sinochem Holdings Corporation Ltd. in April 2021. Mr. Zhang served as Director General of Innovation and Strategy Department of Sinochem Group and concurrently as Director of Economic and Technical Research Center of Sinochem Group; Assistant to the Dean and Chief of Fine Chemicals Division, China National Petroleum & Chemical Planning Institute etc. At present, he holds post as Chief Technology Officer of Sinochem Holdings, Board Director of Luxi Group Co., Ltd., as well as Executive Director and General Manager of Sinochem Investment & Development Co., Ltd. Mr. Zhang graduated from School of Polymer in East China University of Science and Technology, and obtained Master Degree of Polymer Materials in Beijing University of Chemical Technology. He is a professorate senior engineer.

BUSINESS

The Company is the flagship overseas holding subsidiary of Sinochem Holdings and one of the primary overseas platforms for executing Sinochem Holdings' business strategy. Sinochem Holdings was established in 2021 through the restructuring of Sinochem Group and ChemChina, which are leading SOEs under the supervision of the SASAC of the State Council. With a wide array of businesses covering life science, materials science, petrochemicals, environmental science, rubber & tire, machinery & equipment, city operation, and industrial finance, Sinochem Holdings rises as the world's largest integrated chemical conglomerate in terms of revenue in 2021. It enjoys leading advantages in many industry subdivisions, such as agrochemicals and animal nutrition in life science, fluorine silicon materials in materials science, engineering plastics and rubber additives. After the restructuring of Sinochem Group and ChemChina in 2021, Sinochem Holdings becomes the largest plant protection producer and the third largest seed producer, each in terms of revenue in 2021. Sinochem Holdings is the only central state-owned enterprise in China with chemical industry as a main business, supported by comprehensive product systems and sufficient technical reserves. Since commencing operations in Hong Kong in 1994, the Company has been an integral part of the transformation and expansion of Sinochem Group and now Sinochem Holdings. The Company accounted for approximately 30.4% of Sinochem Holdings' total assets as at 31 December 2021, and 8.2% of Sinochem Holdings' revenue for the year ended 31 December 2021, according to Sinochem Holdings' audited consolidated financial statements prepared in accordance with PRC GAAP and the Company's audited consolidated financial statements prepared in accordance with HKFRS.

As at the date of this Offering Circular, the Company's business consists of two segments:

- *Real Estate.* The Company's real estate businesses are city operations and property development, commercial leasing and retail operations, hotel operations and technology and services, which are conducted by China Jinmao and Jinmao, respectively.

China Jinmao, the Company's Hong Kong Stock Exchange-listed subsidiary, is a leading developer and operator of large-scale and high-grade commercial properties and upscale residential properties at prime locations in major cities and popular vacation destinations in China. As at 31 December 2021, China Jinmao was engaged in 334 projects in the sectors of city operations and property development, commercial leasing and retail operations and hotel operations at different stages of development located in 53 cities, such as Beijing, Shanghai, Suzhou, Hangzhou and Guangzhou, etc., which include notable projects such as the Beijing Chemsunny World Trade Centre and the Nanjing International Centre.

Jinmao, 100% owned by China Jinmao, primarily owns and invests in a portfolio of hotels located in prime, strategic locations in top tier cities or tourist hot spots in the PRC such as Beijing, Shanghai, Lijiang, Shenzhen and Sanya, which includes the Westin Beijing Chaoyang, the Ritz Carlton Sanya and Grand Hyatt Shanghai. The Company also owns the Jin Mao Tower (a mixed-use development), one of the landmark buildings in the PRC located in the heart of the Lujiazui Financial and Trade Zone, the key financial centre in Shanghai.

For the years ended 31 December 2020 and 2021, revenue from the Company's real estate segment amounted to HK\$67.5 billion and HK\$108.6 billion, respectively, representing 99.6% and 99.7%, respectively, of its revenue.

- *Others.* The Company is engaged in other business segments, such as securities investment. For the years ended 31 December 2020 and 2021, revenue from the Company's other businesses, amounted to HK\$1.4 billion and HK\$1.8 billion, respectively, representing 2.1% and 1.6%, respectively, of its total revenue.

The following table sets forth the Company's revenue by business segment for the periods indicated:

	Year ended 31 December			
	2020		2021	
	HK\$ (million)	%	HK\$ (million)	%
Real Estate	67,531	99.6	108,562	99.7
Others	1,426	2.1	1,763	1.6
Inter-segment revenue ⁽¹⁾	(1,181)	(1.7)	(1,443)	(1.3)
Total⁽²⁾	67,776	100.0	108,883	100.0

(1) All intra-company transactions, balances, income and expenses are eliminated on consolidation.

(2) Casting differences may be incurred as each figure of the line item displayed in the consolidated financial statement was rounded directly.

The Company's businesses are conducted through a network of offices around the globe, with its principal office located in Hong Kong.

Sinochem Holdings

Sinochem Holdings was established in 2021 through the restructuring of Sinochem Group and ChemChina, which are leading SOEs under the supervision of the SASAC of the State Council. Sinochem Holdings had RMB1,536 billion in total assets as at 31 December 2021, and RMB1,111 billion in revenue for the year ended 31 December 2021, according to Sinochem Holdings' audited consolidated financial statements prepared in accordance with PRC GAAP. See "*History and Structure of Sinochem Holdings and the Company*" and "*Sinochem Holdings*".

Issuer

The Issuer is a wholly owned subsidiary of the Company and was incorporated with limited liability on 4 January 2011 in the British Virgin Islands under the BVI Business Companies Act, 2004. The Issuer has no material assets and will not conduct any business, except in connection with the issuance of the Notes and the advancement of net proceeds from the issuance to the Company. The registered address of the Issuer is located at Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands.

Recent Developments

On 10 March 2022, China Jinmao has successfully spun off and separately listed the shares of Jinmao Property Services Co., Limited ("**Jinmao Services**") on the Main Board of the Hong Kong Stock Exchange (stock code: 00816, the "**Spin-off**"). Upon completion of the Spin-off, Jinmao Services remains as a subsidiary of China Jinmao and China Jinmao holds approximately 67.5% of its issued shares. Jinmao Services and its subsidiaries are principally engaged in the provision of property management services, value-added services to non-property owners and community value-added services in the PRC.

Competitive Strengths

The Company believes that the following factors contribute to its strong competitive position:

One of the market leaders in China's strategic industries

The Company is one of the market leaders in real estate industry. The Company is the flagship overseas holding subsidiary of Sinochem Holdings, a key SOE in China, and one of the primary overseas platforms for executing Sinochem Holdings' business strategies.

Real Estate — City Operations and Property Development

- China Jinmao, a substantially-owned subsidiary of the Company listed on the Hong Kong Stock Exchange, is a leading developer of high-end commercial and other complexes in major cities and popular tourist destinations in China.
- Sinochem Group, the subsidiary of Sinochem Holdings and the beneficial shareholder of the Company, is one of the SOEs approved by the SASAC to engage in city operations and property development and hotel operations as principal businesses.
- China Jinmao has won numerous industry awards, including being named among “20th in the Top 100 Real Estate Companies in China 2020”, “Fifth in the Top 10 Profitable Real Estate Companies in China 2020”, “Second by Growth Capability in the Top 10 Real Estate Companies in China 2020”, “Third by Financing Capability in the Top 10 Real Estate Companies in China in 2020”, “12th in the 2020 China Real Estate Excellence 100 List”, “12th in the 2020 China Real Estate Brand Value Excellence”, “12th in the 2020 China Real Estate Management and Team Excellence List”, “Seventh in the 2020 China Real Estate Business Model Excellence List”, “12th in the 2020 China Top 30 Real Estate Listed Companies (Real Estate G30)”, “Seventh in the 2020 China's Top 10 Listed Real Estate Companies in Financing Ability”, “18th in the 2020 China Top 500 Real Estate Development Enterprises”, “Eighth in the 2020 China's Top 10 Real Estate Development Enterprises for Commercial Real Estate Operations”, “17th (2020) Blue Chip Enterprise”, “Blue Chip Real Estate Enterprise with Comprehensive Brand Power”, “Innovative City Operator”, “Golden Bee Enterprises”, “Growth Potential Model Company”, “Excellent ESG Performance Company”, “2020 Outstanding City Operator”, “Top Ten Green & Healthy Exemplary Enterprises”, the “18th (2021) Top 100 Blue Chip Enterprises”, “2021 (18th) China's 500 Most Valuable Brands”, “2021 China Top 100 Real Estate Enterprises by Brand Value”, “2021 City Operation Benchmark Enterprise”, “2021 CIOC China Top 10 Real Estate Developers by Digitalisation”, “Golden Jubilee Award — 2021 Outstanding Innovation Model Enterprise”, “ESG Leading Model Enterprise in the Real Estate Industry” and “Top 10 Model Listed Real Estate Companies by Operation Capabilities”.

Real Estate — Hotel Operations

- Jinmao, has a distinct portfolio of top-quality hospitality assets located in top tier cities or tourist hot spots in the PRC with established operating histories and strong brand recognition, particularly through its hotel managers, such as the Hyatt Hotels, Marriott International and Hilton Worldwide
- In addition to its status of being one of the leaders in the hospitality industry in the PRC, Jinmao's property portfolio also includes the Jin Mao Tower (a mixed-use development) located in the heart of Lujiazui Financial and Trade Zone, the key financial centre in Shanghai, comprising a wide range of upscale restaurants, retail shops, offices, a hotel and entertainment facilities. The Jin Mao Tower is one of the landmark buildings in the PRC

- From the perspective of the commercial leasing market, in 2021, driven by the 14th Five-Year Plan, the vigorous development of the digital economy, highly specialised and advanced industries as well as modern service industries promoted the diversification of market demand for commercial leasing. China Jinmao's net absorption of office buildings in Beijing reached a record high throughout the year, with a general decline in vacancy rate and a stable rental level. China Jinmao's rental levels of office buildings in Shanghai bottomed out and rebounded, alongside with declining vacancy rates.
- From the perspective of retail operations, despite the downturn in the macro environment, China Jinmao's operating targets and strategies has steadily progressed, and the operating results of each business unit showed a steady growth trend. At the 2021 Guandian Business Annual Conference, Jinmao Retail was awarded the "2021 Commercial Real Estate Growth Enterprise of the Year". Nanjing Jinmao Mall of Splendor successfully completed upgrading and rebranding and won the "Nova Award" at the 8th China (Shanghai) Shopping Centre Development Summit Forum. Shanghai J • LIFE made use of online shopping malls to help merchants remain in business, actively developed community rights in the post-pandemic period, and won the "2021 China Coordinates — Best Marker Partner Award" (2021年中國坐標—最佳點標合作夥伴獎).

Diversified business portfolio in the real estate segment with sustainable growth potential

The Company's diversified business portfolio in the real estate segment reduces its operational risk from market developments in the real estate segment.

- *Real Estate — City Operations and Property Development:* China Jinmao's businesses include city operations, property development and property leasing. With a balanced portfolio of different types of developments and investments, China Jinmao is well-positioned to improve profitability, reduce operational risks and increase operational flexibility and efficiency.
- *Real Estate — Hotel Operations:* Jinmao's property portfolio comprises high-end hotels and commercial properties which generates a diversified source of revenue for Jinmao. Jinmao derives rental income from the office and retail areas of the Jin Mao Tower and the retail areas of certain hotels, as well as other revenue derives from ancillary services from its hotel business. Furthermore, Jinmao also enjoys a diversified customer mix for its hotel property in terms of geographical origin. Such balanced property portfolio of quality assets allows Jinmao to continue its growth fuelled by a diversified income source as well as reduced risk exposure of being overly-dependent on customers from a particular global region.
- *Real Estate — Commercial Leasing and Retail Operations:* Based on the whole value chain system of retail commercial real estate, China Jinmao integrates the world's leading resources to build a new commercial center for consumers to "enjoy quality life", and commands well-known retail brands such as "Lanxiucheng", "J-LIFE", "Jin Maohui". Jinmao not only creates a forward-looking benchmark property, but also a future-oriented driving capability that guides it to create sustainable and value-added high-quality properties based on its mission of operational excellence.

Strong support from Sinochem Holdings, one of China's key SOEs under supervision of the SASAC

- Sinochem Holdings is formed through the restructuring of Sinochem Group and ChemChina. It is a leading state-owned enterprise under the supervision of SASAC of the State Council. With a wide array of businesses covering life science, materials science, petrochemicals, environmental science, rubber & tire, machinery & equipment, city operation, and industrial finance, Sinochem Holdings rises as the world's largest integrated chemical conglomerate in terms of revenue in 2021. It enjoys

leading advantages in many industry subdivisions, such as agrochemicals and animal nutrition in life science, fluorine silicon materials in materials science, engineering plastics and rubber additives. Sinochem Holdings owns production bases and R&D facilities in more than 150 countries and regions around the world with a full-fledged marketing network. Upon restructuring, Sinochem Holdings boasts 17 listed companies in its portfolio.

- Sinochem Group, the subsidiary of Sinochem Holdings and the beneficial shareholder of the Company, is one of the largest SOEs in China with over 60 years of history. Sinochem Group was the first import and export SOE authorised to specialise in foreign trade, has been named in the “**Fortune Global 500**” over 30 times and ranked 151st in 2021, and ranked 49th in China’s “**Top 500 Enterprises**” by China Enterprise Confederation (“CEC”) and China Enterprise Directors Association (“CEDA”) in 2021.
- The SASAC closely supervises the strategic development and management of Sinochem Holdings, whose senior management is appointed by the SASAC and whose performance is periodically reviewed by the SASAC. In 2022, Sinochem Holdings was awarded a Class A designation in its 2021 SOE operating performance review.
- The Company holds many of the strategically important assets of Sinochem Holdings, including all of its real estate business, as a result of a long track record of asset injection by Sinochem Holdings and Sinochem Group. After the restructuring of Sinochem Group and ChemChina in 2021, the Company accounted for approximately 30.4% of Sinochem Holdings’ total assets as at 31 December 2021, and 8.2% of Sinochem Holdings’ revenue for the year ended 31 December 2021, according to Sinochem Holdings’ audited consolidated financial statements prepared in accordance with PRC GAAP and the Company’s audited consolidated financial statements prepared in accordance with HKFRS.
- The Company is one of Sinochem Holdings’ primary overseas platforms for executing its business strategy. The Company’s business operations and development strategies are under centralised management by the relevant business units of Sinochem Holdings, which also provides personnel, technical, risk management, administrative, financial and other support to the Company.

Practical and effective internal risk and financial management to support prudent business operation and expansion

- Sinochem Holdings and the Company maintain a practical and effective internal risk management system that covers substantially all of its businesses, including those conducted by the Company. It has a set of comprehensive risk management policies and guidelines designed to minimize strategic risks, operational risks, market risks, financial risks and legal risks with well-defined checks and balances. For example, Sinochem Holdings and its subsidiaries maintain a comprehensive database related to their respective trading counterparties and screens them thoroughly to reduce counterparty risk. They also typically enter into back-to-back contracts or other hedging transactions to reduce market price risk. Furthermore, Sinochem Holdings and its subsidiaries purchase insurance to cover credit risks relating to their respective international trading business. See “*Business — Risk Management*” for further details regarding Sinochem Holdings and the Company’s risk management system.
- Sinochem Holdings has centralised departments managing its liquidity, cash flow and debt ratios to ensure a prudent expansion of its business and operations. Financial management of the Company is also integrated with that of Sinochem Holdings. Furthermore, Sinochem Group, the subsidiary of Sinochem Holdings and the beneficial shareholder of the Company, is regarded by the domestic financial markets as having top-tier credit. It maintains an AAA domestic credit rating that enables

it to secure domestic debt financing at low cost and to financially support the Company, its strategically critical subsidiary. Both Sinochem Holdings and the Company also have access to ample bank facilities to support their funding needs.

Established and trusted Sinochem brand

- The Company enjoys the high market value of the Sinochem brand, one of the most valuable and recognised brands in China over 60 years of cultivation. The World Brand Laboratory ranked Sinochem as the 29th most valuable brand in China in 2021.
- Many of the Company's subsidiaries and business segments have also been recognised and awarded by industry experts for their business excellence, marketing and innovation, product development and brand recognition. For example, the "Jin Mao" brand was recognised as one of "China's 500 Most Valuable Brands" by World Brand Laboratory in 2021 for the 17th year in a row.

Experienced and respected management team

- The Company's businesses are generally centrally managed at Sinochem Holdings' level. Each of the Company's business units reports directly to the senior management of corresponding business segments of Sinochem Holdings. Mr. Ning Gaoning, Chairman of the Company, is also Chairman of Sinochem Holdings.
- Sinochem Holdings' key management executives are appointed by the State Council through a careful selection and evaluation process to ensure that the management team has the appropriate experience, leadership skills and technical competence to manage Sinochem Holdings and the Company.
- The current management team is comprised of individuals with a proven track record and many years of experience in the business sector.

Strong, long-term relationships with major global players

Sinochem Holdings, throughout its subsidiaries' long operating history, has established strong and long-term business relationships with major global players, including Hyatt Hotels, Marriott International and Hilton Worldwide in the hotel operations business.

Through strategic cooperation with globally renowned real estate operators in major cities and popular vacation destinations, China Jinmao, a principal subsidiary of the Company, is able to deliver superior service to clients and maintain a leading position in the hotel industry in terms of revenue per available room and occupancy rate.

Strategy

Sinochem Holdings implements the strategy of innovation-driven development, commits to the value of "In Science We Trust", and adheres to the overall strategic positioning of building a company "led by life science and materials science, supported by petrochemicals and environmental science, driven by science and technology". Sinochem Holdings aims to strengthen its market leadership position in its major businesses covering life science, materials science, petrochemicals, environmental science, rubber and tire, machinery and equipment, city operation and industrial finance. As an integral part of this overall goal, the Company aims to achieve significant growth by employing the following strategies:

City Operations and Property Development

China Jinmao aims to continue to grow as a leading developer and operator of high-end commercial properties and residential properties in the PRC.

Continue to focus on the development and operation of high-end real estate projects in prime locations in major cities and popular vacation destinations and implementing deep development

China Jinmao intends to continue to focus on developing and operating high-end real estate projects, in particular commercial and residential property complexes and hotels, at prime locations in China's major cities and popular vacation destinations. China Jinmao believes that high-quality and notable properties can command higher prices and higher long-term appreciation potential and enable it to achieve better operating results.

China Jinmao has several high-end real estate projects under development, including the Nanjing Gucheng Lake • Jinmao Noble Manor Project, the Shanghai Future City Project and the Suzhou Science and Technology City • Jinmao Palace Project, etc. As at 31 December 2021, China Jinmao was engaged in 334 projects in the sectors of city operations, property development, commercial leasing and retail operations and hotel operations at different stages of development.

China Jinmao plans to maintain a balanced portfolio of city operations and property developments and investments, including office buildings and residential properties. China Jinmao also plans to actively adjust the proportion of properties held for long-term management and properties developed for sale to achieve a balanced operational portfolio and to increase revenue stability and visibility, thereby reducing its operational risk and enhancing the sustainability of its growth.

Continue to collaborate with local governments to diversify its sources of access to high-quality land resources

Although China Jinmao still focuses primarily on acquiring land use rights and developing high-end commercial and residential properties for sale or investment, it has recently begun collaborating with local governments in developing land prior to the land use rights allocation process. For example, in June 2021, China Jinmao entered into development agreements with the People's Government of Qingzhen and Guizhou Crystal Group, respectively, and acquired the first batch of land parcels no. QZ(21)043 and no. QZ(21)044 in December 2021 with a total site area of 45 mu and a saleable and leasable area of approximately 115,000 sq.m., with respect to the development of the Guiyang Qingzhen Jinmao Crystal Smart New City Project, located in Qingzhen, Guiyang.

Continue to leverage its project development expertise, its relationship with Sinochem Holdings and its established SOE network to focus on sound development by leveraging the attributes of a central state-owned enterprise

China Jinmao typically acquires land use rights through competitive bidding, cooperation with local governments, or by purchasing such rights from third parties or by indirectly acquiring such rights through purchasing equity interests in companies that hold the desired land use rights. Accordingly, China Jinmao believes its project development experience and established industry relationships strengthen its ability to secure high-quality land resources. In addition, as one of Sinochem Holdings' core subsidiaries, China Jinmao is able to utilise Sinochem Holdings' and its subsidiaries' extensive network and resources in negotiations with governmental authorities to secure rights to develop projects as it has done in Changsha in 2011. China Jinmao intends to continue to capitalise on its experience and relationships, including with Sinochem Holdings', to acquire land in locations with vibrant economies

and high revenue potential, including the East China region, the South China region, the Bohai Rim region (which includes the Beijing metropolitan region), the Central China region and popular vacation destinations in China.

Continue to enhance its brand awareness to stimulate sales and property prices

China Jinmao intends to continue to promote its brand names by focusing on high-quality and innovative projects, thereby enhancing its customers' overall satisfaction. China Jinmao will continue to build market recognition of its brand names through marketing initiatives such as advertising campaigns, participation in international property exhibitions and organizing customer promotion events. China Jinmao intends to leverage such recognition to promote the image and sales of its projects and properties.

Continue to incorporate innovation into the Company's projects and focus on quality and efficiency, creating technologically advanced and innovative projects

To help ensure the quality and utility of its developments, China Jinmao consults with potential clients prior to designing and constructing new projects. During this process, China Jinmao works with internationally-renowned architectural and design firms, to incorporate innovative concepts and technology into its projects. China Jinmao intends to continue to innovate in an effort to create technologically advanced projects.

For example, China Jinmao plans to develop offices, residential buildings and hotels with technologically advanced features designed to conserve energy, allow natural light to enter buildings and enhance the aesthetics of their development. China Jinmao believes that by incorporating such innovation into its projects, China Jinmao will be able to provide its customers with unique and attractive properties and distinguish its projects and businesses from those of its competitors.

Continue to implement green strategy to achieve innovative development and differentiated competition

China Jinmao intends to implement green strategy to achieve innovative development and differentiated competitiveness. During 2019, China Jinmao also issued an inaugural offshore green bond. China Jinmao is also the first real estate company in China approved to issue green corporate bonds. In December 2017, China Jinmao obtained the China Securities Regulatory Commission's approval for issuance of up to RMB4.4 billion domestic green corporate bonds. As of 31 December 2021, China Jinmao obtained a total of 262 green building certifications and labels, among which 37 were newly obtained in 2021. For the year ended 31 December 2021, Jinmao Green Building obtained a 5A certificate of "Clean Heat Supply Services Certification". Jinmao Green Building invested in constructed and operated 75 energy stations at municipality, region and project level with a total energy supply area of approximately 40 million sq.m., and carbon emission reduction target of over 380,000 tonnes per annum, equivalent to planting 21 million trees.

Hotel Operations

Jinmao aims to continue to focus on the hospitality industry in the PRC and to grow as an operator of high-end hotels and mixed-use commercial complexes in the PRC.

Seek asset enhancement opportunities and implement proactive measures to manage and improve asset quality

Jinmao intends to identify, evaluate and approve property improvement opportunities and will conduct asset enhancement programmes that aim to maintain the attractiveness of its property portfolio, enhance the revenue-generating abilities and profitability of its operations and increase its market share as well

as return on investments. These programmes will focus on (i) the renovation of hotel rooms, and (ii) the improvement of the retail, tourism and entertainment facilities located on Jinmao's properties. Furthermore, Jinmao will also implement promotional and competitive measures intended to strengthen its landmark status in Shanghai.

Leverage on the experience, market reach and network of China Jinmao in the hospitality industry to source and pursue value-enhancing acquisitions

Jinmao will prudently evaluate acquisition opportunities and will take into account factors such as geographic locations, strong fundamentals, growth potential and the long-term impact on Jinmao. Jinmao and China Jinmao had entered into hotel arrangements designed to minimize conflicts of interest and competition between China Jinmao and Jinmao. Such hotel arrangements also enable Jinmao to acquire existing or future hotel assets from China Jinmao or from other third parties through China Jinmao's network. In addition, Jinmao will also benefit from both China Jinmao's extensive domestic and overseas network and acquisition experience and Jinmao's own experience in the hospitality industry in the PRC.

Improve the operational efficiency of hotel properties

Jinmao intends to work with its hotel managers and other parties to proactively manage its hotel properties and increase revenue. Jinmao intends to take the following actions in respect of its properties and services:

For its hotel operations, Jinmao intends to:

- increase both the number of repeat customers and new customers through providing quality and targeted services and through broadening the sources of customers;
- enhance its sales and marketing endeavours, along with its customer service efforts to improve gross operating profit;
- continue to reward customer loyalty through the various loyalty programmes operated by the hotel managers; and
- introduce promotional programmes based on the business cycle to target priority customers and optimise business mix.

Jinmao intends to work with the hotel managers to actively reduce its operating costs by:

- increasing the efficiency and effectiveness of its centralised procurement system and its profit margin;
- maximising operational efficiency and productivity;
- maintaining a flexible cost structure which is adjustable to changes in economic and market trends; and
- reviewing pricing of food and beverage services.

Jinmao also intends to work with its hotel managers to actively maintain competitiveness by attracting and retaining the best talents through the hotel managers' hospitality training and global mobility opportunities as well as through their career advancement paths.

Jin Mao Tower

Jinmao intends to:

- continuously optimise its retail and office tenant mix to achieve rental reversion and maintain high occupancy rates;
- continue to upgrade the Jin Mao Tower through enhancements, renovations and refurbishments so as to enhance its marketability to tenants and strengthen its image; and
- proactively manage leases and capture opportunities so as to secure rental income prior to the expiries of the leases and reduce vacant or unused retail and office space.

Jinmao believes the above measures will allow itself to maintain the high quality of its properties and services and will ensure that each of its properties will continue to add value to its portfolio.

Endeavour to maintain a prudent capital and investment structure, diversified and flexible sources of funding and a strong and healthy financial position

The Company intends to maintain a prudent capital and investment structure through enhancing its capital management policies and risk management strategies. The Company aims to (i) continue to deploy its capital effectively and (ii) bolster its risk management practices to balance risks and returns. Furthermore, the Company intends to maintain a strong and healthy financial position and to maximize its capital return through a disciplined approach to cost management and through continuous implementation of strict cost control measures. The Company's intention is to maintain a strong credit record to access funding at relatively low costs. The Company will also closely monitor capital and/or debt markets and maintain access to, and explore, different financing alternatives.

Business Activities

Real Estate

Sinochem Holdings' is one of the SOEs approved by the SASAC to engage in city operations and property development and hospitality as principal businesses. Its city operations and property development and hospitality business is conducted through China Jinmao, which is 35.28%-owned by the Company as at 31 December 2021, and its subsidiaries. China Jinmao is a developer and operator of large-scale and high-end commercial real estate projects and also engages in hospitality and commercial leasing and retail operations in major cities and popular vacation destinations in the PRC. Since September 2015, China Jinmao has upgraded its “**two-wheel driven**” operating strategy where China Jinmao further focused on the two wings of “**finance and services**” in addition to its existing “**two-wheel driven**” strategy of “**development and holding**”, with a view to transforming itself from a property developer to an integrated developer and operator. China Jinmao has succeeded in entering China's rapidly developing regions including the Beijing-Tianjin-Hebei Metropolitan Region, the Yangtze River Delta Region and the Pearl River Delta Region, and holds more than 330 projects in 53 core cities including Beijing, Tianjin, Shanghai and Guangzhou.

For the years ended 31 December 2020 and 2021, the Company's real estate segment accounted for 99.6% and 99.7% respectively, of its revenue. The Company's real estate business are city operations and property development, hotel operations and commercial leasing retail operations and technology and services, which are conducted by China Jinmao and Jinmao, respectively.

In August 2007, China Jinmao was listed on the Main Board of the Hong Kong Stock Exchange (Stock Code: 817) and is now one of the component stocks of the Hong Kong Hang Seng Composite Index. Further information about China Jinmao is available in its public filings with the Hong Kong Stock Exchange (www.hkex.com.hk/eng/). Information contained on the Hong Kong Stock Exchange's website does not constitute part of this Offering Circular.

The following table sets forth China Jinmao's revenue by business lines:

	For the years ended 31 December			
	2020		2021	
	RMB (million)	%	RMB (million)	%
City operations and property development	54,367	91	82,642	91
Commercial leasing and retail operations	1,461	2	1,563	2
Hotel operations	1,258	2	1,638	2
Others	2,968	5	4,217	5
Total ⁽¹⁾	<u>60,054</u>	<u>100</u>	<u>90,060</u>	<u>100</u>

(1) Casting differences may be incurred as each figure of the line item displayed in the consolidated financial statements was rounded directly.

City Operations and Property Development Business

Overview

China Jinmao is committed to developing high-end commercial real estate projects at prime locations in major cities and popular vacation destinations in China, such as the Beijing Chemsunny World Trade Centre, have been designed based on principles of efficiency, environmental protection and energy conservation.

As at 31 December 2021, China Jinmao was engaged in 178 city operations and property development projects at different stages of development at sites located in Beijing, Shanghai, Suzhou, Hangzhou, Guangzhou, Changsha, Qingdao, Lijiang, Chongqing, Nanjing, Shijiazhuang, Ningbo, Tianjin, Foshan, Shenzhen, Zhengzhou, Wuhan, Hefei, Xuzhou, Kunming, Dongguan, Quanzhou, Changzhou, Nantong, Zhuzhou, Kaifeng, Huzhou, Shaoxing, Taizhou, Guiyang, Jinan, Fuzhou, Wenzhou, Chengdu, Nanchang, Zhangjiakou, Baoding, Jinhua, Sanya, Shantou, Weihai, Weifang, Yueyang, Zhuhai, Xiamen, Jiaxing, Xi'an, Taiyuan, Yantai, Yancheng, Danyang, Zhengzhou, Nanchang, Langfang and Wuxi. In 2021, newly launched projects recorded good sales in City Operations and Property Development Business, and total amount of contracted sales was approximately RMB235.6 billion, increased by 2% year-on-year, and land reserves were expanded with the successful acquisitions in Shanghai, Beijing, Suzhou, Ningbo, Guangzhou, Nanjing, Zhengzhou, Wuxi, Xiamen, Qingdao, Xi'an, Shaoxing, Nanchang, Jinhua, Changsha, Quzhou, Chongqing, Taizhou and Yancheng.

In addition, in 2021, China Jinmao newly acquired 53 projects, concentrated located in major cities and provinces including Beijing, Shanghai, Guangzhou, Qingdao, Ningbo, and Nanjing, etc. Jinmao's star projects include Beijing Jinmao & Greentown Qinyuan Project, Shanghai Xinzhong Power Machine Plant Project, Guangzhou Jinmao Vanke Metropolis Seasons Project and Nanjing Jinmao Xuhui Qianjiang Lingyun Palace Project.

The following table sets out certain information for some of China Jinmao's projects acquired in 2021:

<u>Name of project</u>	<u>Location</u>	<u>Saleable area of the project (square metres)</u>	<u>Type of project</u>	<u>Equity attributable to the Group</u>	<u>Date of completion</u>
Beijing					
Beijing Xishan Jinmao Palace Project	Fengtai District, Beijing, China	209,849	Residential	100.00%	2023
Beijing Jinmao • Chang'an Residence Project . . .	Mentougou District, Beijing, China	78,835	Residential	100.00%	2024
Beijing Jinmao & Greentown Qinyuan Project . . .	Chaoyang District, Beijing, China	301,977	Residential	30.00%	2024
Shanghai					
Shanghai Fengshengdao Project	Songjiang District, Shanghai, China	254,433	Residential/ Commercial	25.00%	2023
Shanghai Xinzhong Power Machine Plant Project . .	Jing'an District, Shanghai, China	270,003	Residential	35.00%	2025
Shanghai Pudong Hengmian Project	Pudong New Area, Shanghai, China	140,095	Residential	40.00%	2024
Guangzhou					
Guangzhou Jinmao Vanke Metropolis Seasons Project	Zengcheng District, Guangzhou, Guangdong Province, China	515,096	Residential	49.00%	2026
Nanjing					
Nanjing Jinmao Xuhui I Qianjiang Lingyun Palace Project	Jiangbei New Area, Nanjing, Jiangsu Province, China	70,407	Residential	53.09%	2023
Nanjing Yuncui Palace Project	Qinhuai District, Nanjing, Jiangsu Province, China	73,235	Residential	20.00%	2023
Ningbo					
Ningbo Jinmao Place Project	Fenghua District, Ningbo, Zhejiang Province, China	189,088	Complex	100.00%	2023
Ningbo Fengyue Yinhu Project	Fenghua District, Ningbo, Zhejiang Province, China	143,367	Residential	25.00%	2023
Ningbo Yuyao Qinglandi Project	Yuyao, Ningbo, Zhejiang Province, China	220,447	Residential	30.00%	2023
Ningbo Cixi Jiangshan Yunwang Project	Cixi, Ningbo, Zhejiang Province, China	172,332	Residential	30.00%	2023
Qingdao					
Qingdao Dayun Valley Licang Project	Laoshan District, Qingdao, Shandong Province, China	494,938	Residential	60.00%	2024
Qingdao West Coast Innovation and Technology City Project (Fifth batch of land parcels)	Huangdao District, Qingdao, Shandong Province, China	130,839	Residential	100.00%	2025
Qingdao West Coast Innovation and Technology City Project (Third batch of land parcels)	Huangdao District, Qingdao, Shandong Province, China	123,144	Residential	100.00%	2022
Qingdao West Coast Innovation and Technology City Project (Fourth batch of land parcels) . . .	Huangdao District, Qingdao, Shandong Province, China	75,927	Residential	100.00%	2023
Tianjin					
Shangdong Jinmao Smart Science City Project . . .	Dongli District, Tianjin, China	139,962	Residential	100.00%	2023
Yancheng					
Yancheng Haitang Jinmao Palace Project	High-tech Industrial Development Zone, Yancheng, Jiangsu Province, China	185,810	Residential/ Commercial	70.00%	2023
Taizhou					
Taizhou Wenling Bojun Palace Project	Wenling, Taizhou, Zhejiang Province, China	73,462	Residential	34.00%	2023
Taizhou Yuhuan Jinyushangcheng Project	Yuhuan, Taizhou, Zhejiang Province, China	127,065	Residential	55.00%	2023
Guiyang					
Huizhou Jinmao Crystal Innovation and Technology City Project (First batch of land parcels)	Nanpian District, Qingzhen, Guizhou Province, China	115,076	Residential	100.00%	2022

Name of project	Location	Saleable area of the project (square metres)	Type of project	Equity attributable to the Group	Date of completion
Wenzhou					
Wenzhou Pingyang Xitang Future Communities Project	Pingyang County, Wenzhou, Zhejiang Province, China	428,905	Residential/ Commercial	100.00%	2024
Wenzhou Quzhou Luming Future Communities Project	Kecheng District, Quzhou, Zhejiang Province, China	345,169	Residential/ Commercial	30.02%	2024
Wenzhou Aojiang International New City Project Land Parcel No.8	Pingyang County, Wenzhou, Zhejiang Province, China	280,387	Residential/ Office	100.00%	2028
Wenzhou Aojiang International New City Project Land Parcel No.9	Pingyang County, Wenzhou, Zhejiang Province, China	88,640	Residential	100.00%	2028
Wenzhou Aojiang International New City Project Land Parcel No.4	Pingyang County, Wenzhou, Zhejiang Province, China	63,549	Commercial	100.00%	2026
Dongguan					
Poly • Yuexiu • Jinmao — Songhu Yunxi Project	Liaobu Town, Dongguan, Guangdong Province, China	64,060	Residential/ Commercial	30.00%	2023
Danyang					
Danyang Optical City Project	Development Zone, Danyang, Jiangsu Province, China	804,683	Complex	90.00%	2026
Changzhou					
Changzhou Dongcheng Jinmao Residence Project . .	Economic Development Zone, Changzhou, Jiangsu Province, China	168,574	Residential	100.00%	2023
Changsha					
Changsha Dongshanwan Project	Yuelu District, Changsha, Hunan Province, China	399,006	Residential	100.00%	2025
Changsha Yuhua Jinmao Smart Science City Project (First batch of land parcels)	Yuhua District, Changsha, Hunan Province, China	243,410	Residential	50.00%	2024
Wuxi					
Wuxi Fengyu Shanhe Project	Binhu District, Wuxi, Jiangsu Province, China	184,019	Residential	33.00%	2023
Wuxi Junhe Palace Project	Jiangyin, Wuxi, Jiangsu Province, China	299,554	Residential/ Commercial	36.00%	2024
Zhengzhou					
Zhengzhou Future Palace Project	Economic Development Zone, Zhengzhou, Henan Province, China	398,056	Residential	100.00%	2024
Zhengzhou Zhengdong New District Beilonghu Land Parcel No. B2-11-01	Zhengdong New District, Zhengzhou, Henan Province, China	124,764	Residential	34.00%	2023
Chengdu					
Chengdu Jinjiang District Xinfu Meilin Land Parcel (56 mu)	Jinjiang District, Chengdu, Sichuan Province, China	105,117	Residential	100.00%	2024
Chongqing					
Chongqing Longhu Jinmao Beidao Project	Yubei District, Chongqing, China	104,932	Residential	49.00%	2023
Chongqing Jiulongpo District Huayan Project (139 mu)	Jiulongpo District, Chongqing, China	285,205	Residential	100.00%	2024
Xi'an					
Xi'an High-tech Industrial Development Zone Jinmao Yueyuan Project	High-tech Industrial Development Zone, Xi'an, Shaanxi Province, China	180,829	Residential	100.00%	2024
Qujiang Daming Palace Jinmao Palace Project . . .	Qujiang New District, Xi'an, Shaanxi Province, China	215,830	Residential	100.00%	2025

Name of project	Location	Saleable area of the project (square metres)	Type of project	Equity attributable to the Group	Date of completion
Nanchang					
Jinmao Nanchang International Community Project	Xinjian District, Nanchang, Jiangxi Province, China	532,414	Residential	100.00%	2023
Nanchang Wangyuehu Jinmao Residence Project	Xinjian District, Nanchang, Jiangxi Province, China	130,994	Residential	100.00%	2023
Shaoxing					
Shaoxing Zhuji Jiyang Palace Project	Zhuji, Shaoxing, Zhejiang Province, China	278,001	Residential	100.00%	2023
Jinhua					
Jinhua Dongmei Future Communities Land Parcel	Jindong District, Jinhua, Zhejiang Province, China	650,572	Residential	100.00%	2024
Jinhua Dongmei Future Science City B3 Commercial and Office Land Parcel	Jindong District, Jinhua, Zhejiang Province, China	41,827	Office	100.00%	2023
Xiamen					
Xiamen Huandong Jinmao Residence Project	Xiang'an District, Xiamen, Fujian Province, China	259,926	Residential	100.00%	2023
Jiaxing					
Jiaxing Shanghai Window Smart Science City Project Land Parcel No. B2021-94	Jiashan County, Jiaxing, Zhejiang Province, China	159,546	Residential	100.00%	2024
Jiaxing Jinyue Xuefu Project	Jiashan County, Jiaxing, Zhejiang Province, China	205,511	Residential	30.00%	2023
Hefei					
Hefei Yunqi Xingchen Project	Xinzhan District, Hefei, Anhui Province, China	109,520	Residential	34.00%	2023
Huzhou					
Huzhou Jinmao Nantaihu Future Window Project (First batch of land parcels)	Nantaihu New District, Huzhou, Zhejiang Province, China	570,144	Complex	100.00%	2025
Jinan					
Jinan Shizhong • Guoyue City Project	Shizhong District, Jinan, Shandong Province, China	390,551	Residential	33.00%	2023
Langfang					
Langfang Longhe Park Land Parcel No.1	Anci District, Langfang, Hebei Province, China	551,076	Complex	100.00%	2027

City Operations

The following description sets out certain information for some of China Jinmao's city operations projects:

Changsha Yuhua Jinmao Smart Science City Project. The project is located in the Yuhua District, Changsha, has a total plot ratio-based GFA of approximately 1.02 million sq.m. It is planned to be developed in various segments comprising the retail portion of Mall of Splendor, the high-end office premises, the innovative incubation and cultural office base, the Block area, the green and gold community, etc.

In June 2021, China Jinmao successfully acquired the first batch of land parcels no. Changsha [2021] 032 for the city operations project in Yatang New City, Yuhua District, Changsha, Hunan Province, with a saleable area of 243,400 sq.m.

Guiyang Qingzhen Jinmao Crystal Smart New City Project. The project is located in Qingzhen, Guiyang, has a planning area of 4,896 mu, of which Phase I has a planning area of 682 mu and a plot ratio-based GFA of 1.24 million sq.m. The project encompasses a variety of city amenities including an industrial heritage park, a cultural creativity base, a cultural display base, a smart energy management centre, a smart health management centre, an outdoor sports park, a family theme park, a star-rated hotel, a high-end commercial complex, a prestigious public school and a public hospital, which will be developed into a smart new city and a green ecological and liveable place boasting green gold technologies such as green energy system and smart system.

In June 2021, China Jinmao entered into development agreements with the People's Government of Qingzhen and Guizhou Crystal Group, respectively, and acquired the first batch of land parcels no. QZ(21)043 and no. QZ(21)044 in December 2021 with a total site area of 45 mu and a saleable and leasable area of approximately 115,000 sq.m.

Nanchang Ganjiang New District Traditional Chinese Medicine International Ecological Technology Town Project. The project is located in Ganjiang New District, Jiangxi Province, has a cooperation area of approximately 9.13 sq.km. (approximately 13,708 mu), covering land consolidation, infrastructure construction, public facilities construction, industrial development, district management and operation, etc. Focusing on the four major development goals of "internationalisation, technology, ecology and culture", the project focuses on building two core industries of traditional Chinese medicine (TCM) research and development and TCM derivatives, as supplemented by a myriad of supporting functions, covering a TCM derivatives park, a TCM research centre, a TCM cultural and art centre, a central lake and mountain park, a star-rated hotel, a commercial complex, eight public schools, three public hospitals and other industrial resources and amenities, and simultaneously implement a new smart city and smart energy system.

In July 2021, China Jinmao entered into a cooperation development agreement with China (Nanchang) Traditional Chinese Medicine Science and Technology Innovation City Management Committee and Jiangxi Ganjiang Traditional Chinese Medicine Innovative City Construction and Investment Group Co., Ltd. and all other works progressed in an orderly manner.

Huzhou Jinmao Nantaihu Window of the Future Project. The project is located in Nantaihu New District, Huzhou, Zhejiang Province, has a total plot ratio-based GFA of approximately 1.25 million sq.m. It is the development site of Nantaihu New District, Huzhou and has the inherent advantage of joint development of surrounding industries. Based on the core values of regional ecology, humanities and location, the project focuses on agricultural science and technology, energy conservation and environmental protection as well as green services, and builds supporting systems such as primary education, ultra-high-rise office, three-dimensional retail and smart agriculture, creating urban functional modules such as smart residence, commercial office, industrial research and development as well as ecological leisure. At the same time, it connects with Financial Street and the Headquarters Park in the Changdong segment to build a smart future new city most attractive to talents.

In October 2021, China Jinmao entered into an investment cooperation agreement with Zhejiang Nantaihu Holding Group Co., Ltd. and Huzhou Nantaihu Industry-City Construction and Development Co., Ltd. In December 2021, China Jinmao successfully acquired the land parcel no. 2021-65 in Nantaihu New District with a saleable area of approximately 570,000 sq.

Shanghai Hengmian Ancient Town City Operations Project. The project is located in Pudong New Area, Shanghai, has a total plot ratio-based GFA of approximately 530,000 sq.m. It is planned to build a high-end hotel, a commercial street zone and an ancient town reserve featuring Jiangnan's water village landscape. China Jinmao will leverage on the high-starting point planning, high-intensity investment and high-standard construction to incorporate new technologies such as smart city and technology residence into Hengmian Ancient Town.

In November 2021, China Jinmao successfully won the bid for the land parcels no. 07-01 and no. 08-06 in the Hengmian Town Unit (02PD-0002-01), West Area of Shanghai International Tourism Resort, Pudong New Area, Shanghai (the “Urban Village” Renovation Project — Kangqiao Town Hengmian Old Street Land Parcel), with a saleable and leasable area of approximately 140,000 sq.m.

Langfang Longhe High-tech Industrial Development Zone Project. The project is located in Longhe High-tech Industrial Development Zone, Langfang, Hebei Province, is a growth pole for economic development in southern Langfang and a bridgehead connecting to Beijing and Tianjin. Longhe High-tech Industrial Development Zone has a planning site area of 37.5 sq.km. China Jinmao will work with the local government to implement the first-mover supporting facilities and promote the implementation of a three-dimensional supporting system covering core elements such as the new-generation Mall of Splendor commercial complex, urban central park, prestigious public school, higher vocational education, healthcare services, star-rated hotel, culture and leisure, and Syngenta smart agriculture.

In November 2021, China Jinmao successfully won the bid for 5 land parcels Lang An Tu no. 2021-10, Lang An Tu no. 2021-4, Lang An Tu no. 2021-11, Lang An Tu no. 2021-9 and Lang An Tu no. 2021-8 (Lang Zi Gui Gao Zi [2021] no. 16), with a total site area of 297.45 mu and a saleable and leasable area of approximately 551,000 sq.m.

Danyang Optical City Project. The project is located in front of the Danyang High Speed Rail Station between the Old Town and New Town of Danyang, has the dual functions of gateway and heart of the city. The project covers a total site area of 1,700 mu (approximately 1.13 million sq.m.). With the optical glasses industry as the feature, China Jinmao rapidly carries out industrial upgrade for Danyang, improves its functional supports, and realises enhancement of the city’s image, the optical glasses industry and the cultural tourism.

In December 2021, China Jinmao successfully won the bid for the land parcels nos. G2134, G2135, G2136, G2137, G2138, G2139 and G2140 (Dan Zi Ran Zi Wang Gua [2021] no. 07), with a saleable and leasable area of approximately 805,000 sq.m. In December 2021, the ground-breaking ceremony of the Danyang Optical City Project “Window of the World • The Light of Danyang” was held.

Wenzhou Aojiang International New City Project. The project is located in the block of Gu’ao Tou, Binjiang Centre, Aojiang, Pingyang, has a total site area of approximately 1,972 mu (equivalent to approximately 1.31 million sq.m.) and a total GFA of approximately 1.05 million sq.m. China Jinmao plans to develop the project into a “3+2” industrial system integrating industries and urban features step by step from the aspects such as residence, culture, commercial office, landmark buildings and supporting facilities with “technology and innovation industries, financial service industry, cultural and creative industry” as the core, and “professional service industry + education and training industry” as the support, striving to forge the project to become a vibrant centre of Pingyang with its advantages such as urban core location, excellent scenery resources, profound cultural heritage and business supporting facilities.

In April 2021, China Jinmao successfully won the bid for the second batch of land parcel no. 8, i.e., Blocks C-08-01 and C-09-01 of Gu’ao Tou, Binjiang Centre, Aojiang Township, Pingyang County and land parcel no. 9, i.e., Block C-09-02 of Gu’ao Tou, Binjiang Centre, Aojiang Township, Pingyang County. In May 2021, China Jinmao successfully won the bid for the third batch of land parcel no. 4, i.e., Block C-10-01 of Gu’ao Tou, Binjiang Centre, Aojiang Township, Pingyang County.

Property Development

The following description sets out certain information for some of China Jinmao's key property development projects:

Nanjing Gucheng Lake • Jinmao Noble Manor Project, located in the core area of Binhu in the southern part of Gaochun District south of Beiling Road in Chunxi Subdistrict and west of Shuiyangjiang Road, occupies a site area of approximately 188,000 sq.m. with a GFA of approximately 400,000 sq.m. and is built into a liveable, low-density, high quality and liveable community. There are approximately 42,000 sq.m. of service centres and community centres with a combination of education, healthcare, transportation and retail facilities. The project is planned to have 90-220 sq.m. of pure low-density houses and villas.

During the year ended 31 December 2021, the project was ranked No.1 in Gaochun District both in terms of the number of units sold and the area sold, and became a star project in Gaochun District.

Beijing Greentown Jinmao • Qinyuan Project, located on the East 5th Ring Road of Chaoyang District, which is close to 5th Ring Road and adjacent to the entrance and exit of Huagong Bridge on the East 5th Ring Road. The region has a promising future. The project is only 100 metres from the Huangchang Station of Metro Line 7 to its northeast, and is conveniently accessible to various business districts such as the central business district (“**CBD**”) of Guomao, Sanlitun, Wangjing and Universal Studios. There are large shopping malls within a radius of 5 km around the project to meet the demand for shopping. Surrounded by abundant and high-quality healthcare and education resources, the project adheres to China Three-Star Green Label for green buildings, and integrates the concept of green living into product design.

During the year ended 31 December 2021, the project was launched smoothly for sale, and the number of contracts signed in December ranked first in Chaoyang District.

Shijiazhuang Chang'an Jinmao Residence Project, located in the new core segment of the Northeastern 2nd Ring Road of Chang'an District. Based on the family concept of contemporary young people, the project has upgraded the emotional scenarios and shaped the first Singaporean-style garden in Shimen in terms of landscape design by integrating highlights of children's growth into the design concept so as to stimulate children's imagination and creativity, thus carving out the space that supports children's free and happy growth. As to the research and development of housing space, the project deeply explores and researches on the new generation of young customers, and carefully studies the ultimate living space covering the whole cycle of residents' growth to allow the house and the family to grow together.

During the year ended 31 December 2021, the project became a red-hot project upon its first launch. The overall quality of the project was recognised by the market and it quickly became a quality benchmark project in Chang'an District, Shijiazhuang.

Suzhou Science and Technology City • Jinmao Palace Project, located in the Eco-Tech City segment, covers furnished high-rises, duplexes and villas, a boutique hotel and a comprehensive commercial street zone, creating a technology flagship community with a full range of business formats and resources. Initiating Suzhou's 3.0 oxygen residence era, the project is equipped with 12 technology systems and has obtained both domestic and international certifications.

During the year ended 31 December 2021, the project remained a hot commodity, and the units were sold out quickly upon first launch, making it a red-hot project in the Science and Technology City segment of Suzhou High-tech Industrial Development Zone.

Shanghai • Future City Project, located in the core urban area of Qingpu District, which is close to the People's Government of Qingpu and various commissions, offices and bureaus, and adjacent to Qingpu Greenland Centre and Qingpu Sports Park with great convenience. The project enjoys prominent location advantages with abundant educational and medical ancillary facilities in the surroundings. Future City project is the first project of China Jinmao in the five new cities in Shanghai — Qingpu New City, which serves as a solid foundation for the subsequent development in the area.

During the year ended 31 December 2021, the project was launched two times and achieved hot sales each time. With a sell-through rate of 100%, it quickly became a hot-selling project in the subdistrict.

Jinhua Futian Jinmao Palace Project, located in the financial business district, enjoying core CBD resources and well-established amenities in the vicinity, including Yiwu Small Commodity Market, The Fourth Affiliated Hospital Zhejiang University School of Medicine and Futian Park. Being China Jinmao's debut landmark project in Yiwu, China Jinmao and Yiwu Construction Investment Group join hands to develop the project in two phases. The project, which is divided into three blocks, aims to forge the image of improved high-end residences and to lead the transformation of urban high-end residences in Jinhua Yiwu with eco park living.

During the year ended 31 December 2021, the project was launched three times and achieved hot sales each time, and was ranked second in terms of sales in Jinhua throughout the year.

Taizhou Fengcheng Jinmao Palace Project, located in Zhoushanhe New City, south of Taizhou. Situated at the central axis of Taizhou's Hailing South Road and Gulou South Road, the project is surrounded by eight resource centres, namely government affairs, finance, transportation, healthcare, commerce, education, culture and ecology, and is adjacent to the city's 1,500-mu green lungs — Tiandehu Park. The project has a total planning area of approximately 690,000 sq.m. which encompasses a commercial street zone of approximately 90,000 sq.m. Fengcheng Jinmao Palace is the first high-tech residential project in Taizhou to receive BREEAM 3-star Certificate, bringing a modern metropolitan living experience to Taizhou.

During the year ended 31 December 2021, the project achieved great success in the first launch and was ranked first in terms of sales amount of commodity residential units in Taizhou throughout the year.

Guangzhou Lingshan Island Jinmao Harbour (Phase II) Project, another benchmark of China Jinmao in Nansha free trade zone, is located in the core area of Lingshan Island overlooking the prosperity of the CBD in the island centre. The U shape enclosed community design offers an open and unobstructed view. Exerting the concept from the boundless waterfront community in Singapore, the project embraces a double-waterfront landscape. Externally, it is immersed by a riverfront park with top ten themes. Internally, the two rivers form a meander belt, offering a river bay view from the below and a riverfront view from the top. The exclusive innovative project for the three-generation families leads new directions for improving human living.

During the year ended 31 December 2021, the project continued to achieve hot sales and was ranked No.1 in terms of sales of units with area of over 140 sq.m. in Nansha free trade zone, Guangzhou, and became a quality benchmark in Nansha.

Wuhan Binjiang • Jinmao Palace Project, located on the main axis of the Yangtze River and the riverfront prime location of the 2nd Ring Road in Wuhan under national planning. It is about 50 metres away from the river and embraces a vast river curtain spanning about 1,800 metres. Jinmao presents the city's skyline large flats with quality in the form of first-tier riverfront resources. Leveraging on the luxury gene of Jinmao Palace series, well-known figures are gathered, forming an elite circle. The project is within walking distance to Jiangtan Park which boasts a five-dimensional landscape garden

with magnificent scenery both from the inside and outside. Equipped with various smart technologies to build a convenient and smart neighbourhood for the community, the project won the title of the “Model Case of Research and Display of the 2021 China Smart Community”.

During the year ended 31 December 2021, more than 20 developers were attracted to visit and study the project throughout the year, and its annual sales amount ranked top in Wuhan.

Xiamen International Community Project, located in the international airport new city • east of Xiamen University Xiang'an Campus, being the second project of the International Community series after the Beijing International Community Project. The project thoroughly understands the needs of young homebuyers and takes the theme of a Rubik's Cube community for all ages. It is planned to comprise three scenarios and five vibrant segments where elements of living and leisure experience in each segment blend with each other to create unlimited possibilities in living.

During the year ended 31 December 2021, the project was ranked second in terms of the number of units sold and No.5 in terms of the area sold in Xiang'an District, Xiamen, making it the most red-hot property in Xiang'an District.

Hangzhou Qinwang Palace Project, located in the “City Eye” block of Qinwang, which is a residential portion of the Qinwang city complex in Fuyang built by China Jinmao. It enjoys a range of supporting facilities for the future planning of the complex, including a commercial complex, boutique residence, TOD three dimensional transportation, a 221-metre urban landmark office building, a shopping mall, a five-star hotel, a commercial water street and other business segments.

During the year ended 31 December 2021, the project was launched ten times and achieved hot sales each time. It was ranked No.1 in terms of transacted amount in Fuyang District, Hangzhou and became a red-hot property in Hangzhou with its top ranking in terms of transacted amount.

Chengdu Wuhou Jinmao Palace Project, located at the intersection of Wuhou Avenue and Zhigu Avenue in Wuhou New City, Chengdu, which is within the Wuhou New City area in the southwestern 3rd Ring Road, Chengdu and is a high-end low-density residential area mainly developed by the government. The project is the only green residential property in Chengdu that is awarded the dual certifications — “ BREEAM Certification + China Green Building three-star design label”, reforming the traditional residential living style by putting healthy life a top priority.

During the year ended 31 December 2021, the first batch and second batch of Phase III of the project achieved hot sales upon launch, with its sell through rate ranking first in Wuhou New City.

Commercial Leasing and Retail Operations

Overview

China Jinmao engages in the leasing of commercial properties, office buildings and retail premises. Its major investment properties include the Beijing Chemsunny World Trade Centre and Sinochem Tower in Beijing, the Jin Mao Tower in Shanghai, the Nanjing Xuanwu Lake Jin Mao Plaza Phase I in Nanjing and the Changsha Meixi Lake International R&D Centre in Changsha. As at 31 December 2021, all five of these properties recorded full or nearly full occupancy rates. China Jinmao's strategy is to retain properties with high investment values for rental income to provide cash flows.

In 2021, total revenue from China Jinmao's commercial leasing and retail operations amounted to RMB1,563 million, representing an increase of 7.0% over that of 2020.

Commercial Leasing

Beijing Chemsunny World Trade Centre. This property is situated on Fuxingmen Nei Avenue within the financial district of Beijing, is adjacent to West Chang'an Avenue and opposite to Financial Street. It is the first premium office building in China being granted China Three-Star Green Label and USGBC's LEED-EB platinum certification at the same time. China Jinmao holds a 100% interest in the retained portions of the project. As at 31 December 2021, the occupancy rate of the Beijing Chemsunny World Trade Centre was 97.7%.

Beijing Sinochem Tower. This property is situated at the heart of Beijing on Fuxingmen Wai Avenue, Xicheng District, the prime location of the business circle of Financial Street which is less than 50 metres away from the subway station of the Beijing Subway Line One, is an office building supported by sophisticated office facilities and personalised services.

China Jinmao holds a 100% interest in the property. As at 31 December 2021, the occupancy rate of the Sinochem Tower was 100%.

Shanghai Jin Mao Tower. This property is situated at the Lujiazui Finance and Trade Zone of Pudong, Shanghai, is one of China's landmark buildings. The 420.5-metre-high 88-storey tower represents a perfect combination of China's traditional architectural techniques and the world's state-of heart technology. Its superior landmark effects make the tower one of the first choices as place of business in Shanghai for prestigious domestic and foreign corporations.

China Jinmao owns a 100% interest in this property. As at 31 December 2021, the occupancy rate of the offices in Jin Mao Tower was 94.4%.

Retail Operations

Shanghai J-Life. This property is located in the core area of the Lujiazui CBD in Shanghai, which commenced operation in 2005. Being the first commercial and retail business centre in the Lujiazui region, the project adhered to the line of portfolio based on experience and quality of commercial and lifestyle services, striving to attempt and explore innovative businesses constantly, and anchored with a variety of famous brands engaging in catering, healthcare and nursing, sports and social networking, and international education services, providing unique and personalised lifestyle services for high-end business customers.

For the year ended 31 December 2021, the project maintained its consistent commercial quality, broke through the barriers of community marketing through the linkage of business districts, made use of online shopping malls to help merchants remain in business, received overwhelming response from customers with naked eye 3D LED by actively promoting the development of community rights during the post-pandemic period and improved the operating conditions of the project.

Nanjing Jinmao Mall of Splendor. This property is located in the Hunan Road business district in the main city region of Nanjing, adjacent to the Xuanwu Lake subway station in Nanjing, and occupies the best geographical location alongside the Xuanwu Lake. Since commencement of business at the end of September 2015, it has become one of the dynamic, trendy, energetic and quality shopping malls in the main city region of Nanjing.

For the year ended 31 December 2021, Nanjing Jinmao Mall of Splendor successfully completed its upgrading and rebranding, and stepped up efforts in various areas such as subsequent renovation for merchants, tenant recruitment and soft opening. Targeting at the demand of young consumers, more

relaxing and comfortable consumption settings are created. It has shaped the community based on online and offline methods, increased community activities, and continuously expanded the scale of the community, while maintaining stable operations of the project.

Changsha Jinmao Mall of Splendor. This project is the first Mall of Splendor under China Jinmao, which is located in the core region of Meixi Lake, commanding an excellent view of Meixi Lake, with Meixi Lake International Culture and Arts Centre to the east, and is seamlessly connected with the Changsha Metro Line No. 2. Since its opening, the project focused on the customer groups of young families and young people in Changsha, collected a variety of famous domestic brands, and presented the innovative and proprietary business forms of Jinmao. It became a gathering place for pioneer experience-based, leisure-based and social-based business lifestyles in central China.

For the year ended 31 December 2021, Changsha Jinmao Mall of Splendor focused on consumption demand and consumer preference of the core customer groups. It introduced the new membership system to conduct interactive marketing, fully promoted the merchant rearrangement plan, and signed contracts with new brands and new merchants. The project performed steadily and the operations remained stable.

Qingdao Jinmao Harbour Shopping Mall. The project is located at the harbour front of Jiaozhou, Qingdao, inside the Shinan District, and adjacent to the Qingdao harbour ferry terminal and cross harbour tunnel of Jiaozhou Bay. It is a commercial complex project nearest to the sea in Qingdao region. At present, the project is a gathering place for trendy living and integrated with shopping, catering, entertainment and healthcare services to satisfy the demand for high quality, one-stop and family-based shopping mall from residents in the region. It is a heart-warming harbour built for family leisure living services for 100,000 permanent residents in the surrounding region.

For the year ended 31 December 2021, Qingdao Jinmao Harbour Shopping Mall adhered to the improvement of both service and quality, accelerated the introduction of emerging business formats and brands with high revenue contribution, comprehensively upgraded the quality of business brands, and implemented multiple measures to improve the rental levels and profitability of project. At the same time, it deeply explored the city's memory and the immersive experience of art display scenarios, maintained efficient inbound marketing activities, expanded the We-Media communication matrix and member traffic pool, and drove the continuous improvement of customer flow. As a result, the performance of various nodes grew significantly.

Hotel Operations

Overview

The Company's hotel operations business is conducted through Jinmao and its subsidiaries. Jinmao is a fixed single investment trust with a focus on the hospitality industry in the PRC. Jinmao primarily owns and invests in a portfolio of hotels, comprising both completed hotels and hotels under development. Jinmao also owns the Jin Mao Tower, a mixed-use development. It is committed to investing in and operating high-end hotels located in major cities and near popular tourist sites in China.

Further information about Jinmao is available in China Jinmao's public filings with the Hong Kong Stock Exchange (www.hkex.com.hk/eng/). Information contained on the Hong Kong Stock Exchange's website does not constitute part of this Offering Circular. As at the date of this Offering Circular, Jinmao is a wholly-owned subsidiary of China Jinmao.

As at 31 December 2021, the Company owned ten hotels in China, located in Beijing, Shanghai, Sanya, Shenzhen, Changsha, Nanjing and Lijiang. Such properties are managed by international hotel management companies. In 2020 and 2021, total revenue from Jinmao's hotel operations segment amounted to RMB1,258 million and RMB1,638 million, respectively.

Hotel Operations

The Westin Beijing Chaoyang. The Westin Beijing Chaoyang is a 34-storey luxury hotel located in the Yansha Business Circle, Chaoyang District nearby Sanlitun, the CBD of Beijing and home to embassies, corporate headquarters and retail shopping malls. Since its opening in 2008, the hotel has served numerous foreign heads of state sports stars and business elites, highlighting the high-end brand image of the hotel.

	For the year ended 31 December	
	2020	2021
The Westin Beijing Chaoyang		
Average occupancy rate	33.0%	50.2%
Average room rate (RMB)	936	924

Renaissance Beijing Wangfujing Hotel (formerly Wangfujing Grand Hotel). Renaissance Beijing Wangfujing Hotel is situated at Wangfujing Avenue and adjacent to Tian'anmen Square and Palace Museum. Its predecessor is Wangfujing Grand Hotel opened in 1995. The hotel adopts a unique dual-wing architecture design with an endless stream of spectacular palaces from the Ancient Wall of the Imperial City and The Forbidden City to the west and the modernised international metropolitan clusters in the CBD of Wangfujing to the east, blending the modern and classic into one.

	For the year ended 31 December	
	2020	2021
Renaissance Beijing Wangfujing Hotel		
Average occupancy rate	41.0%	62.6%
Average room rate (RMB)	914	928

Grand Hyatt Shanghai. Situated on 53rd to 87th floors of Jin Mao Tower, a renowned landmark building in Shanghai, Grand Hyatt Shanghai was opened in 1999. The hotel was named in the Guinness World Record 2000 as the highest hotel in the world. Since its opening, leveraging its unique landmark location and high quality services, Grand Hyatt Shanghai has won over 100 hotel awards in China and from all over the world.

	For the year ended 31 December	
	2020	2021
Grand Hyatt Shanghai		
Average occupancy rate	52.5%	68.9%
Average room rate (RMB)	1,114	1,131

Hilton Sanya Yalong Bay Resort & Spa. Hilton Sanya Yalong Bay Resort & Spa, which is situated at the enchanting Yalong Bay, Hainan, was opened in 2006. The hotel is designed and built with unique features and services to provide an “unparalleled resort experience”, a basic concept embodying strong southern China’s characteristics.

	For the year ended 31 December	
	2020	2021
Hilton Sanya Yalong Bay Resort & Spa		
Average occupancy rate	66.9%	71.3%
Average room rate (RMB)	1,127	1,237

The Ritz-Carlton Sanya Yalong Bay. Situated at the enchanting Yalong Bay in Sanya, the magnificent The Ritz-Carlton Sanya, Yalong Bay boasts the majestic views of South China Sea, miles-long beaches and pristine natural beauty. Since its opening in 2008, the hotel has been well received by affluent global travellers and gained recognition from the tourism industry, and has received many awards worldwide.

	For the year ended 31 December	
	2020	2021
The Ritz-Carlton Sanya Yalong Bay		
Average occupancy rate	52.5%	60.0%
Average room rate (RMB)	1,973	2,338

JW Marriott Hotel Shenzhen. JW Marriott Hotel Shenzhen, which is located in Futian District, Shenzhen and in close proximity to the Shenzhen Golf Club, was opened in 2009. Its modern tropical design concept blends into the architectural style of the hotel and the local seasonal characteristics, making the hotel one of Shenzhen's landmark superior deluxe five-star business hotels.

	For the year ended 31 December	
	2020	2021
JW Marriott Hotel Shenzhen		
Average occupancy rate	48.6%	73.1%
Average room rate (RMB)	872	916

Hyatt Regency Chongming. Located in the east of Chongming Island, the third largest island in the PRC, Hyatt Regency Chongming was opened in 2014. The hotel is connected to the Pudong district in Shanghai by Chang Jiang tunnel-bridge and is located near Dongtan Wetland Park, which is also a migratory bird reserve. It received the Grand Award for Best International Commercial and Special Use Project at the 51st Annual Gold Nugget Awards applying an ecological design concept on commercial land.

	For the year ended 31 December	
	2020	2021
Hyatt Regency Chongming		
Average occupancy rate	61.9%	77.4%
Average room rate (RMB)		670
.	802	

Lijiang Jinmao Hotel. Lijiang Jinmao Hotel • The Unbound Collection by Hyatt, which was opened in 2014, is situated inside Jinmao Richmond Town at the northern end of Shangri-La Avenue, is adjacent to the Old Town of Su River and connects to J • Life's exquisite commercial portion and premium quality villas.

Jinmao Purelax Mountain Hotel, Lijiang, which was opened in September 2015, is situated in Ganhaizi, Jade Dragon Snow Mountain. The hotel perfectly integrates the elements of Naxi culture and modern comfort, creating an impeccable space for clients to admire the magnificent snow mountain view from their rooms.

	For the year ended 31 December	
	2020	2021
Lijiang Jinmao Hotels		
Average occupancy rate	49.8%	44.2%
Average room rate (RMB)	801	1,033

Westin Nanjing. Westin Nanjing, which is located on 23rd to 35th floors of the South Tower in Nanjing Xuanwu Lake Jinmao Plaza, was opened in 2011. The hotel has 234 guest rooms each overlooking a panoramic view of Xuanwu Lake and Purple Mountain.

	For the year ended 31 December	
	2020	2021
Westin Nanjing		
Average occupancy rate	53.0%	66.7%
Average room rate (RMB)	689	696

Meixi Lake Hotel, A Luxury Collection Hotel, Changsha. Officially opened in 2016, Meixi Lake Hotel, A Luxury Collection Hotel, Changsha is located at the prime location in the State-level Xiangjiang New District adjacent to Meixi Lake International Cultural & Art Centre. Taking the design of “Exploring the peach garden” and blending the cultural essence of Hu and Xiang, the hotel leads travellers from all over the world to embark on the journey of exploring the peach garden.

	For the year ended 31 December	
	2020	2021
Meixi Lake Hotel, A Luxury Collection Hotel, Changsha		
Average occupancy rate	53.3%	58.7%
Average room rate (RMB)	755	810

Others

Technology

In 2021, relying on real estate resources and experience accumulation, Beijing Jinmao Green Building Technology Co., Ltd. (the “**Jinmao Green Building**”) focused on green technology research and development, green technology consulting, smart energy and other businesses to achieve the extension from the use of green technology to the full-cycle operation and consulting services of green buildings, and actively responded to the national green development goal of “carbon neutrality” and the major development strategy of “new infrastructure”. In addition to the regional energy business, energy storage and peaking adjustment business, and power exchange energy service business, Jinmao Green Building launched the data centre business in Hangzhou and Nanjing, and won the championship in the category of energy conservation and environmental protection for start-ups and the first runner-up in the finals of the 10th “China Innovation and Entrepreneurship Competition” (Xiamen Division) and the 7th “Egret Star” Innovation and Entrepreneurship Competition. Based on the data service platform, Jinmao Cloud continued to explore and give play to digital value to serve the development of the principal business, customer needs and government demands, and provided six product solutions including Data Cloud, Case Cloud, Channel Cloud, IoT Cloud, Placement Cloud and Communication Cloud. Centring around the principal business and city operations of China Jinmao, Jinmao Cloud expanded related business and continued to conduct in-depth exploration in digital map, membership platform operations and other aspects.

Services

In 2021, relying on the investment layout of the city operations industry chain, JM Capital Holdings Limited (the “**JM Capital**”) followed through the mission of capital reshaping the value of cities, continued to consolidate the core competitiveness of financing, created diversified financing channels and gave full play to the role of financial empowerment. At the same time, JM Capital explored the blue ocean of urban renewal business and carried out investment layout around China Jinmao’s city operations industry chain to empower China Jinmao’s innovation, upgrade and industry landing in an effort to continuously build the two main business segments, namely real estate funds and industrial

investment. Adhering to the strategic positioning of being “a comprehensive solution service provider in respect of the green and healthy space with smart technology”, Jinmao Construction & Decoration Company Limited implemented refined management with market-oriented, professionalised, standardised and refined guidelines to strictly control operational risks. Sinochem Jinmao Property Management (Beijing) Co., Ltd. explored the “high, comprehensive, new and fast” development path, focused on high-quality projects in high-tier cities and provided a high standard of service, striving to achieve a high-level cycle. At the same time, it possessed the management capability of all business formats, all cycles and all fields, and continued to advance toward the goal of being a pioneer in China’s city operations service industry, while deeply promoting the digital transformation of enterprises to promote the upgrading of property services with technology, and achieved fast and stable growth.

Others

Securities Investments

The Company’s securities investment business invests in PRC companies listed on the Hong Kong Stock Exchange in line with the strategies of the Sinochem Holdings, including strategically investing in the initial public offerings of PRC companies on the Hong Kong Stock Exchange. The securities investment business also trades securities.

Property

The Company maintains an office at Rm 4611, 46/F, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong. Sinochem Holdings’ corporate headquarters are located at Central Tower, Chemsunny World Trade Center, 28 Fuxingmennei Street, Xicheng District, Beijing, 100031, China.

Employees

Employees of the Company and its subsidiaries participate in various basic social insurance plans organised by the Hong Kong government and PRC municipal and provincial governments whereby the Company and its subsidiaries are required to make monthly contributions to these plans at certain rates of the employees’ salary as stipulated by relevant local regulations.

Since 2007, the Company and its subsidiaries have not experienced any strikes, work stoppages, labour disputes or actions which affected the operation of any of their respective businesses. The Company believes that it and its subsidiaries maintain good relationships with their respective employees.

Risk Management

As a business engaged in real estate and other operations, the Company is exposed to a variety of risks. The Company’s goal in risk management is to ensure that it understands, measures, monitors and mitigates the various risks that arise in connection with its operations. Key risk areas covered by the risk management framework are financial, market, strategic, project, country, operational and health, safety, environmental and other regulatory risks. Sinochem Holdings and the Company have established an integrated risk management system through which they seek to manage these risks. Policies and guidelines have been developed to identify, analyze, appraise and monitor the changing risks that the Company faces. Based on this assessment, each business unit adopts appropriate measures to mitigate these risks in accordance with the business unit’s view of the balance between risk and reward.

The Company is part of Sinochem Holdings’ overall risk management structure. Sinochem Holdings has established a three-tier structure to serve as the focal point for leading and coordinating risk management efforts. At the executive level, there is a risk management committee that reports to the management of Sinochem Holdings. Members of the committee research and formulate Sinochem

Holdings' risk management strategies, monitor and decide on significant risks and allocate key risk resources in line with Sinochem Holdings' overall risk management strategy. Below the risk management committee is the risk management department, which is responsible for implementing risk management policies, coordinating and supervising risk management for operating departments, setting trading limits, conducting risk stress testing and providing risk management training. Finally, most of the major operating units have separate risk management units operating at the business level to ensure that risks are constantly monitored and assessed. Above this structure sits the SASAC, which sets the guidelines for overall risk management of China's SOEs. Additionally, the Company's Hong Kong Stock Exchange-listed subsidiary, China Jinmao, maintains its own risk management structures.

Credit risk. Credit risk includes risks relating to counterparties, the risk that a contractor will not perform on a contract and the risk of defaults on deposits. The Company has dedicated personnel responsible for determination of credit limits, credit approvals and other monitoring procedures that follow-up action is taken to recover overdue debts. In addition, management reviews the recoverable amount of each individual trade debt at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. At any time during a given year, the amount of total credit authorised and the net balance of overdue account receivables attributed to the period may not exceed the risk guidelines established for the yearly approved budget.

Financial risk. The Company's financial risk management system is intended to control risks relating to capital structure, fund flows, liquidity and financial markets. Sinochem Holdings has formulated specific risk control measures to prevent or reduce each of the foregoing risks.

Market risk. Market risk is the risk of loss arising from changes in the level or volatility of market prices, which in the case of the Company primarily result from changes in the commodity markets, as well as from changes in interest rates and in foreign exchange markets. At any time during a given year, both inventory volume and unused inventory may not exceed the risk threshold established for the budget by the risk management committee.

Project risk. With respect to each new project into which it enters, the Company conducts a Project Risk Assessment which is designed to review the potential risks that may arise in connection with that transaction. The assessment will be reviewed prior to moving forward. In addition, the Company conducts a Project Independent Review during the course of each project at critical points in the project timeline, which provides a check to validate the business purpose and viability of the project.

Country risk. The Company conducts country risk assessments and in-country risk management to ensure that it has an understanding of the legal, regulatory and operating environment and the political and economic consequences of operating in a particular country, both when initially beginning to work in a particular country and on an ongoing basis.

Commodities risk. The Company monitors risks associated with the various commodities it trades. The risk management committee assigns market risk limits to all commodity products, which are administered by the risk management department and operating units. The risk management committee also closely monitors the activities of operating entities that are engaged in hedging activities.

Operational risk. The Company defines operational risk as the risk of unscheduled shutdowns of its operations. The Company has instituted operational performance improvement initiatives that aim to enhance operational performance by, among other things, identifying and classifying operational risks and implementing measures to mitigate these risks. The Company also has in place contingency plans and business continuity plans for certain foreseeable emergencies.

Health, safety, environmental and other regulatory risk. The Company has put in place a health, safety and environmental (“HSE”) and other regulatory risk management system to ensure compliance with laws and regulations, particularly with respect to environmental standards. This system identifies potential risks, provides HSE training to employees, coordinates HSE emergency management, establishes uniform safety standards across the Company and supervises the management of contractors. The Company also closely monitors environmental laws and regulations and seeks to develop and institute strong environmental protection measures.

For the years ended 31 December 2020 and 2021, the Company had not experienced any material incidents with respect to health and safety of its employees that materially and adversely affected its results of operations. For the same periods, the Company was not aware of any material violations of the applicable health, safety and environmental laws that resulted in materially adverse consequences to its results of operations.

Insurance

The Company believes that its insurance coverage is comparable to that of other companies engaged in similar businesses. In addition, China Jinmao has arranged appropriate insurance coverage in respect of potential legal actions against its directors and reviews the coverage of the insurance every year.

Intellectual Property and Research and Development

The Company’s general policy is to seek intellectual property protection for those inventions and improvements likely to be utilised by its activities or to give it a competitive advantage. The Company relies on a variety of patents, copyrights, trade secrets, trademarks and proprietary information to maintain and enhance its competitive position. The Company’s principal brand names, including “Sinochem”, are registered trademarks in China. Sinochem Holdings allows the Company to use the “Sinochem” brand.

China Jinmao protects its intellectual property through trademark registration, patent application, software copyright registration and other means. Meanwhile, to safeguard the company’s brand image and protect its intellectual property from infringement, China Jinmao continues to conduct trademark monitoring and rights protection litigation against infringement acts. In 2021, China Jinmao obtained 393 domestic registered trademarks, 9 software copyrights, 185 patent application, and 81 authorized patents. China Jinmao sued 13 trademark infringement cases and concluded the case in this year with 100% winning rate.

Legal Proceedings

The Company and its subsidiaries are party to various legal proceedings in the ordinary course of business. Although the Company cannot predict the outcome of these matters, to the best of the Company’s knowledge and belief, there is no proceeding, if determined adversely against it, to have a material adverse effect on its consolidated financial position and results of operations.

Regulatory

The Company’s businesses are subject to numerous international, national, regional and local governmental regulations. See “*Summary of Relevant PRC Laws and Regulations*”.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

ESG Concept and Objective

Adhering to the value of “In Science We Trust”, Sinochem Holdings has formed its strategy on sustainable development, which is in line with global trends, China’s basic national conditions and its development practices. It is also integrated into Sinochem Holdings’ mission, culture and values. Through innovative development and excellent management, Sinochem Holdings provides first-class products and services for society and creates maximum value for customers, shareholders and employees. As a model for resource conservation and environmental friendliness in the industry, Sinochem Holdings aims to realise harmonious development among itself, society and the environment.

As the only offshore financing platform and a key overseas asset holding company of Sinochem Holdings, the Company actively undertakes the responsibilities of offshore financing, equity investment, global fund management and asset management. In line with Sinochem Holdings’ sustainable development concept, the Company is committed to fulfilling its corporate social responsibilities. While achieving its development goals, the Company has been promoting sustainable economic, social and environmental development and enhancing people’s well-being.

The Company views sustainable development as the fuel that is driving its growth and progress. Sustainable development is also an important part of the Company’s core competitiveness. The Company incorporates the concept of sustainable development into its mission, culture and values, and integrates the practice of sustainable development into its daily operation and management activities. Abiding by the FORUS system, the Company provides employees with healthy and safe working conditions, provides customers with green and safe products and services, creates benefits for shareholders and adds greater value to society. All of this leads to the Company’s sustainable business development.

Sustainable Development Concept

Sinochem Holdings aims to become an industry leading and world-class reputable enterprise. Further, Sinochem Holdings aims to ensure that its sustainable development concept is in line with global trends, China’s basic national conditions and its development practices. Sinochem Holdings and the Company also integrated their sustainable development concept into their mission, culture and values, their operation and management of business sectors, as well as their communication process with stakeholders.

Sustainable Development Principles

For People’s Better Life

The Company endeavors to promote the general development of society and meet people’s aspirations for better life through its own growth. As one of the first batch of sixteen SOEs approved by SASAC to be engaged in the real estate business, the Company’s directly held and controlled subsidiary, China Jinmao, is dedicated to optimising city planning, improving regional functions, unleashing city vitality and promoting city upgrading. Investment and financing businesses of the Company are integrated into the development strategy and plan of the nation, which directs capital into the projects, deepening industrial transformation and advocating sustainable development.

For Environmental Protection

The Company adheres to the vision of “sustainable development with excellent HSE performance and winning the trust of its stakeholders, the industry and the community”. It does this by integrating occupational health, safety production and environmental protection throughout its implementation of its

sustainable development strategy. Adopting its green strategy as one of the key strategies, China Jinmao continues to upgrade three areas, namely “eco-city”, “life building”, and “zero-carbon operations”, and to build the “Ever Green Quality” living model. China Jinmao covers the whole process, including design, construction and operation, with a view of establishing itself as a model of green city operation in China.

For Community

The Company strives to drive employment and improve people’s livelihood through its production and operations, contributing to local economic and social development. The Company continuously participates in public welfare to improve local economic, educational, medical and environmental conditions. The Company also exerts efforts on public welfare and charitable activities to enhance people’s well-being. The Company encourages and supports staff to engage in volunteer activities to show their care. China Jinmao actively engages in community development and contributes to public welfare by upholding the development philosophy of “what is taken from society is used in society” to contribute to the building of a harmonious community.

For Employees

The Company regards its staff as the key force for corporate growth. The Company strictly abides by labor laws and regulations, and respects the legitimate rights and interests of its staff while safeguarding its employees’ safety and occupational health. The Company insists on equal employment, opposes any form of discrimination, attaches great importance to the building and improvement of its talent team, provides rich and diverse training, and constantly improves its incentive and promotion mechanism. The Company creates value, scientifically evaluates the value and reasonably distributes the value. The Company fully mobilises the enthusiasm and creativity of its talents, striving to realise the free and full development of its staff. The Company cares for its staff, encourages cultural diversity and inclusion and creates a “fair, enterprising and harmonious” corporate atmosphere, which promotes its common growth with its staff.

For Cooperators

Aiming to satisfy its customers, the Company creates value for customers. The Company does this with value-added services, and seeks to enrich the content and enhance its capabilities to achieve a win-win development with its customers. The Company attaches great importance to its cooperation with the government, enterprises, financial institutions, research institutes, suppliers, etc., actively participates in and promotes industrial exchanges, and pools resources and strength from various channels. By building a global industry resource platform, the Company drives partners to work and advance together for industrial progress and regional economic development. The Company advocates for its partners to fulfill social responsibility, pursuing win-win and sustainable development.

Environmental Protection

The Company thoroughly implements Sinochem Holding’s sustainable development strategy, focusing on the development of green and low-carbon buildings. The Company follows scientific logic and ecological harmony in urban planning and encourages tenants and patrons to practice sustainability together. At the same time, the Company aims to improve urban functions and promote the orderly revitalisation and development of cities. China Jinmao, a company directly held by the Company, is an advocate for and practitioner of “green real estate” in China. China Jinmao is committed to creating a green and healthy lifestyle using intelligence and technology. China Jinmao adopts green, low-carbon, and sustainable practices throughout the entire process, including architectural design, selection of building materials, construction and operation management. This allows China Jinmao to be a model for

green and healthy residence. China Jinmao's total project floor area that meets green label design requirements has reached 25.876 million m², making it the real estate company with the largest number of BREEAM and LEED certifications in mainland China.

In 2021, China Jinmao continued to increase its share of certified green building projects in its portfolio, with 100% of China Jinmao's new projects meeting green building standards and 36 projects obtaining 37 green building certifications and labels. As of the end of 2021, China Jinmao had obtained a total of 262 green building certifications and labels.

Setting Green Building Goals

100% of China Jinmao's new residential and office buildings shall meet the basic requirements of Green Buildings of China (or equivalent internationally renowned standards such as the LEED/BREEAM certification).

100% of China Jinmao's newly-developed and self-owned hotel projects, 5A and Class A office buildings, and business complex projects shall obtain the one-star China Green Building label (or equivalent internationally renowned standards such as the LEED/BREEAM certification).

Application for high star levels (equivalent to two-star China Green Building, BREEAM Excellent, and LEED Gold, or above) is encouraged, and the proportion of high-star-level green projects in development shall increase year by year.

Commitment to Urban Renewal

China Jinmao revitalises the value of land, and enriches and improves urban functions. In accelerating city transformation and upgrading, China Jinmao strongly believes in humanistic value, focusing on reconstructing the living environment, driving city renewal and upgrading service units to promote the orderly revitalisation and development of cities.

In 2021, China Jinmao has 6 new city operation projects and 33 city operation projects in total. Jinmao Services signed city operation contracts with Jiashan Economic Development Zone, Zhoushan East Port, and Xinyao City in Nanjing. China Jinmao was shortlisted for the "2021 Top 10 City Service Companies" issued by E-house China-CRIC and the title of "China's Leading Smart City Service Company" issued by the China Index Research Institute.

Social Responsibility

The health and safety of employees is the Company's top priority in its daily operations. This is ensured by incorporating the FORUS system into its management assessment system. Sustainable development drives corporate growth. To fulfill its corporate responsibility, the Company closely combines its development with the needs of employees, clients, shareholders, and society. While constantly promoting innovation and upgrading to strengthen its core businesses, the Company engages in social welfare activities to boost high-quality and sustainable social and economic development.

Employee Health and Safety

The FORUS system is the foundation of Sinochem Holdings' HSE (Health, Safety and Environment) management system. The implementation of the FORUS system integrates the values and culture of HSE, promotes the standardisation and efficiency of the HSE management system, consolidates the governance structure and process of HSE, and achieves its goal of becoming a world-class chemical group. FORUS stands for "for us", which means to ensure healthy and safe work conditions for employees, to provide customers with green and safe products and services, to bring benefits to shareholders, to create greater value for the society, and to achieve sustainable business development.

FORUS also refers to the Fore Runner Strategy and the Fore Runner System. The Fore Runner Strategy sets the vision of “global HSE leader” and the goal of “zero loss” for Sinochem Holdings. The Fore Runner System aims to promote the continuous progress of HSE management and to create a beautiful world of harmonious coexistence. The FORUS system is fully applied to Sinochem Holdings’ subsidiaries. The Company, as one of the subsidiaries of Sinochem Holdings, applies the FORUS system in its daily operations.

In order to incorporate its employee’s health and safety into the management assessment system, China Jinmao, a subsidiary of the Company, has established a safety and health management system covering all employees and contractors. To improve the safety accountability management, China Jinmao has established a sound safety management structure with a QHSE Committee. The committee is headed by the president of China Jinmao, with executives and heads of functional departments of the headquarters serving as members. The committee steers and oversees work safety, ensures that the primary responsibility for project safety is fulfilled, and provides regular guidance and acceptance of dangerous major projects. Moreover, in order to ensure that everyone fully assumes their responsibilities, China Jinmao incorporates health and safety performance into the development strategy and the performance appraisal system of its management at all levels, which serve as important indicators. All executives and employees sign the Responsibility Letter and the Commitment Letter on HSE every year, and formulate personal HSE responsibility and safety action plans. The QHSE Committee assesses occupational health and safety performance, gives recognition and incentives, holds relevant parties accountable for safety accidents, and strictly implements safety management requirements.

From 2019 to 2021, the Company has maintained a safe working environment, and there was no work-related injury or death case.

Giving back to the Community

The Company cares about community development and communicating with the community, focusing on alleviating poverty, epidemic control and disaster relief, as well as community building. Sinochem Holdings aided and supported six counties in five provinces of China. From 2020 to 2021, Sinochem Holdings donated RMB119.1937 million for purposes of epidemic control, flood relief and other related matters. The Company also proactively made donations to local communities to combat COVID-19. China Jinmao actively cooperates with local governments on public projects, such as kindergartens and roads.

Corporate Governance

Focusing on the development requirements of its reform and transformation, Sinochem Holdings takes comprehensive benchmarking management as the starting point, and keeps improving the organization mechanism, strengthening system construction, promoting project implementation, and strengthening training exchanges, etc., thus continuously improving corporate governance, and vigorously improving the modern management level. At the same time, based on corporate strategy and operation management, Sinochem Holdings actively identifies key issues on sustainable development and responds to the expectations and appeals of its stakeholders. Sinochem Holdings keeps improving its performance to achieve shared development with all stakeholders.

As the only financing platform and important investment platform of Sinochem Holdings, the Company firmly believes that good corporate governance is the basic guarantee for it to achieve sound operation and high-quality development. It has thoroughly implemented Sinochem Holdings’ strategy and philosophy in aspects of the legal compliance, risk control, and business ethics. At the same time, the Company has established a sound corporate governance structure and policies, continuously optimized and improved the operation efficiency of the Board of Directors, promoted Sinochem Holdings’ strategic

landing and compliance operation, and continuously enhanced the Company's risk resilience by strengthening the construction of risk management mechanism to safeguard the sustainable development of the Company and its stakeholders.

Facilitate the Improvement of Legal Compliance

Sinochem Holdings builds an international compliance management system that conforms to the strategic positioning of a world-class comprehensive chemical enterprise, continuously improving its legal governance, operation management, and compliance enforcement capabilities. Sinochem Holdings persistently optimizes international competitive environment, prevents legal compliance risk and provides solid legal support and guarantee for its high-quality development.

- Compliance Culture Cultivation: Sinochem Holdings publishes the *Compliance Obligation Convention*, and carries out the action of signing the *Compliance Responsibility Letter* for all employees.
- Compliance System Improvement: Sinochem Holdings formulates the compliance management system and establishes the compliance management committee, to proactively issue compliance regulations and trade management methods, as well as to carry out trade compliance inspections and related trainings.
- Well-developed compliance management mechanism: Sinochem Holdings publishes the *Compliance Commitment Letter* and *Contract Sample Clauses*, emphasizing the management of transaction partners, the investigation of transactions, and the guarantee of contract clauses.
- Audit Supervision Reinforcement: Sinochem Holdings focuses on the implementation of major economic policies and decisions of central government, as well as the rectification effect of audit issues. Sinochem Holdings pays attention to the implementation of major strategic issues and investment projects, asset quality, operational efficiency, internal control management and performance of key managers. Meanwhile, Sinochem Holdings carries out internal audits and provides management suggestions.

Risk Control Reinforcement

With “continuous evaluation, matching, and effectiveness” as the guiding mindset of the work, Sinochem Holdings honors “knowable, controllable and bearable risks” as the general goal, combines with its the actual situation, and benchmarks against world-class enterprises. From various aspects including system, mechanism and culture, Sinochem Holdings sets out to further improve the risk management and internal control system, and continuously improves the system construction and operational effectiveness.

- Improve the risk system: Sinochem Holdings formulates and publishes relevant systems for risk management, internal control, and operational risk incidents reporting, etc.
- Strengthen identification and assessment of risk: Sinochem Holdings conducts annual major risk assessment and formulates risk response measures.
- Strengthen risk tracking and monitoring: Sinochem Holdings tracks and monitors the changes of major risks and risk classification indicators, as well as the responses and addition of operational risk incidents.
- Organize exchanges and training activities: Sinochem Holdings organizes experience sharing and learning activities, and conducts special trainings on risk management and internal control.

Abide by Business Ethics

Sinochem Holdings strictly abides by national laws, business ethics and market rules, continuously strengthens integrity and discipline, fights corruption, opposes any form of unfair competition and cultivates a clean and upright enterprise ecology.

RELATED PARTY TRANSACTIONS

It is the Company's policy to conduct its related party transactions on normal commercial terms and on an arm's-length basis.

For details of significant related party transactions, see Note 46 to the Company's consolidated financial statements as at and for the year ended 31 December 2021, included elsewhere in this Offering Circular. For further discussion of the dependence of the Company on Sinochem Holdings, see "*Risk Factors — Risks Relating to the Company — The Company is an integral part of Sinochem Holdings' business and its business operations are currently managed by Sinochem Holdings*".

As a core member of Sinochem Holdings, the Company and its subsidiaries and affiliates engage in a broad range of related party transactions with other affiliates of the Sinochem Holdings. Many of these related party transactions and relationships are material to the operations of the Company, including:

- property management and building decoration services;
- consulting services;
- property leasing services; and
- sales of financial assets.

MANAGEMENT

Sinochem Holdings provides the Company with access to strong managerial and personnel support and appoints all of its board members and senior management. The Company's business operations are centrally managed by Sinochem Holdings and a majority of the Company's senior management is also senior management of Sinochem Holdings.

China Jinmao has a separate board of directors and management. Further information may be found on the Hong Kong Stock Exchange website (www.hkex.com.hk/eng/). Information contained on the Hong Kong Stock Exchange's website does not constitute part of this Offering Circular.

The following table sets forth information on the management of the Company as at the date of this Offering Circular, including their positions with Sinochem Holdings, Sinochem Group and the Company:

<u>Name</u>	<u>Position</u>
NING Gaoning*	Chairman of Sinochem Holdings Chairman of the Company Chairman of China Jinmao Holdings Group Limited
LIN Yu	Vice Chairman and General Manager of the Company

* On 26 August 2022, representative from the Organization Department of the Communist Party of China Central Committee announced the decision made by the central government on leadership changes in Sinochem Holdings: Li Fanrong was appointed as Chairman of the Board and Secretary of the Leading Party Group, relieved of the post of President; Ning Gaoning was relieved of the posts of Chairman of the Board and Secretary of the Leading Party Group. The appointment and dismissal are under progress and shall comply with relevant laws and regulations.

NING Gaoning, for details of biography, please see “Sinochem Holdings — Management”.

LIN Yu was appointed Director of the Company in June 2018. Ms. Lin joined Sinochem Group in 1990 and held a number of senior positions in the accounting and finance department of certain subsidiaries of Sinochem Group. Ms. Lin obtained a bachelor's degree in accounting and an EMBA degree from Xiamen University in 1990 and 2007, respectively. Ms. Lin is a chartered certified accountant.

SUMMARY OF RELEVANT PRC LAWS AND REGULATIONS

Establishment of a real property development enterprise

According to the Law of the PRC on the Management of Urban Real Estate (the “**Urban Real Property Law**”), promulgated by the Standing Committee of the NPC on 5 July 1994 and amended on 30 August 2007, 27 August 2009 and 26 August 2019, a real property developer is defined as an enterprise that engages in the development and sale of real property for the purpose of making profits. Under the Regulations

on the Administration of Urban Real Estate Development and Operations (“**Development Regulations**”) promulgated by the State Council on 20 July 1998, and amended on 8 January 2011, 19 March 2018, 24 March 2019, 27 March 2020 and 29 November 2020, a real property development enterprise must satisfy the following requirements:

- the developer must have a registered capital of not less than RMB1 million; and
- the developer must employ four or more full-time professional real property or construction technicians and two or more full-time accounting officers, each of whom must hold the relevant qualification certificate.

A provincial government, autonomous region government or municipal government may, based on local circumstances, impose more stringent requirements on the registered capital and professional qualifications of real property developers within its jurisdiction.

Pursuant to the Development Regulations, applications for registration of a real property development enterprise must be submitted to the State Administration for Industry and Commerce of the PRC (the “**SAIC**”) or the relevant SAIC local branch. In addition, the applicant must file a record with the real property development authority of the relevant application location within thirty days of receipt of a business license. Where a foreign-invested enterprise is to be established to engage in the development and operation of real estate, it must also comply with the relevant requirements under the PRC laws and administrative regulations regarding foreign investments in China, described below under “*Foreign investment policy on real property projects*”.

On 9 September 2015, the State Council issued the Notice on Adjusting and Improving the System of Registered Capital in Fixed Asset Investment Projects (國務院關於調整和完善固定資產投資項目資本金制度的通知), according to which the minimum capital ratio for ordinary residential projects and affordable residential projects is 20% and the minimum capital ratio for other property projects is 25%.

Real property developer qualifications

Under the Provisions Concerning Administration of Real Property Developer Qualifications (the “**Qualification Provisions**”), promulgated by the Ministry of Construction on 29 March 2000 and amended on 4 May 2015, 22 December 2018 and 2 March 2022, no enterprise may engage in development and sale of real property without a qualification classification certificate for property development. In accordance with the Qualification Provisions, real property developers are classified into two tiers. Developers with “Class I” qualifications are subject to preliminary examination by the construction authority under the relevant provincial government, autonomous region government or municipal government, followed by final approval by the Ministry of Construction (currently known as the Ministry of Housing and Urban- Rural Development of the PRC). Procedures for “Class II” are formulated by the construction authority under the relevant provincial government, autonomous region government or municipal government. A developer that passes the qualification examination will be issued a qualification certificate for the relevant class by the examination authority. The qualification certificate is valid for three years from date of issuance.

Once a newly established real estate developer reports its establishment to the applicable real estate development authority (which depends on the applicable qualification class), the latter will issue a provisional qualification certificate within thirty days of receipt of such report. Such provisional certificate is valid for one year and renewable for up to an additional two years with the approval of the real estate development authority. The developer must apply for qualification classification within one month of the expiration of the provisional qualification certificate. A developer may only engage in the development and sale of real estate within its approved scope of business and may not engage in business limited to other classifications. A “Class I” real estate developer is not restricted as to the scale of its developments and may undertake development projects anywhere in the country. A “Class II” developer may undertake projects with a gross area of less than 250,000 sq.m. and the specific scope of business must be confirmed by the construction authority under the relevant provincial government, autonomous region government or municipal government. In addition, an annual inspection system has been implemented with regard to real estate development qualifications. A developer’s specific qualification certificate may be downgraded or cancelled if a developer fails to pass its annual inspection.

Foreign investment policy on real property projects

Pursuant to the Special Administrative Measures (Negative List) for Foreign Investment Access (the “**Negative List**”) jointly enacted by MOFCOM and NDRC on 27 December 2021 and effective from 1 January 2022, real estate development and operation is not a prohibited or restricted industry for foreign investment. Therefore, a foreign-invested real estate enterprise may be established in the form of a foreign-invested enterprise for purposes of engaging in all types of construction and real property operation, all subject to government approvals and registrations according to relevant laws and administrative regulations relating to foreign-invested enterprises.

On 11 July 2006, the Ministry of Construction, MOFCOM, NDRC, PBOC, SAIC (currently known as the State Administration for Market Regulation, or the SAMR) and SAFE jointly enacted the *Circular Concerning Standardization of the Admittance and Administration of Foreign Capital in the Real Estate Market*, which was amended on 19 August 2015. According to this circular and a related notice issued by MOFCOM on 14 August 2006, foreign investment in the real property market must comply with a series of requirements thereunder, for example,

foreign institutions or individuals purchasing property in the PRC that is not for their own residential use must have a legal presence in the PRC and must apply for the establishment of a foreign-invested enterprise under applicable foreign property investment regulations. Foreign institutions and individuals may only engage in the relevant business within the approved business scope upon obtaining approvals from relevant national authorities and upon completion of the relevant registrations.

Under the Notice of MOFCOM and SAFE on Further Strengthening and Regulating the Examination Approval and Supervision of Foreign Direct Investment in Real Estate, issued on 23 May 2007 and amended on 28 October 2015, if a foreign-invested real estate enterprise is approved by local authorities, it must promptly register with MOFCOM. SAFE and relevant designated foreign exchange banks may not process any settlement or sale of foreign exchange on the capital account of any foreign invested real estate enterprise that fails to complete register with MOFCOM.

On 28 April 2013, SAFE issued the Notice of State Administration of Foreign Exchange on Promulgation of the Administrative Measures on Registration of Foreign Debt which is further amended on 4 May 2015. The notice stipulates the following principles: (i) foreign debt registrations shall not be processed for real estate enterprise with foreign investment that obtained approval certificates on or after 1 June 2007 and registered with MOFCOM, (ii) real estate enterprise with foreign investment which were incorporated before 1 June 2007 shall still have the right to incur foreign debts within the statutory limit, which equals the outstanding balance between total investment and registered capital prior to the

increase, or the outstanding balance between total investment and registered capital of such enterprises upon and after increase, whichever is less and (iii) real estate enterprises with foreign investment that have not obtained the land use right certificate, or the project capital of which has not reached 35% of the project total investment shall not incur foreign debt, and SAFE will not process the foreign debt registration and approval for foreign debt settlement of such real estate enterprises.

On 30 March 2015, SAFE promulgated the *Circular on Reforming the Administration of Foreign Exchange Capital Settlement of Foreign — Invested Enterprises*, effective 1 June 2015 and partially abolished on 30 December 2019. The circular stipulates that foreign currency capitals of foreign-invested enterprises may be settled at will, namely the foreign currency capitals which completed the equity confirmation of monetary capital by SAFE or the deposit registration of monetary capital by the bank may be settled at banks in accordance with the actual needs of the enterprises. Nevertheless, Renminbi funds from the settlement of foreign currency capitals shall not be used for the following purposes: (i) expenses outside of the business scope of the enterprises or expenses forbidden by state regulations; (ii) stock investment unless otherwise provided in separate regulations; (iii) giving Renminbi entrusted loans unless permitted in the business scope, repayment of inter-company debts, or repayment of Renminbi bank loans which has been transferred to third parties and (iv) constructing and purchasing real estate not for self-use purpose, except for property investment enterprise. In addition, the circular provides that the foreign currency capital may be settled and used for the purpose of equity investment by foreign-invested companies whose main business is investment, **provided that** the domestic investment project is true and legal.

On 19 August 2015, the Ministry of Housing and Urban-Rural Development of the PRC, MOFCOM, NDRC, PBOC, SAIC and SAFE jointly issued the Notice Concerning Amending Relevant Policies on the Admittance and Administration of Foreign Capital in the Real Estate Market. The notice stipulates that the Circular Concerning Standardization of the Admittance and Administration of Foreign Capital in the Real Estate Market enacted on 11 July 2006 shall be amended in the following aspects:

- The percentage between the registered capital and total investment of a real estate enterprise with foreign investment shall apply the Interim Provisions Concerning the Percentage between the Registered Capital and Total Investment of A Sino-foreign Equity Joint Venture enacted by SAIC on 17 February 1987, pursuant to which (i) if the total investment is less than or equals US\$3 million, registered capital must not be less than 7/10 of the total investment; (ii) if the total investment exceeds US\$3 million but is less than or equals US\$10 million, registered capital must not be less than 1/2 of the total investment, among which if the total investment is less than US\$4.2 million, the registered capital shall not be less than US\$2.1 million; (iii) if the total investment exceeds US\$10 million but is less than or equals US\$30 million, registered capital must not be less than 2/5 of the total investment, among which if the total investment is less than US\$12.5 million, the registered capital shall not be less than US\$5 million; and (iv) if the total investment exceeds US\$30 million, the registered capital shall not be less than 1/3 of the total investment, among which if the total investment is less than US\$36 million, the registered capital shall not be less than US\$12 million.
- The requirement that registered capital of a real estate enterprise with foreign investment must be fully paid before such enterprise may incur domestic loans, offshore loans or settle its foreign currency loans is cancelled.
- Domestic branches or representative bodies of foreign institutions, except for those enterprises approved to engage in the real estate business, and foreign individuals who work or study domestically may purchase commodity house for their own use or residential use.

- A real estate enterprise with foreign investment may complete relevant foreign exchange registrations under the foreign direct investment directly at banks in accordance with relevant foreign exchange regulations.

On 14 September 2015, the NDRC issued the Circular Regarding Advancing the Management and Reform of the Registration System for Foreign Debt Issuance by Enterprises, which requires that a PRC enterprise or its controlled non-PRC enterprise shall first register with the NDRC before its issuance or incurrence of any foreign debt. On 15 March 2019, the Standing Committee of the NPC promulgated the Foreign Investment Law of the People's Republic of China (《外商投資法》), which came into effect on 1 January 2020, pursuant to which registration with MOFCOM of enterprises with foreign investment is no longer required. However, a foreign investment information report system is established. Foreign investors or foreign-funded enterprises shall submit investment information to the competent department for commerce concerned through the enterprise registration system and the enterprise credit information publicity system.

Development of real property projects

Grants of Land Use Rights

In accordance with the PRC Constitution, land in the PRC is either state-owned or collectively owned, depending on location. Land in urban areas is state-owned, and land in rural areas and suburban areas are, unless otherwise specified by law, collectively owned. The State may expropriate or take over lands and pay compensation in accordance with the law if such expropriation or takeover is in the public interest. Although all lands in the PRC are state-owned or collectively owned by the State or by collectives, individuals and companies are permitted to hold, lease and develop lands for which they are granted land use rights.

The Provisional Regulations of the PRC Concerning the Grant and Transfer of State-owned Land Use Rights in Urban Areas (the “**Urban Land Regulations**”), promulgated by the State Council on 19 May 1990 and amended on 1 November 2002, 4 July 2010 and 29 November 2020, and the Urban Real Property Law adopted a system of grant and transfer of the right to use state-owned land. A land user must pay a land premium to the State as consideration for the grant of the right to use the land within a certain term and may transfer, lease, mortgage or otherwise commercially use the land use rights within the applicable term. Under the Urban Land Regulations and the Urban Real Property Law, the land administration authority under the local government of the relevant city or county shall enter into a land grant contract with the land user for the grant of land use rights. After payment in full of the land premium, the land user must register with the land administration authority and obtain a land use rights certificate evidencing the acquisition. The Development Regulations provide that land use rights for a site intended for property development must be obtained via government grant, except for land use rights that may be obtained via allocation pursuant to PRC law or State Council stipulations.

According to the Regulations on the Grant of State-owned Land Use Rights by way of Tender, Auction and Listing-for-sale, issued by MNR on 9 May 2002 and effective on 1 July 2002 and amended on 28 September 2007, land use rights for the purposes of commercial use, tourism and entertainment as well as for commodity residential properties may only be granted through tender, auction or listing-for-sale.

Where land use rights are granted via tender, invitations to tender are issued by the local land bureau. The invitation shall set forth terms and conditions upon which the land use rights are proposed to be granted. A committee will be established by the relevant local land bureau to consider submitted tenders. The winning bidder will then sign the grant contract with the local land bureau and pay the relevant land premium within a prescribed period. Tenders for land use rights may be conducted either via open tenders or private tenders. The local land bureau shall consider the following factors: (i) if the invitation to tender only requires a bid from the bidder, whoever offers the highest bid will be the winning bidder;

(ii) alternatively, if the invitation to tender requires the bidder to submit planning proposals in addition to the bid, then details of the proposals will be considered. If the relevant land bureau considers that no bid is satisfactory, the land bureau has the right to reject all bids.

Where land use rights are granted via auction, a public auction is held by the relevant local land bureau. The land use rights are granted to the bidder with the highest bid. The winning bidder will be asked to enter into a grant contract with the local land bureau.

Where land use rights are granted via listing-for-sale, a public notice is issued by the local land bureau to specify the location, area, purpose of use, initial listing price, period for receiving bids and the terms and conditions upon which the land use rights are proposed to be granted. The land use rights are granted to the bidder with the highest bid who also satisfies the relevant terms and conditions. The winning bidder will then enter into a grant contract with the local land bureau. On 11 June 2003, the MNR promulgated the Regulations on Grant of State-owned Land Use Rights by Agreement. According to these regulations, if only one entity is a proposed user for a given parcel of land, the related land use rights may be granted by way of agreement, except where the related land use rights are to be used for tourism or entertainment purposes or for commodity residential properties. The relevant local land bureau, together with other relevant governmental authorities, including any relevant city planning authority, must formulate a plan that deals with issues such as the specific location, boundaries, purpose of use, area, term of grant, conditions of use, conditions for planning and design and the proposed land premium, which may not be lower than the minimum price set by the State, and submit such plan to the relevant government body for approval. Afterwards, the relevant local land bureau and the proposed user negotiate and enter into a land granting contract based on this plan. If two or more entities are interested in the same land use rights, such rights must be granted via tender, auction or listing-for-sale.

On 28 May 2020, the NPC promulgated the PRC Civil Code, effective on 1 January 2021. The PRC Civil Code stipulates that for land used for industrial, business, entertainment or commercial residential purposes, etc., or where there are more than two competing bidders for a single parcel of land, land use rights must be granted via public tender, auction or listing-for-sale.

The MNR has further promulgated the Regulations on the Grant of State-owned Construction Land Use Rights via Tender, Auction and Listing-for-sale, enacted on 28 September 2007 and effective on 1 November 2007. Under these regulations, land use rights for industrial use (including land for warehouses but excluding land for mining), commercial use, tourism, entertainment and commodity residential property development must be granted via tender, auction or listing-for-sale where two or more proposed users are competing for the same parcel of land. The relevant land use rights certificates will not be issued prior to full payment of the appropriate land premium, and no land use rights certificates will be issued *pro rata* based on partial payment received.

On 18 November 2009, the MOF, MNR, PBOC, Ministry of Supervision and National Audit Office jointly issued the Notice on Strengthening the Management of Income and Expenses Related to Grant of Land Use Rights, requiring a minimum down payment of 50% of the land premium for land use right purchases from a local government. The notice also provides that the installment period stipulated in the relevant land grant contract may not exceed one year, although for particular projects, upon joint approval by the relevant government authorities, such installment period may be as much as two years. Developers are not allowed to purchase new land if they fail to repay previous land premiums in a timely manner.

On 8 March 2010, the MNR promulgated the Circular on Strengthening Real Estate Land Supply and Supervision (the “**Land Supervision Circular**”). Under the Land Supervision Circular, the price for a given land transfer is required to be at least 70% of the benchmark price for land in the surrounding locality, and the bidding deposit for such land transfer is required to be equal to at least 20% of the applicable minimum land premium. The Land Supervision Circular includes further strict provisions on

contract administration. A land grant contract must be entered into within ten working days of closing of the land grant deal. The down payment of 50% of the land premium (taking into account any deposits previously paid) must be paid within one month after the date of land grant contract, and the remaining payments must be made in accordance with provisions of the land grant contract within one year.

On 26 January 2011, the General Office of the State Council of the PRC promulgated the Notice on a Better Work for the Control over the Real Estate Market. Under the Notice, the local government shall take various measures to control housing prices at a reasonable level (including determining reasonable pricing of new houses in 2011) and the tax authority shall strengthen its supervision of real property development projects whose pricing is obviously higher than those of its neighbouring areas and conduct clearance and inspection on land value added tax for such projects. According to the Notice, the qualifications of real estate developers purchasing land use rights, and the source of their funds, shall be more stringently examined, and the entities which participate in land use right bidding shall state the source of their funds coupled with the corresponding certificates or evidences. In addition, if land supplied for the development, but the construction permit has not been obtained and construction has not commenced within two years of obtaining the relevant land use rights, such land use right will be taken back by the government and a monetary fine shall be imposed for such land having remained idle, and for any real estate development project for which the investment put (excluding the land premium) is less than 25% of the total investment, the land use rights thereon, and the project itself, shall not be transferred in any manner. The Notice also provides that the down payment for any second house shall account for at least 60% of the whole purchase price and the rate of the loan from the bank shall not be less than 1.1 times the benchmark rate for the purchaser of the second-house.

On 26 February 2013, the General Office of the State Council of the PRC promulgated the Notice on a Continuous Work for the Control over the Real Estate Market. The Notice further clarifies: (i) the restricted real estate areas must cover all the administrative areas in one city; restricted real estate includes all the newly-built commodity residential properties and the second-hand properties; the verification on the qualification of purchasing the real properties shall be made before the real property purchase contract is entered into; it is prohibited to sell the real properties to the families without local citizenship owning one or more real properties and the families without local citizenship that cannot provide the local tax payment certificates or social insurance premiums payment certificates for a certain years; (ii) the banks shall implement the first installment ratio and the lending rate policies on the purchasing of the first real properties, strictly follow the credit policies on the purchasing of the second or more real properties and strengthen the verification on the qualification of the real property purchasers; (iii) the individual income taxes shall be imposed on those selling their self-owned residential properties, with a rate equalling 20% of the balances between the selling price and the original price.

On 22 May 2014, the MNR promulgated the Provisions on Conserving Use and Concentrated Use of Land, which was amended on 24 July 2019. This regulation seeks to strengthen the conserving and efficient use of land by measures of general guidance, layout optimization, standard control, market allocation and revitalised use. In addition, this regulation stipulates that land supply for all types of compensated land use shall not be less than the minimum price standard stipulated by relevant state authorities and it is prohibited to exchange land for projects, return after expropriation, give subsidy or reward, or any other disguised form of land premium relief. On 12 September 2014, the MLR promulgated the *Guidance on Promoting Conserving Use and Concentrated Use of Land*, which further stipulates that scale of land for construction in urban and rural areas shall be strictly controlled, and the amount of new land for construction shall be gradually reduced, with emphasis on revitalised use of existing land for construction.

On 25 March 2015, the MNR and Ministry of Construction jointly issued the Circular Regarding Optimization of the House and Land Supply Structure and Promotion of the Smooth and Healthy Development of Real Estate Market in 2015. The circular seeks to strengthen the supervision over implementation of the supply and market order of real estate market in 2015. The circular stipulates that relevant land and resources authority may restrict or prohibit the real estate developer who violates relevant qualification regulations or severely violates relevant laws and regulations during development and transactions of properties from participating in the tender, auction and listing-for-sale of land use right.

On 30 March 2015, the PBOC, CBRC and the Ministry of Housing and Urban-Rural Development of the PRC jointly issued the Circular on Residential Housing Loan for Individual Buyers. The circular seeks to reduce the minimum down payment to (i) 40% of the purchase price for second-time home owners who purchase ordinary residential properties for own use using commercial loans, and (ii) 30% of the purchase price for second-time home owners who purchase ordinary residential properties for own use using public housing funds. On 1 February 2016, the PBOC and the CBRC jointly promulgated the Notice on Adjusting the Matters concerning Individual Housing Loan Policies to amend the above policy, which stipulates that except for purchases in the cities where more restrictive measures on purchasing residential property have been implemented, the applicable down payment for a first-time purchaser of residential property shall principally be no less than 25% (with fluctuation of 5% up or down) of the purchase price when such purchase is financed with a mortgage loan, and that the applicable down payment shall be no less than 30% of the purchase price for a second-time purchaser of residential property and the housing loan for such second-time purchaser's first purchase of residential property has not been paid off.

Property Project Development

Approval of Construction Site. In accordance with the Measures for Administration of Examination and Approval for Construction Sites, promulgated by the MNR on 2 March 1999 and amended on 30 November 2010 and 29 November 2016, and the Measures for Administration of Preliminary Examination of Construction Project Sites, promulgated by the MNR on 25 July 2001 and as amended on 1 November 2004, 29 November 2008 and 29 November 2016, a real estate developer must make a preliminary construction work application to the land administrative authority. After receiving the preliminary application, the land administration authority shall carry out preliminary approval of various matters relating to the construction project in compliance with the overall zoning plans and land supply policy of the PRC, and shall then issue a preliminary approval report or opinion with respect to the project site. The land administration authority under the government of the relevant city or county shall upon examination issue an approval for the construction site to the construction entity.

Approval of Construction Planning. According to the Measures for Control and Administration of Grant and Transfer of Rights to Use Urban State-owned Land, promulgated by the Ministry of Construction on 4 December 1992 and 26 January 2011, the grantee or assignee to a grant or assignment contract (i.e., a real estate developer), must apply for a permit for construction site planning from the municipal planning authority. After obtaining a permit for construction site planning, a real estate developer must organize the necessary planning and design work, based on the applicable planning and design requirements. For a planning and design proposal in respect of a real estate development project, the relevant report and approval procedures required by the Urban and Rural Planning Law of the PRC, promulgated by the Standing Committee of the NPC on 28 October 2007 and amended on 24 April 2015 and 23 April 2019 and local statutes on municipal planning must be followed. A permit for construction works planning must be obtained from the relevant municipal planning authority.

Approval of Construction of Real Property Projects. In accordance with the Measures Concerning Administration of Permissions for Commencement of Construction Works, promulgated by the Ministry of Housing and Urban-Rural Development on 15 October 1999 and as amended on 4 July 2001, 25 June 2014, 28 September 2018 and 30 March 2021, a developer must apply for a permit for commencement of works from the construction authority under the relevant local government at or above the county level.

Approval of Completion of Construction. A real estate project must comply with all relevant laws and regulations regarding construction quality requirements, safety standards and technical guidance as to survey, design and construction work, as well as provisions of the relevant contract. After completion of construction work, the developer must organize an acceptance examination in accordance with the Development Regulation and the Provisions on Inspections upon Completion of Buildings and Municipal Infrastructure, promulgated by the Ministry of Housing and Urban-Rural Development of the PRC on 2 December 2013, and must also report details of the acceptance inspection in accordance with the Measures for Reporting Details Regarding Registration and Inspections upon Completion of Buildings and Municipal Infrastructure, promulgated by the Ministry of Construction on 7 April 2000 and amended on 19 October 2009. A real estate development project may only be delivered after passing the necessary acceptance inspection. For a residential estate or other building complex project, an acceptance inspection must be conducted upon completion of the entire project, and where such a project is developed in phases, an acceptance inspection may be carried out for each completed phase.

Compliance with Environmental Protection Rules. In accordance with the Law on Environmental Impact Assessments of the PRC, promulgated by the Standing Committee of the NPC on 8 October 2002, effective on 1 September 2003 and amended on 23 September 2012, 2 July 2016 and 29 December 2018, a real estate developer must prepare an environmental impact assessment for submission to, and obtain the approval from, the relevant environmental authorities prior to commencing construction. Upon completion of each project, the relevant environmental authorities will inspect the site and test the environmental control facilities to ensure compliance with all applicable environmental regulations and issue the relevant environmental approvals to confirm such compliance.

Compliance with Safety Work Rules. In accordance with the Supervision Procedures Concerning Work Safety of House Constructions and Municipal Infrastructure Projects, promulgated and implemented by the Ministry of Housing and Urban-Rural Development of the PRC on 24 October 2014 and effective on the same day and last amended on 18 March 2019, a developer must apply for a construction permit from the supervision authority under the relevant local government at or above the county level before commencement of works. In addition, pursuant to the Administrative Regulations on Work Safety in Construction Projects, promulgated by the State Council on 24 November 2003 and effective on 1 February 2004, a developer must determine the budget to be used and prepare files and documentation setting forth the safety measures to be adopted during construction for submission to the relevant construction authorities when the developer applies for a permit for commencement of works.

Idle Land. According to the Measures on Administration of Idle Land, promulgated and implemented by the MNR on 28 April 1999 and amended on 1 June 2012, effective from 1 July 2012, for land obtained by grant and within the scope of city planning, if construction work has not yet been commenced after one year from the agreed commencement date, an idle fee equivalent to 20% of the land premium may be imposed, and where construction work has not begun within two years of the agreed commencement date, the government may retrieve the land use right without compensation, except where delays in commencement of construction are due to force majeure or acts of government or where required preliminary work remains unfinished.

On 21 September 2010, the MNR and the Ministry of Housing and Urban-Rural Development of the PRC jointly promulgated the *Circular on Further Strengthening the Macro-control of Use of Lands for Real Estate Development and Construction Administration*, which regulates more stringently the acquisition and development of land for real estate development. The circular provides that a real estate developer and its controlling shareholders are prohibited from acquiring new land, if the developer (i) has previously obtained land through fraudulent means; (ii) has illegally transferred previously-acquired lands; (iii) has caused previously-acquired land to be idle for one year or longer due to its own reason; or (iv) has failed to comply with the land grant contract when developing the land. In addition, the developer shall commence the development of land within one year and complete development within three years from the date of being delivered from the authority. The developer shall strictly follow the terms and conditions set forth in the land grant contract in the process of development and may be imposed with liabilities in the event of any breach.

Property Transactions

Transfer of Property. According to the Urban Real Estate Law and the *Provisions on Administration of Transfer of Urban Real Estate*, enacted by the Ministry of Construction on 7 August 1995 and revised on 15 August 2001, a property owner may sell, donate or otherwise transfer a property to another person or legal entity. When transferring a building, the ownership of the building and the land use rights attached to the site on which the building is situated are transferred simultaneously. The parties to a transfer must enter into a property transfer contract in writing and register the transfer with the property administration authority having jurisdiction over the location of the property within ninety days of the execution of the transfer contract.

Where the land use rights were originally obtained by grant, the real property may only be transferred on the condition that: (i) the land premium has been paid in full for the grant of the land use rights, as provided by the grant contract, and a land use rights certificate has been issued; and (ii) if development is to be carried out according to the grant contract and buildings are being developed in connection with the project, development representing more than 25% of the total investment has been completed or, in case of a whole land lot development project, (x) construction work has been carried out as planned, (y) water supply, sewerage, electricity supply, heat supply, access roads, telecommunications and other infrastructure or utilities have been made available, and (z) the site has been levelled and made ready for industrial or other construction purposes. In addition, if construction has been completed, the real property should be transferred after the building ownership certificate has been granted.

If land use rights were originally obtained by assignment, the term of the land use rights after transfer of the property is equal to the remaining term provided under the original land use rights assignment contract after deducting the time that has elapsed under the former land users. In the event that the transferee intends to change the use of the land provided in the original assignment contract, consent must first be obtained from the original assignor and the planning administration authority under the local government of the relevant city or county, and an agreement to amend the land use rights assignment contract or a new land use rights assignment contract must be signed in order to, *inter alia*, adjust the land use rights assignment price accordingly.

If the land use rights were originally obtained by allocation, transfer of the real property shall be subject to the approval of the government vested with the necessary approval power, as required under the regulations of the State Council. If the government approves such a transfer, the transferee must complete the formalities for transfer of the land use rights, where such formalities exist, and pay the transfer price in accordance with the relevant statutes.

Sale of Commodity Properties. Pursuant to the Regulatory Measures on the Sale of Commodity Properties, promulgated by the Ministry of Construction on 4 April 2001, and the Urban Real Property Law, sale of commodity buildings can be divided into pre-completion sales, or presales, and post-completion sales. Under the Administrative Measures Governing the Pre-sale of Commodity Properties (“**Pre-sale Administrative Measures**”) promulgated on 15 November 1994 and amended on 15 August 2001 and 20 July 2004, when commodity houses or residences are presold, the following requirements must be met:

- the land premium in respect of the land use rights must be paid in full, and the certificate of land use rights must have been obtained;
- the construction works planning permit and commencement of construction works permit must have been issued;
- funds contributed to development of the project must amount to at least 25% of the total amount of project investment, and project progress and the date of completion and delivery must have been properly ascertained; and
- the pre-sale permit must have been issued.

Moreover, the pre-sale of commodity houses or residences is subject to a registration system. According to the current PRC laws and regulations, a pre-sale permit must be in place before a commodity building may be put to pre-sale. Developers who intend to pre-sell their commodity houses or residences are required to apply for registration with the relevant real property administration department of the government at county level or above and obtain a pre-sale license. In addition, the pre-sale proceeds of commodity buildings must be used to develop the relevant project so pre-sold.

Under the Regulatory Measures on the Sale of Commodity Properties, commodity buildings may be put to post-completion sale only when certain conditions have been satisfied. These conditions include the following, among others:

- the property development enterprise must have a business license and property developer qualification certificate;
- the enterprise must obtain a land use rights certificate or other approval documents for land use;
- the enterprise must obtain a construction works planning permit and a commencement of construction works permit; and
- the building must be completed, inspected and accepted as qualified.

Prior to the post-completion sale of a commodity building, a property developer must submit the property development project manual and other documents evidencing the satisfaction of preconditions for post-completion sale to the competent real property administration authorities.

Mortgage of Property. Under the PRC Civil Code and the Measures on the Administration of Property Mortgages in Urban Areas, enacted by the Ministry of Construction on 9 May 1997, revised on 15 August 2001 and 30 March 2021, the term “**mortgage**” refers to the act of a debtor or third party who, without transferring the occupancy of the properties, charges those properties as security for the creditor’s rights. When the debtor fails to pay his debt, the creditor has a right to obtain compensation by converting the properties into cash or seeking preferential payments from the proceeds of the auction or sale of the concerned properties. After being mortgaged, the balance of value of the properties that exceeds the creditor’s rights may be mortgaged for a second time, but the sum of the mortgage may not exceed the value of the balance. When a mortgage is created on the ownership or title of a building on

legally obtained state-owned land, a mortgage is simultaneously created on the land use rights of the land on which the building is constructed. When the land use rights of state-owned lands obtained via grant are mortgaged, the buildings on the land are also mortgaged at the same time.

The land use rights of town and village enterprises cannot be mortgaged separately. When the buildings of town and village enterprises are mortgaged, the land use rights occupied by the buildings are also mortgaged at the same time. The mortgagor and the mortgagee must sign a mortgage contract in writing. Within thirty days of signing of a property mortgage contract, the parties to the mortgage must register the mortgage with the property administration authority at the location where the property is situated. A real estate mortgage contract becomes effective on the date of conclusion of the real estate mortgage contract. If a mortgage is created on real estate in respect of which a property ownership certificate has been legally obtained, the registration authority shall make an entry or mark under the “third-party rights” item on the original real estate ownership certificate and then issue a certificate of third-party rights to the mortgagee. If a mortgage is created on commodity building subject to pre-sale or during construction, the registration authority shall record the details on the mortgage contract. If construction of a real property development is completed during the term of a mortgage, the parties involved shall re-register the mortgage after issuance of the certificates evidencing the ownership or title of the property.

Leasing of Buildings. In accordance with the Administrative Measures for Commodity House Leasing, promulgated by the Ministry of Housing and Urban-Rural Development of the PRC on 1 December 2010, and effective on 1 February 2011, owners of buildings in the PRC are entitled to lease their buildings, and landlords and tenants are required to enter into a written lease contract containing certain specified provisions. Besides, parties to a leasehold arrangement of a property shall register the leasing agreement with property administrative authorities within 30 days after entering into such leasing agreement under local government at the municipal or county level where the property is situated.

According to the Urban Real Property Law, where an owner of a house built on state-owned land leases the property for profit and the land use rights were originally obtained through allocation, any rent proceeds derived from the land must be paid to the State.

Real Property Management

According to the *Rules on Property Management Service Fees*, jointly promulgated by the NDRC and the Ministry of Construction on 13 November 2003, the amount of property management fees payable to a property management enterprise as remuneration may be set between the owners and property management enterprises by reference to a fixed management fee or a percentage based management fee. The property management enterprise may collect a fixed management fee from the property owners to cover all operating costs incurred for property management and shall account for any shortfall and retain any surplus; or, management fees may be charged by reference to a fixed percentage of the total management fees collected. The balance of the fees will be used for covering the operating cost incurred for property management, and the property owners shall account for any shortfall and retain any surplus.

Regulation of the PRC hotel operation and management industry

The hotel industry in China is subject to various laws and regulations. At present, there is no specific governmental agency responsible for administering the daily operation and management of the hotel industry in the PRC. Instead, daily operation of the hotel industry is administered by various government agencies. Representative regulations include the following:

Security and Fire Control Regulations and Business Licenses

According to the *Measures for the Control of Security in the Hotel Industry*, promulgated by the Ministry of Public Security (the “MPS”) on 10 November 1987 and amended on 8 January 2011 and 29 November 2020, and the Decisions of the State Council to Implement Administrative Licenses on Items Necessarily to be Retained for Administrative Examination, promulgated by the State Council on 29 June 2004 and amended on 29 January 2009 and 25 August 2016, an application to establish a hotel in the PRC must be signed and annotated by a local public security authority and a special industry license must be obtained from the local public security authority prior to operation. In addition, a hotel is permitted to commence operation only after lawful registration and receipt of a business license from the SAIC or its local counterpart. If the hotel wishes to suspend operations, change its line of business, amalgamate, relocate, change its name or other such matters, it must report the details to the local security bureau or branch bureau at the county or municipal level for filing.

According to the Provisions on the Administration of Fire Safety of State Organs, Organizations, Enterprises and Institutions, promulgated by the MPS on 14 November 2001 and amended on 21 May 2009, hotels are classified as key administrative units for fire control safety purposes. Inspection procedures for fire control design must be undergone in respect of any construction, decoration or replacement work with respect to a hotel, and the hotel may open for business only after passing inspection upon completion of the work.

Administration of Sanitation in Public Places

According to *Regulations on the Sanitary Administration of Public Places*, promulgated by the State Council on 1 April 1987 and amended on 23 September 2012, 6 February 2016 and 23 April 2019, hotels are included within the ambit of public places requiring special sanitary measures and therefore must obtain a permit from the Ministry of Health (the “MOH”) or its local counterparts. The sanitation permit must be reviewed every two years. According to the Implementing Rules of Regulations on the Sanitary Administration of Public Places, promulgated by the MOH on 10 March 2011, and effective on 1 May 2011 and amended on 19 January 2016 and 26 December 2017, the hotel staff must conduct a health check at least once a year and obtain a health certificate before commencing operation.

Administration of Food Sanitation

In accordance with the *Food Safety Law of the PRC*, which was promulgated on 28 February 2009 by the Standing Committee and effective on 1 June 2009 and amended on 1 October 2015, 29 December 2018 and 29 April 2021, and the Implementation Regulations of the Food Safety Law, promulgated and effective on 20 July 2009 and amended on 6 February 2016, a hotel engaged in food and beverage operations must obtain a food catering service permit. According to the *Measures for the Administration of Permits for Operating Food and Beverage Services*, which became effective as at 1 May 2010, any food sanitation license which had been obtained prior to 1 June 2009 will be replaced by the catering service permit once the food sanitation license expires. The permit may be issued by the food sanitation administrative authority at the county level or above. Hotels must be in compliance with the relevant sanitary standards and requirements regarding food sourcing and storage, food processing, dining utensils, restaurant service and sanitary administration of take-away food.

Customer Protection

According to the *Law of the People's Republic of China on the Protection of Customer Rights and Interests* (the “**Customer Protection Law**”), which was promulgated by SCNPC on 31 October 1993 and amended on 25 October 2013, a series of obligations are imposed on business operators, including: (a) to ensure that the goods and services provided meet certain requirements for personal or property safety; (b) to disclose any defects in the goods or services provided and take corresponding measures to prevent damage occurrence; (c) to clearly mark the prices of the goods or services provided; (d) to return, replace or repair the goods or services if those provided fail to meet quality requirements; (e) not to impose unfair or unreasonable conditions on customers that exclude or restrict the rights of customers, reduce or waive the liabilities of business operators or aggravate the liabilities of customers, and not to compel customers into transactions by using standard-form terms and with the help of technological means; (f) not to insult or slander customers, or violate the personal freedom of customers; and (g) to strictly keep confidential the personal information of customers. The Customer Protection Law further prescribes that those business operators who fail to fulfill their obligations thereunder may be subject to civil, administrative or even criminal liabilities. In addition, the Supreme People's Court published the Interpretation of the Supreme People's Court on Certain Issues Concerning the Application of Law in Trying Cases Involving Compensation for Personal Damage on 26 December 2003 and amended on 20 December 2020, which further elaborates that the business operators engaged in accommodation, catering and entertainment services shall be liable for compensation if they fail to fulfill their statutory obligation to ensure the safety of customers to the reasonable extent.

Administration of Culture

According to the *Entertainment Venue Management Regulations*, promulgated by the State Council on 29 January 2006 and amended on 6 February 2016 and 29 November 2020, and the Circular on *Implementation of the Regulations for Administration of Entertainment Places*, promulgated by the Ministry of Culture on 6 March 2006, hotels operating dancing, night club and entertainment venues must apply to the competent cultural administrative authority at the county level or above for a permit to operate entertainment venues. According to the Provision on the Administration of Ground Receiving Facilities for Satellite Television Broadcasting, effective on 5 October 1993 and amended on 18 July 2013 and 18 September 2018, and the implementing rules thereunder, effective on 3 February 1994, hotels rated three-star or second class (national standard) or above with the capability of accommodating foreign visitors may apply to install ground satellite receiving facilities in order to receive uninterrupted foreign entertainment programs transmitted via satellites to local radio and television administrative departments at the county or municipal level. Upon completion of installing ground satellite receiving facilities, the hotel shall apply for a permit to receive television programs transmitted via satellites from the relevant approving authority.

Hotel Rating

On 1 August 1988, the National Tourism Administration promulgated the Regulations on the Assessment of the Star Rating of Tourist Hotels, which provide that all hotels with operations of over one year are eligible to apply for a star rating assessment. There are five ratings, ranging from one star to five stars for tourist hotels, assessed based on the level of facilities, management standards and quality of service. According to the Classification and Assessment Standards of the Star Rating of Tourist Hotels, issued by the National Tourism Administration of the PRC, a star rating, once granted, is valid for three years.

Remittance of Renminbi into and outside the PRC

The Renminbi is not a freely convertible currency. The remittance of Renminbi into and outside the PRC is subject to controls imposed under PRC law.

Current Account Items

Under PRC foreign exchange control regulations, current account item payments include payments for imports and exports of goods and services, payments of income and current transfers into and outside the PRC.

Prior to July 2009, all current account items were required to be settled in foreign currencies. Since July 2009, the PRC has commenced a scheme pursuant to which Renminbi may be used for settlement of imports and exports of goods between approved pilot enterprises in five designated cities in the PRC including Shanghai, Guangzhou, Dongguan, Shenzhen and Zhuhai and enterprises in designated offshore jurisdictions including Hong Kong and Macau.

On 17 June 2010, 24 August 2011 and 3 February 2012, respectively, the PRC government promulgated the Circular on Issues concerning the Expansion of the Scope of the Pilot Programme of Renminbi Settlement of Cross-Border Trades, the Circular on Expanding the Regions of Cross-border Trade Renminbi Settlement and the Notice on Matters Relevant to the Administration of Enterprises Engaged in Renminbi Settlement of Export Trade in Goods (together as “**Circulars**”). Pursuant to these Circulars, (i) Renminbi settlement of imports and exports of goods and of services and other current account items became permissible, (ii) the list of designated pilot districts were expanded to cover all provinces and cities in the PRC, (iii) the restriction on designated offshore districts has been lifted and (iv) any enterprise qualified for the export and import business is permitted to use Renminbi as settlement currency for exports of goods without obtaining the approval as previously required, but the relevant provincial government maintains with PBOC and five other PRC authorities (the “**Six Authorities**”) a list of key enterprises subject to supervision (the “**Supervision List**”).

On 5 July 2013, the PBOC promulgated the Circular on Policies related to Simplifying and Improving Cross-border Renminbi Business Procedures (the “**2013 PBOC Circular**”), which, in particular, simplifies the procedures for cross border Renminbi trade settlement under current account items. For example, PRC banks may conduct settlement for PRC enterprises (excluding those on the Supervision List) upon the PRC enterprises presenting the payment instruction. PRC banks may also allow PRC enterprises to make/receive payments under current account items prior to the relevant PRC bank’s verification of underlying transactions (noting that verification of underlying transactions is usually a precondition for cross border remittance).

On 1 November 2014, PBOC promulgated the Circular on Matters concerning Centralised Cross- Border Renminbi Fund Operation Conducted by Multinational Enterprise Groups (the “**2014 PBOC Circular**”). According to the 2014 PBOC Circular, a qualified multinational enterprise group can process cross-border Renminbi payments and receipts for current account items on a collective basis for the entire group (without such cash pooling arrangements, the relevant payments and receipts would generally need to be processed individually and cannot be netted off against one another). The 2014 PBOC Circular also provides that enterprises in the China (Shanghai) Free Trade Pilot Zone (the “**Shanghai FTZ**”) may irrevocably opt to participate in the local scheme in the Shanghai FTZ and file with the Shanghai Head Office of PBOC.

On 5 September 2015, PBOC promulgated the Circular on Further Facilitating the Cross-Border Bi-directional Renminbi Cash Pooling Business by Multinational Enterprise Groups (the “**2015 PBOC Circular**”), which, among others, have lowered the eligibility requirements for multinational enterprise groups and increased the cap for net cash inflow.

On 5 January 2018, the PBOC promulgated the Notice on Further Fine-tuning the Policies on Cross-border Renminbi Business to Promote Trade and Investment Facilitation (the “**2018 PBOC Circular**”). Accordingly, an enterprise shall be allowed to use Renminbi to settle all cross-border transactions that may be settled by foreign currencies pursuant to PRC laws. On 23 October 2019, the SAFE promulgated

the Circular of Further Promoting Cross-border Trade and Investment Facilitation (the “**2019 Circular**”), which further provides details in facilitating foreign exchange procedures in compliance with PRC laws.

Such regulations including the Circulars, the 2013 PBOC Circular, the 2014 PBOC Circular, the 2015 PBOC Circular, the 2018 PBOC Circular and the 2019 Circular will be subject to interpretation and application by the relevant PRC authorities. Local authorities may adopt different practices in applying these regulations and impose conditions for settlement of current account items.

Capital Account Items

Under PRC foreign exchange control regulations, capital account items include cross-border transfers of capital, direct investments, securities investments, derivative products and loans.

Prior to October 2011, capital account items of foreign invested entities were generally required to be made in foreign currencies. For instance, foreign investors (including any Hong Kong investors) were generally required to make any capital contribution to foreign invested enterprises in a foreign currency in accordance with the terms set out in the relevant joint venture contracts and/or articles of association as approved by the relevant authorities. Foreign invested enterprises or any other relevant PRC parties were also generally required to make capital item payments, including proceeds from liquidation, transfer of shares, and reduction of capital in a foreign currency. That said, the relevant PRC authorities might approve a foreign entity to make a capital contribution or a shareholder’s loan to a foreign invested enterprise with Renminbi lawfully obtained by it outside the PRC and for the foreign invested enterprise to service interest and principal repayment to its foreign investor outside the PRC in Renminbi on a trial basis. The foreign invested enterprise might also be required to complete registration and verification process with the relevant PRC authorities before such Renminbi remittances.

On 25 February 2011, the Ministry of Commerce of the PRC (“**MOFCOM**”) promulgated the *Circular on Issues concerning Foreign Investment Management* (the “**MOFCOM Circular**”). The MOFCOM Circular states that if a foreign investor intends to make investments in the PRC (whether by way of establishing a new enterprise, increasing the registered capital of an existing enterprise, acquiring an onshore enterprise or providing loan facilities) with Renminbi that it has generated from cross-border trade settlement or that is lawfully obtained by it outside the PRC, MOFCOM’s prior written consent is required.

On 7 April 2011, the State Administration of Foreign Exchange of the PRC (“**SAFE**”) issued the Notice on Relevant Issues regarding Streamlining the Business Operation of Cross-border Renminbi Capital Account Items, which clarifies that the borrowing by an onshore entity (including a financial institution) of Renminbi loans from an offshore creditor shall in principle follow the current regulations on borrowing foreign debts and the provision by an onshore entity (including a financial institution) of external guarantee in Renminbi shall in principle follow the current regulations on the provision of external guarantee in foreign currencies.

On 13 October 2011, the PBOC promulgated the Administrative Measures on Renminbi Settlement for Foreign Direct Investment (the “**PBOC Measures**”), which was amended on 5 June 2015 and supersedes any PBOC rules which are inconsistent with the PBOC Measures. The PBOC Measures provide instructions to banking institutions on the procedures for the remittance and settlement activities for Renminbi foreign direct investment into the PRC. According to the PBOC Measures, capital account items in the form of cross-border transfers of capital and direct investments are generally not subject to a case-by-case approval of the PBOC but the account opening will be handled by banks in accordance with relevant PRC regulations.

There is no assurance that the PRC Government will continue to gradually liberalize the control over Renminbi payments of capital account item transactions in the future. The relevant regulations will be subject to interpretation and application by the relevant PRC authorities. Further, if any new PRC regulations are promulgated in the future which have the effect of permitting or restricting (as the case may be) the remittance of Renminbi for payment of transactions categorised as capital account items, then such remittances will need to be made subject to the specific requirements or restrictions set out in such rules.

The MOFCOM Circulars and the PBOC Measures are subject to interpretation and application by the relevant PRC authorities. Further, if any new PRC regulations are promulgated in the future which have the effect of permitting or restricting (as the case may be) the remittance of Renminbi for payment of transactions categorised as capital account items, then such remittances will need to be made subject to the specific requirements or restrictions set out in such rules.

CLEARANCE AND SETTLEMENT

The information set out below is subject to any change in or reinterpretation of the rules, regulations and procedures of Euroclear, Clearstream, DTC or the CMU (together, the “Clearing Systems”) currently in effect. The information in this section concerning the Clearing Systems has been obtained from sources that the Company and the Issuer believe to be reliable, but none of the Company, the Issuer or any Arranger or the Dealer, the Trustee or any Agent takes any responsibility for the accuracy thereof. Investors wishing to use the facilities of any of the Clearing Systems are advised to confirm the continued applicability of the rules, regulations and procedures of the relevant Clearing System. None of the Company, the Issuer or any other parties to the Agency Agreement will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Notes held through the facilities of any Clearing System or for maintaining, supervising or reviewing any records relating to, or payments made on account of, such beneficial ownership interests.

The applicable Pricing Supplement will specify the Clearing System(s) applicable for each Series.

The Clearing Systems

Euroclear and Clearstream

Euroclear and Clearstream each holds securities for participating organizations and facilitates the clearance and settlement of securities transactions between their respective participants through electronic book-entry changes in accounts of such participants. Euroclear and Clearstream provide to their respective participants, among other things, services for safekeeping, administration, clearance and settlement of internationally-traded securities and securities lending and borrowing. Euroclear and Clearstream participants are financial institutions throughout the world, including underwriters, securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. Indirect access to Euroclear or Clearstream is also available to others, such as banks, brokers, dealers and trust companies which clear through or maintain a custodial relationship with a Euroclear or Clearstream participant, either directly or indirectly. Euroclear and Clearstream have established an electronic bridge between the two systems across which their respective participants may settle trades with each other.

Distributions of principal, distribution and interest with respect to book-entry interests in the Instruments held through Euroclear or Clearstream will be credited, to the extent received by the Paying Agent, to the cash accounts of Euroclear or Clearstream participants in accordance with the relevant system’s rules and procedures.

DTC

DTC is a limited purpose trust company organised under the laws of the State of New York, a “**banking organization**” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “**clearing corporation**” within the meaning of the Uniform Commercial Code and a “**clearance agency**” registered pursuant to the provisions of Section 17A of the Exchange Act. DTC was created to hold securities for its participants and facilitate the clearance and settlement of securities transactions between participants through electronic book-entry changes in accounts of its participants, thereby eliminating the need for physical movement of certificates. Participants include securities brokers and dealers, banks, trust companies and clearing corporations and certain other organizations. Indirect access to the DTC system is available to others such as banks, brokers, dealers and trust companies that clear through or maintain a custodial relationship with a participant, either directly or indirectly (“**indirect participants**”).

Under the rules, regulations and procedures creating and affecting DTC and its operations (the “**DTC Rules**”), DTC makes book-entry transfers of Registered Instruments among Direct Participants on whose behalf it acts with respect to Instruments accepted into DTC’s book-entry settlement system (“**DTC Instruments**”) as described below and receives and transmits distributions of principal and interest on DTC Instruments. The DTC Rules are on file with the U.S. Securities and Exchange Commission. Direct Participants and Indirect Participants with which beneficial owners of DTC Instruments (“**owners**”) have accounts with respect to the DTC Instruments similarly are required to make book-entry transfers and receive and transmit such payments on behalf of their respective Owners. Accordingly, although Owners who hold DTC Instruments through Direct Participants or Indirect Participants will not possess Registered Instruments, the Rules, by virtue of the requirements described above, provide a mechanism by which Direct Participants will receive payments and will be able to transfer their interest in respect of the DTC Instruments.

Purchases of DTC Instruments under the DTC system must be made by or through Direct Participants, which will receive a credit for the DTC Instruments on DTC’s records. The ownership interest of each actual purchaser of each DTC Instrument (“**Beneficial Owner**”) is in turn to be recorded on the Direct and Indirect Participant’s records. Beneficial Owners will not receive written confirmation from DTC of their purchase, but Beneficial Owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the DTC Instruments are to be accomplished by entries made on the books of Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in DTC Instruments, except in the event that use of the book-entry system for the DTC Instruments is discontinued.

To facilitate subsequent transfers, all DTC Instruments deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co, or such other nominee as may be requested by an authorised representative of DTC. The deposit of DTC Instruments with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the DTC Instruments; DTC’s records reflect only the identity of the Direct Participants to whose accounts such DTC Instruments are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct, Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the DTC Instruments within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to DTC Instruments unless authorised by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts the DTC Instruments are credited on the record date (identified in a listing attached to the Omnibus Proxy). Principal and interest payments on the DTC Instruments will be made to DTC. DTC’s practice is to credit Direct Participants’ accounts on the due date for payment in accordance with their respective holdings shown on DTC’s records unless DTC has reason to believe that it will not receive payment on the due date. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of

customers in bearer form or registered in “street name”, and will be the responsibility of such Participant and not of DTC or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to DTC is the responsibility of the Issuer, disburse of such payments to Direct Participants is the responsibility of DTC, and disbursement of such payments to the Beneficial Owners is the responsibility of Direct and Indirect Participants.

Under certain circumstances, including if there is an Event of Default under the Instruments, DTC will exchange the DTC Instruments for definitive Registered Instruments, which it will distribute to its Participants in accordance with their proportionate entitlements and which, if representing interests in a Restricted Global Certificate, will be legended as set forth under “*Transfer Restrictions*”.

Since DTC may only act on behalf of Direct Participants, who in turn act on behalf of Indirect Participants, any Beneficial Owner desiring to pledge DTC Instruments to persons or entities that do not participate in DTC, or otherwise take actions with respect to such DTC Instruments, will be required to withdraw its Registered Instruments from DTC as described below.

CMU

The CMU is a central depository service provided by the Central Moneymarkets Unit of the HKMA for the safe custody and electronic trading between the members of this service (“**CMU Members**”) of Exchange Fund Bills and Notes Clearing and Settlement Service securities and capital markets instruments (“**CMU Instruments**”) which are specified in the CMU Reference Manual as capable of being held within the CMU.

The CMU is only available to CMU Instruments issued by a CMU Member or by a person for whom a CMU Member acts as agent for the purposes of lodging instruments issued by such persons. Membership of the CMU is open to all financial institutions regulated by the Hong Kong Monetary Authority, Securities and Futures Commission, Insurance Authority or Mandatory Provident Fund Schemes Authority. For further details on the full range of the CMU’s custodial services, please refer to the CMU Reference Manual.

The CMU has an income distribution service which is a service offered by the CMU to facilitate the distribution of interest, coupon or redemption proceeds (collectively, the “**income proceeds**”) by CMU Members who are paying agents to the legal title holders of CMU Instruments via the CMU system. Furthermore, the CMU has a corporate action platform which allows an issuer (or its agent) to make an announcement/notification of a corporate action and noteholders to submit the relevant certification. For further details, please refer to the CMU Reference Manual.

An investor holding an interest through an account with either Euroclear or Clearstream in any Instruments held in the CMU will hold that interest through the respective accounts that Euroclear and Clearstream each have with the CMU.

Book-Entry Ownership

Bearer Notes

The Issuer has made applications to Euroclear and Clearstream for acceptance in their respective book-entry systems in respect of any Series of Bearer Notes. The Issuer may also apply to have Bearer Notes accepted for clearance through the CMU. In respect of Bearer Notes, a temporary Global Note and/or a permanent Global Note will be deposited with a common depository for Euroclear and Clearstream or a sub-custodian of the CMU. Transfers of interests in a temporary Global Note or a permanent Global Note will be made in accordance with the normal market debt securities operating procedures of the Euroclear, Clearstream, or the CMU. Each Global Note will, where applicable, have an International

Securities Identification Number (“**ISIN**”) and/or a Common Code or a CMU Instrument Number. Investors in Notes of such Series may hold their interests in a Global Note only through Euroclear or Clearstream, or the CMU, as the case may be.

Registered Instruments

The Issuer has made applications to Euroclear and Clearstream for acceptance in their respective book-entry systems in respect of the Instruments to be represented by an Unrestricted Global Certificate. The Issuer may also apply to have the Instruments represented by an Unrestricted Global Certificate accepted for clearance through the CMU. Each Global Certificate deposited with a common depositary for Euroclear and/or Clearstream will, where applicable, have an ISIN and/or a Common Code or, if lodged with a sub-custodian for the CMU, will have a CMU Instrument Number. Investors in Instruments of such Series may hold their interests in such Unrestricted Global Certificate only through Euroclear, Clearstream, or the CMU.

The Issuer and the Principal Paying Agent may make applications to DTC for acceptance in its book-entry settlement system of the Restricted Registered Instruments represented by each Restricted Global Certificate. Each Restricted Global Certificate will have a CUSIP number. Each Restricted Global Certificate will be subject to restrictions on transfer contained in a legend appearing on the front of such Instruments, as set out under “*Transfer Restrictions*”. In certain circumstances, as described below in “*Transfers of Registered Instruments*”, transfers of interests in a Restricted Global Certificate may be made as a result of which such legend is no longer applicable.

The custodian with whom the Restricted Global Certificates are deposited (the “**Custodian**”) and DTC will electronically record the nominal amount of the individual beneficial interests represented by such Restricted Global Certificate to the accounts of persons who have accounts with DTC. Such accounts initially will be designated by or on behalf of the relevant Dealer. Ownership of beneficial interests in such a Global Certificate will be limited to Direct Participants or Indirect Participants, including, in the case of any Unrestricted Global Certificate, a common depositary of Euroclear and Clearstream. Ownership of beneficial interests in a Restricted Global Certificate accepted by DTC will be shown on, and the transfer of such ownership will be effected only through, records maintained by DTC or its nominee (with respect to the interests of Direct Participants) and the records of Direct Participants (with respect to interests of Indirect Participants).

Payments of the principal of, and interest on, each Restricted Global Certificate registered in the name of DTC’s nominee will be to or to the order of its nominee as the registered owner of such Restricted Global Certificate. The Issuer expects that the nominee, upon receipt of any such payment, will immediately credit DTC participants’ accounts with payments in amounts proportionate to their respective beneficial interests in the nominal amount of the relevant Restricted Global Certificate as shown on the records of DTC or the nominee. The Issuer also expects that payments by DTC participants to owners of beneficial interests in such Restricted Global Certificate held through such DTC participants will be governed by standing instructions and customary practices, as is now the case with securities held for the accounts of customers registered in the names of nominees for such customers. Such payments will be the responsibility of such DTC participants. None of the Issuer, the Agents or any other agent will have any responsibility or liability for any aspect of the records relating to or payments made on account of ownership interests in the Restricted Global Certificates or for maintaining, supervising or reviewing any records relating to such ownership interests.

All Registered Instruments will initially be in the form of an Unrestricted Global Certificate and/or a Restricted Global Certificate. Individual definitive Registered Instruments will only be available, in the case of Unrestricted Registered Instruments, in amounts specified in the applicable Pricing Supplement,

and, in the case of Restricted Registered Instruments, in amounts of US\$200,000 (or its equivalent in other currencies), or higher integral multiples of US\$1,000 (or its equivalent in other currencies), in certain limited circumstances described below.

Individual Definitive Certificates

Registration or title to Registered Instruments in a name other than a depositary or its nominee for Euroclear and Clearstream, or a sub-custodian for DTC or the CMU, DTC will not be permitted unless (i) in the case of Restricted Registered Instruments, DTC notifies the Issuer that it is no longer willing or able to discharge properly its responsibilities as depositary with respect to the Restricted Global Instruments, or ceases to be a “clearing agency” registered under the Exchange Act, or is at any time no longer eligible to act as such and the Issuer is unable to locate a qualified successor within 90 days of receiving notice of such ineligibility on the part of DTC, or (ii) (in the case of Unrestricted Registered Instruments deposited with a common depositary for Euroclear and Clearstream) Euroclear or Clearstream, or a sub-custodian for the CMU is closed for business for a continuous period of 14 days (other than by reason of holidays, statutory or otherwise) or announces an intention permanently to cease business or does in fact do so. A person having an interest in a Global Certificate must provide the Registrar with:

- (i) a written order containing instructions and such other information as the Issuer and the Registrar may require to complete, execute and deliver such Definitive Certificates; and
- (ii) in the case of a Restricted Global Certificate only, a fully completed, signed certification substantially to the effect that the exchanging holder is not transferring its interest at the time of such exchange, or in the case of a simultaneous resale pursuant to Rule 144A, a certification that the transfer is being made in compliance with the provisions of Rule 144A. Restricted Global Certificates issued pursuant to this paragraph (ii) shall bear the legends applicable to transfers pursuant to Rule 144A.

Transfers of Registered Instruments

Transfers within Clearing System

Transfers of interests in Global Certificates within Euroclear, Clearstream, DTC or the CMU will be in accordance with the usual rules and operating procedures of the relevant clearing system. The laws of some states in the United States require that certain persons take physical delivery in definitive form of securities. Consequently, the ability to transfer interests in a Restricted Global Certificate to such persons may be limited. Because DTC can only act on behalf of participants, who in turn act on behalf of indirect participants, the ability of a person having an interest in a Restricted Global Certificate to pledge such interest to persons or entities that do not participate in DTC, or otherwise take actions in respect of such interests, may be affected by the lack of a physical certificate in respect of such interest.

Transfers between Clearing Systems

Beneficial interests in an Unrestricted Global Certificate may be held only through Euroclear or Clearstream, or the CMU. Transfers may be made at any time by a holder of an interest in a Unrestricted Global Certificate to a transferee who wishes to take delivery of such interest through the Restricted Global Certificate for the same Series of Instruments, **provided that** any such transfer will only be made in a transaction in accordance with any applicable securities law of any state of the United States or any other jurisdiction. Any such transfer made thereafter of the Instruments represented by such Unrestricted Global Certificate will only be made upon request through Euroclear or Clearstream by the holder of an interest in the Unrestricted Global Certificate to the Principal Paying Agent or its agent and receipt by the Principal Paying Agent or its agent of details of that account at DTC to be credited with the relevant

interest in the Restricted Global Certificate. Transfers at any time by a holder of any interest in the Restricted Global Certificate to a transferee who takes delivery of such interest through an Unrestricted Global Certificate will only be made upon delivery to the Registrar or any Transfer Agent of a certificate setting forth compliance with the provisions of Regulation S and giving details of the account at Euroclear, Clearstream, DTC or the CMU, as the case may be, to be credited and debited, respectively, with an interest in the relevant Global Certificates.

Subject to compliance with the transfer restrictions applicable to the Registered Instruments described above and under “*Transfer Restrictions*”, cross-market transfers between DTC, on the one hand, and directly or indirectly through Euroclear or Clearstream, or the CMU accountholders on the other, will be effected by the relevant clearing system in accordance with its rules and through action taken by the Custodian, the Registrar and the Principal Paying Agent.

On or after the Issue Date for any Series, transfers of Instruments of such Series between accountholders in Euroclear and Clearstream, and/or the CMU and transfers of Instruments of such Series between participants in DTC will generally have a settlement date three business days after the trade date (T+3). The customary arrangements for delivery versus payment will apply to such transfers.

Cross-market transfers between accountholders in Euroclear or Clearstream or the CMU and DTC participants will need to have an agreed settlement date between the parties to such transfer. Because there is no direct link between DTC, on the one hand, and Euroclear and Clearstream, and the CMU, on the other, transfers of interests in the relevant Global Certificates will be effected through the Principal Paying Agent or its agent, the Custodian and the Registrar receiving instructions (and where appropriate certification) from the transferor and arranging for delivery of the interests being transferred to the credit of the designated account for the transferee. Transfers will be effected on the later of (i) three business days after the trade date for the disposal of the interest in the relevant Global Certificate resulting in such transfer and (ii) two business days after receipt by the Principal Paying Agent or its agent or the Registrar, as the case may be, of the necessary certification or information to effect such transfer. In the case of cross-market transfers, settlement between Euroclear, Clearstream, or the CMU accountholders and DTC participants cannot be made on a delivery versus payment basis. The securities will be delivered on a free delivery basis and arrangements for payment must be made separately.

For a further description of restrictions on transfer of Registered Instruments, see “*Transfer Restrictions*”.

DTC Procedures

The Issuer understands that DTC will take any action permitted to be taken by a holder of Registered Instruments (including, without limitation, the presentation of Restricted Global Certificates for exchange as described above) only at the direction of one or more participants in whose account with DTC, interests in Restricted Global Certificates are credited, and only in respect of such portion of the aggregate nominal amount of the relevant Restricted Global Certificates as to which such participant or participants has or have given such direction. However, in the circumstances described above, DTC will surrender the relevant Restricted Global Certificates for exchange for individual Definitive Certificates (which will, in the case of Restricted Registered Instruments, bear the legend applicable to transfers pursuant to Rule 144A).

Although DTC, Euroclear, Clearstream, and the CMU have agreed to the foregoing procedures in order to facilitate transfers of beneficial interests in the Global Certificates among participants and accountholders of DTC, Euroclear, Clearstream, and the CMU, they are under no obligation to perform or continue to perform such procedures, and such procedures may be discontinued at any time. None of

the Issuer, the Agents or any other agent will have any responsibility for the performance by DTC, Euroclear, Clearstream, or the CMU or their respective direct or indirect participants or accountholders of their respective obligations under the rules and procedures governing their operations.

While a Restricted Global Certificate is lodged with DTC or the Custodian, Restricted Registered Instruments represented by individual Definitive Certificates will not be eligible for clearing or settlement through DTC, Euroclear, Clearstream or the CMU.

Pre-issue Trades Settlement for Registered Instruments

It is expected that delivery of the Instruments will be made against payment therefor on the relevant Issue Date, which could be more than three business days following the date of pricing. Under Rule 15c6-1 of the U.S. Securities and Exchange Commission under the Exchange Act, trades in the United States secondary market generally are required to settle within three business days (T+3), unless the parties to any such trade expressly agree otherwise. Accordingly, purchasers who wish to trade Instruments in the United States on the date of pricing or the next succeeding business days until the relevant Issue Date will be required, by virtue of the fact that the Instruments initially will settle beyond T+3, to specify an alternate settlement cycle at the time of any such trade to prevent a failed settlement. Settlement procedures in other countries will vary. Purchasers of Instruments may be affected by such local settlement practices and purchasers of Instruments who wish to trade Instruments between the date of pricing and the relevant issue date should consult their own advisor.

SUBSCRIPTION AND SALE

The Arrangers and the Dealers have, in an amended and restated programme agreement (the “**Programme Agreement**”) dated 9 September 2022, agreed with the Issuer and the Company a basis upon which they or any of them may from time to time agree to purchase Instruments. Any such agreement will extend to those matters stated under “*Form of the Instruments*”, “*Terms and Conditions of the Notes*” and “*Terms and Conditions of the Securities*”. In the Programme Agreement, the Issuer and the Guarantor have agreed to reimburse the Arrangers and the Dealers for certain of their expenses in connection with the establishment and any future update of the Programme and the issue of Instruments under the Programme and to indemnify the Arrangers and the Dealers against certain liabilities incurred by them in connection therewith.

The Arrangers and Dealers and certain of their respective directors, officers, employees, agents, representatives or affiliates may have performed certain investment banking and advisory services for the Issuer, the Company and/or their respective directors, officers, employees, agents, representatives or affiliates from time to time for which they have received customary fees and expenses and may, from time to time, engage in transactions with and perform services for the Issuer, the Company and/or its affiliates in the ordinary course of their business.

The Arrangers and Dealers and certain of their respective directors, officers, employees, agents, representatives or affiliates may place order, purchase and be allocated Instruments for asset management and/or proprietary purposes and not with a view to distribution (and such order, purchase and allocation may be material).

The Arrangers and Dealers or certain of their respective directors, officers, employees, agents, representatives or affiliates may purchase the Instruments for their own account and enter into transactions, including credit derivatives, such as asset swaps, repackaging and credit default swaps relating to the Instruments and/or other securities of the Issuer or its subsidiaries or associates at the same time as the offer and sale of the Instruments or in secondary market transactions. Such transactions would be carried out as bilateral trades with selected counterparties and separately from any existing sale or resale of the Instruments to which this Offering Circular relates (notwithstanding that such selected counterparties may also be purchasers of the Instruments).

General

Each of the Arrangers and the Dealers has severally and not jointly agreed and each further Dealer appointed under the Programme will be required to agree that it will (to the best of its knowledge and belief) comply with all applicable securities laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Instruments or possesses or distributes this Offering Circular and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Instruments under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries and none of the Issuer, the Trustee or any Agent and any other Arranger or Dealer shall have any responsibility therefor.

None of the Issuer, the Company, the Trustee or any Agent, the Arrangers, nor any of the Dealers represents that Instruments may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating any such sale.

With regard to each Tranche, the relevant Arranger or Dealer will be required to comply with any additional restrictions agreed between the Issuer and the relevant Arranger or Dealer and set out in the applicable Pricing Supplement.

If a jurisdiction requires that an offering of Instruments be made by a licensed broker or dealer and the Dealers or any affiliate of the Dealers is a licensed broker or dealer in that jurisdiction, such offering shall be deemed to be made by that Dealers or its affiliates on behalf of the Issuer in such jurisdiction.

The Arrangers, Dealers and their affiliates are full service financial institutions engaged in various activities which may include securities trading, commercial and investment banking, financial advice, investment management, principal investment, hedging, financing and brokerage activities. Each of the Arrangers and Dealers may have engaged in, and may in the future engage in, investment banking and other commercial dealings in the ordinary course of business with the Issuer or its subsidiaries, jointly controlled entities or associated companies and may be paid fees in connection with such services from time to time. In the ordinary course of their various business activities, the Arrangers, Dealers and their affiliates may make or hold (on their own account, on behalf of clients or in their capacity of investment advisers) a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own accounts and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments and enter into other transactions, including credit derivatives (such as asset swaps, repackaging and credit default swaps) in relation thereto. Such transactions, investments and securities activities may involve securities and instruments of the Issuer or its subsidiaries, jointly controlled entities or associated companies, including Instruments issued under the Programme, may be entered into at the same time or proximate to offers and sales of Instruments or at other times in the secondary market and be carried out with counterparties that are also purchasers, holders or sellers of Instruments. Instruments issued under the Programme may be purchased by or be allocated to any Arranger, Dealer or an affiliate for asset management and/or proprietary purposes, whether or not with a view to later distribution. Such persons do not intend to disclose the extent of any such investment or transactions otherwise than in accordance with any legal or regulatory obligation to do so.

United States of America

Compliance with United States securities laws

The Instruments have not been and will not be registered under the Securities Act and may not be offered or sold, or in the case of Notes in bearer form, delivered, within the United States or to, or for the account or benefit of, U.S. persons except pursuant to an exemption from the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Each of the Arrangers and Dealers, and each further Dealer appointed under the Programme, has represented, warranted and agreed that it will not offer, sell or deliver any Instruments (a) as part of its distribution at any time or (b) otherwise until 40 days after the completion of the distribution, as determined and certified by the relevant Arranger or Dealer or, in the case of an issue of Notes on a syndicated basis, the relevant lead manager, of all Instruments of the Tranche of which such Instruments are a part, except to non-U.S. persons in offshore transactions in reliance on Regulation S under the Securities Act. Each of the Arrangers and Dealers, and each further Dealer appointed under the Programme, has further agreed that, at or prior to confirmation of a sale of the Instruments, it will have sent to each distributor, dealer or person receiving a selling concession fee or other remuneration that purchases the Instruments from it during the 40-day distribution compliance period, at or prior to confirmation of such sale of the Instruments, a confirmation or other notice setting forth the restrictions on offers and sales of the Instruments within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Until 40 days after the completion of the distribution of a Tranche of the Instruments, an offer or sale of such Instruments within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

Notes in bearer form are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 (“**Code**”) and Treasury regulations promulgated thereunder. The applicable Pricing Supplement will identify whether U.S. Treasury Regulation Section 1.163–5(c)(2)(i)(C) for purposes of Section 4701 of the Code (“**TEFRA C**”) applies or U.S. Treasury Regulation Section 1.163–5(c)(2)(i)(D) (“**TEFRA D**”) applies or whether the United States Tax Equity and Fiscal Responsibility Act of 1982 (“**TEFRA**”) is not applicable.

Prohibition of Sales to EEA Retail Investors

Unless the Pricing Supplement in respect of any Instruments specifies the “Prohibition of Sales to EEA Retail Investors” as “Not Applicable”, each of the Arrangers and Dealers has represented, warranted and agreed, and each further dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Instruments which are the subject of the offering contemplated by this Offering Circular as completed by the Pricing Supplement in relation thereto to any retail investor in the European Economic Area. For the purposes of this provision:

- (a) the expression “**retail investor**” means a person who is one (or more) of the following:
 - (i) a retail client as defined in point (11) of Article 4(1) of EU MiFID II; or
 - (ii) a customer within the meaning of Directive (EU) 2016/97 (the “**Insurance Distribution Directive**”) where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II.

If the Pricing Supplement in respect of any Instruments specifies “Prohibition of Sales to EEA Retail Investors” as “Not Applicable”, in relation to each Member State of the European Economic Area, each of the Arrangers and the Dealers has represented, warranted and agreed, and each further dealer appointed under the Programme will be required to represent, warrant and agree that it has not made and will not make an offer of Instruments which are the subject of the offering contemplated by this Offering Circular as completed by the Pricing Supplement in relation thereto to the public in that Member State except that it may, make an offer of such Instruments to the public in that Member State:

- (a) if the Pricing Supplement in relation to the Instruments specify that an offer of those Instruments may be made other than pursuant to Article 1(4) of the EU Prospectus Regulation in that Member State (a “**Non-exempt Offer**”), following the date of publication of a prospectus in relation to such Instruments which has been approved by the competent authority in that Member State or, where appropriate, approved in another Member State and notified to the competent authority in that Member State, **provided that** any such prospectus has subsequently been completed by the Pricing Supplement contemplating such Non-exempt Offer, in accordance with the EU Prospectus Regulation, in the period beginning and ending on the dates specified in such prospectus or Pricing Supplement, as applicable and the Issuer has consented in writing to its use for the purpose of that Non-exempt Offer;
- (b) at any time to any legal entity which is a qualified investor as defined in the EU Prospectus Regulation;

- (c) at any time to fewer than 150 natural or legal persons (other than qualified investors as defined in the EU Prospectus Regulation), subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (d) at any time in any other circumstances falling within Article 1(4) of the EU Prospectus Regulation,

provided that no such offer of Instruments referred to in (b) to (d) above shall require the Issuer, the Guarantor or any Dealer to publish a prospectus pursuant to Article 3 of the EU Prospectus Regulation, or supplement a prospectus pursuant to Article 23 of the EU Prospectus Regulation.

For the purposes of this provision, the expression an “**offer of Instruments to the public**” in relation to any Instruments in any Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Instruments to be offered so as to enable an investor to decide to purchase or subscribe for the Instruments and the expression “**EU Prospectus Regulation**” means Regulation (EU) 2017/1129.

United Kingdom

Prohibition of Sales to UK Retail Investors

Unless the Pricing Supplement in respect of any Instruments specifies the “Prohibition of Sales to UK Retail Investors” as “Not Applicable”, each of the Arrangers and Dealers has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Instruments which are the subject of the offering contemplated by this Offering Circular as completed by the Pricing Supplement in relation thereto to any retail investor in the United Kingdom. For the purposes of this provision,

- (a) the expression “**retail investor**” means a person who is one (or more) of the following:
 - (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “EUWA”); or
 - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA.

If the Pricing Supplement in respect of any Instruments specifies the “Prohibition of Sales to UK Retail Investors” as “Not Applicable”, each of the Arrangers and Dealers has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not made and will not make an offer of Instruments which are the subject of the offering contemplated by this Offering Circular as completed by the Pricing Supplement in relation thereto to the public in the United Kingdom except that it may make an offer of such Instruments to the public in the United Kingdom:

- (a) if the Pricing Supplement in relation to the Instruments specify that an offer of those Instruments may be made other than pursuant to section 86 of the FSMA (a “**Public Offer**”), following the date of publication of a prospectus in relation to such Instruments which has been approved by the Financial Conduct Authority, **provided that** any such prospectus has subsequently been completed

by the Pricing Supplement contemplating such Public Offer, in the period beginning and ending on the dates specified in such prospectus or the Pricing Supplement, as applicable, and the Issuer has consented in writing to its use for the purpose of that Public Offer;

- (b) at any time to any legal entity which is a qualified investor as defined in Article 2 of the UK Prospectus Regulation;
- (c) at any time to fewer than 150 natural or legal persons (other than qualified investors as defined in Article 2 of the UK Prospectus Regulation) in the United Kingdom subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (d) at any time in any other circumstances falling within section 86 of the FSMA,

provided that no such offer of Instruments referred to in (b) to (d) above shall require the Issuer, the Guarantor or any Dealer to publish a prospectus pursuant to section 85 of the FSMA or supplement a prospectus pursuant to Article 23 of the UK Prospectus Regulation.

For the purposes of this provision, the expression “**an offer of Instruments to the public**” in relation to any Instruments means the communication in any form and by any means of sufficient information on the terms of the offer and the Instruments to be offered so as to enable an investor to decide to purchase or subscribe for the Instruments and the expression “**UK Prospectus Regulation**” means Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA.

Other UK Regulatory restrictions

Each of the Arrangers and the Dealers has represented, warranted and agreed, and each further dealer appointed under the Programme will be required to represent, warrant and agree, that:

- (a) in relation to any Instruments having a maturity of less than one year, (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business and (ii) it has not offered or sold and will not offer or sell any Notes other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Notes would otherwise constitute a contravention of Section 19 of the FSMA by the Issuer;
- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of any Instruments in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer or the Guarantor; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Instruments in, from or otherwise involving the United Kingdom.

PRC

Each of the Arrangers and the Dealers has represented, warranted and agreed that the Instruments are not being offered or sold and may not be offered or sold, directly or indirectly, in the People's Republic of China (for such purposes, not including Hong Kong, Macau Special Administrative Region or Taiwan), except as permitted by the securities laws of the People's Republic of China.

Hong Kong

Each of the Arrangers and the Dealers has represented, warranted and agreed, and each further dealer appointed under the Programme will be required to represent, warrant and agree, that:

- (a) it has not offered or sold and will not offer or sell in Hong Kong, by means of any document, any Instruments other than (i) to “professional investors” as defined in the Securities and Futures Ordinance (Cap. 571) of Hong Kong (the “SFO”) and any rules made under the SFO or (ii) in other circumstances which do not result in the document being a “prospectus” as defined in the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) of Hong Kong (the “C(WUMP)O”) or which do not constitute an offer to the public within the meaning of the C(WUMP)O; and
- (b) it has not issued or had in its possession for the purposes of issue, and will not issue or have in its possession for the purposes of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the Instruments, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to Instruments which are or are intended to be disposed of only to persons outside Hong Kong or only to “**professional investors**” as defined in the SFO and any rules made under the SFO.

Notice to capital market intermediaries and prospective investors pursuant to paragraph 21 of the Hong Kong SFC Code of Conduct (the “Code”) — Important Notice to “capital market intermediaries” (“CMIs”) (including Private Banks)

This notice to CMIs (including Private Banks) is a summary of certain obligations the Code imposes on CMIs, which require the attention and cooperation of other CMIs (including Private Banks). Certain CMIs may also be acting as “overall coordinators” (“OCs”) for the relevant offering and are subject to additional requirements under the Code.

Prospective investors who the directors, employees or major shareholders of the Issuer, the Guarantor, a CMI or its group companies would be considered under the Code as having an Association with the Issuer, the Guarantor, the CMI or the relevant group company. CMIs should specifically disclose whether their investor clients have any Association when submitting orders for the Instruments. In addition, Private Banks should take all reasonable steps to identify whether their investor clients may have any Associations with the Issuer, the Guarantor or any CMI (including its group companies) and inform the Dealers participating in the relevant offering (“**Relevant Dealers**”) accordingly.

CMIs are informed that, unless otherwise specified in the applicable Pricing Supplement, the marketing and investor targeting strategy for each relevant offering includes institutional investors, sovereign wealth funds, pension funds, hedge funds, family offices and high net worth individuals, in each case, subject to the selling restrictions set out elsewhere in this Offering Circular.

CMIs should ensure that orders placed are *bona fide*, are not inflated and do not constitute duplicated orders (i.e. two or more corresponding or identical orders placed via two or more CMIs). CMIs should enquire with their investor clients regarding any orders which appear unusual or irregular. CMIs should disclose the identities of all investors when submitting orders for the Instruments (except for omnibus orders where underlying investor information should be provided to the OCs when submitting orders). Failure to provide underlying investor information for omnibus orders, where required to do so, may result in that order being rejected. CMIs should not place “X-orders” into the order book.

CMIs should segregate and clearly identify their own proprietary orders (and those of their group companies, including Private Banks as the case may be) in the order book and book messages.

CMI (including Private Banks) should not offer any rebates to prospective investors or pass on any rebates provided by the Issuer or the Guarantor. In addition, CMI (including Private Banks) should not enter into arrangements which may result in prospective investors paying different prices for the Instruments. CMI is informed that a private bank rebate may be payable as stated in this Offering Circular and the applicable Pricing Supplement.

The Code requires that a CMI disclose complete and accurate information in a timely manner on the status of the order book and other relevant information it receives to targeted investors for them to make an informed decision. In order to do this, those Relevant Dealers in control of the order book should consider disclosing order book updates to all CMIs.

When placing an order for the Instruments, Private Banks should disclose, at the same time, if such order is placed other than on a “principal” basis (whereby it is deploying its own balance sheet for onward selling to investors). Private Banks who do not provide such disclosure are hereby deemed to be placing their order on such a “principal” basis. Otherwise, such order may be considered to be an omnibus order pursuant to the Code. Private Banks should be aware that placing an order on a “principal” basis may require the Relevant Dealers to apply the “proprietary orders” of the Code to such order and will require the Relevant Dealers to apply the “rebates” requirements of the Code to such order..

In relation to omnibus orders, when submitting such orders, CMI (including Private Banks) are requested to provide certain underlying investor information in respect of each order constituting the relevant omnibus order (failure to provide such information may result in that order being rejected). CMI (including Private Banks) should contact the Relevant Dealers to obtain details on what underlying investor information is required. To the extent information being disclosed by CMI and investors is personal and/or confidential in nature, CMI (including Private Banks) agree and warrant: (A) to take appropriate steps to safeguard the transmission of such information to the OCs; and (B) that they have obtained the necessary consents from the underlying investors to disclose such information to the OCs. By submitting an order and providing such information to the OCs, each CMI (including Private Banks) further warrants that they and the underlying investors have understood and consented to the collection, disclosure, use and transfer of such information by the OCs and/or any other third parties as may be required by the Code, including to the Issuer and the Guarantor, relevant regulators and/or any other third parties as may be required by the Code, for the purpose of complying with the Code, during the bookbuilding process for the relevant offering. CMI that receive such underlying investor information are reminded that such information should be used only for submitting orders in the relevant offering. The Relevant Dealers may be asked to demonstrate compliance with their obligations under the Code, and may request other CMIs (including Private Banks) to provide evidence showing compliance with the obligations above (in particular, that the necessary consents have been obtained). In such event, other CMIs (including Private Banks) are required to provide the Relevant Dealers with such evidence within the timeline requested.

Singapore

Each of the Arrangers and the Dealers has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that this Offering Circular has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, each of the Arrangers and the Dealers has represented, warranted and agreed, and each further dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered or sold any Instruments or caused the Instruments to be made the subject of an invitation for subscription or purchase and will not offer or sell any Instruments or cause the Instruments to be made the subject of an invitation for subscription or purchase, and has not circulated or distributed, nor will it circulate or distribute, this Offering Circular or any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of the Instruments, whether directly or

indirectly, to any person in Singapore other than (i) to an institutional investor (as defined in Section 4A of the Securities and Futures Act 2001 (the “SFA”)) pursuant to Section 274 of the SFA, (ii) to a relevant person (as defined in Section 275(2) of the SFA) pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA, or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

Where the Instruments are subscribed or purchased under Section 275 of the SFA by a relevant person which is:

- (a) a corporation (which is not an accredited investor (as defined in Section 4A of the SFA)) the sole business of which is to hold investments and the entire share capital of which is owned by one or more individuals, each of whom is an accredited investor; or
- (b) a trust (where the trustee is not an accredited investor) whose sole purpose is to hold investments and each beneficiary of the trust is an individual who is an accredited investor,

securities or securities-based derivatives contracts (each term as defined in Section 2(1) of the SFA) of that corporation or the beneficiaries’ rights and interest (howsoever described) in that trust shall not be transferred within six months after that corporation or that trust has acquired the Instruments pursuant to an offer made under Section 275 of the SFA except:

- (i) to an institutional investor or to a relevant person, or to any person arising from an offer referred to in Section 275(1A) or Section 276(4)(c)(ii) of the SFA;
- (ii) where no consideration is or will be given for the transfer;
- (iii) where the transfer is by operation of law;
- (iv) as specified in Section 276(7) of the SFA; or
- (v) as specified in Regulation 37A of the Securities and Futures (Offers of Investments) (Securities and Securities-based Derivatives Contracts) Regulations 2018.

Japan

The Instruments have not been and will not be registered under the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948) (as amended) (the “FIEA”). Accordingly, each of the Arrangers and the Dealers has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not, directly or indirectly, offered or sold and will not, directly or indirectly, offer or sell any Instruments in Japan or to, or for the benefit of, any resident of Japan (which term as used herein means any person resident in Japan, including any corporation or other entity organised under the laws of Japan) or to others for re-offering or resale, directly or indirectly, in Japan or to, any resident of Japan except pursuant to an exemption from the registration requirements of, and otherwise in compliance with, the FIEA, and other applicable laws and regulations of Japan.

British Virgin Islands

Each of the Arrangers and the Dealers has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not made and will not make any invitation to the public in the British Virgin Islands to offer or sell the Instruments.

TRANSFER RESTRICTIONS

Unrestricted Instruments pursuant to Regulation S

Each purchaser of Bearer Notes or Unrestricted Registered Instruments outside the United States pursuant to Regulation S and each subsequent purchaser of such Instruments in resales prior to the expiration of the distribution compliance period, by accepting delivery of this Offering Circular and the Instruments, will be deemed to have represented, agreed and acknowledged that:

- (i) it is, or at the time Instruments are purchased will be, the beneficial owner of such Instruments and:
 - (a) it is not a U.S. person and it is located outside the United States (within the meaning of Regulation S); and
 - (b) it is not an affiliate of the Issuer or the Guarantor or a person acting on behalf of such an affiliate;
- (ii) it understands that such Instruments have not been and will not be registered under the Securities Act and that, prior to the expiration of the distribution compliance period (as defined in Regulation S), it will not offer, sell, pledge or otherwise transfer such Instruments except:
 - (a) in an offshore transaction in accordance with Rule 903 or Rule 904 of Regulation S; or
 - (b) to the Issuer; or
 - (c) in the case of Unrestricted Registered Instruments only, in accordance with Rule 144A to a person that it and any person acting on its behalf reasonably believe is a QIB purchasing for its own account or the account of a QIB, in each case in accordance with any applicable securities laws of any State of the United States;
- (iii) it understands that the Issuer, the Guarantor, the Trustee, the Agents, the Dealers and their affiliates, and others will rely upon the truth and accuracy of the foregoing acknowledgements, representations and agreements; and
- (iv) it understands that any Bearer Notes, the Unrestricted Global Certificate and any unrestricted Individual Certificate, unless otherwise determined by the Issuer in accordance with applicable law, will bear a legend to the following effect:

“THIS NOTE HAS NOT BEEN AND WILL NOT BE REGISTERED UNDER THE U.S. SECURITIES ACT OF 1933 (THE “**SECURITIES ACT**”) OR WITH ANY SECURITIES REGULATORY AUTHORITY OF ANY STATE OR OTHER JURISDICTION OF THE UNITED STATES AND MAY NOT BE OFFERED, SOLD, PLEDGED OR OTHERWISE TRANSFERRED WITHIN THE UNITED STATES EXCEPT PURSUANT TO AN EXEMPTION FROM REGISTRATION UNDER THE SECURITIES ACT.”.

On or prior to the fortieth day after the relevant issue date, Instruments represented by an interest in an Unrestricted Global Certificate may be transferred to a person who wishes to hold such Instruments in the form of an interest in a Restricted Global Certificate only upon receipt by the Registrar of a written certification from the transferor (in the form set out in the Trust Deed) to the effect that such transfer is being made to a person whom the transferor reasonably believes is a QIB, in a transaction meeting the requirements of Rule 144A and in accordance with any applicable securities laws of any state of the United States. After such fortieth day, such certification requirements will no longer apply to such

transfers, but such transfers will continue to be subject to the transfer restrictions contained in the legend appearing on the face of such Global Certificate, as described above under “*Forms of the Instruments*”.

Instruments represented by an interest in a Restricted Global Certificate may also be transferred to a person who wishes to hold such Instruments in the form of an interest in an Unrestricted Global Certificate, but only upon receipt by the Registrar of a written certification from the transferor (in the form set out in the Trust Deed) to the effect that such transfer is being made in accordance with Regulation S or Rule 144 (if available) under the Securities Act.

Any interest in an Instrument represented by an Unrestricted Global Certificate that is transferred to a person who takes delivery in the form of an interest in an Instrument represented by a Restricted Global Certificate will, upon transfer, cease to be an interest in an Instrument represented by an Unrestricted Global Certificate and become an interest in an Instrument represented by a Restricted Global Certificate and, accordingly, will thereafter be subject to all transfer restrictions and other procedures applicable to Instruments represented by a Restricted Global Certificate.

Restricted Instruments in reliance on Rule 144A

Under the Programme Agreement, a supplemental offering circular to this Offering Circular shall be prepared by the Issuer for use in connection with the offer and sale of Instruments in the United States in reliance on Rule 144A. Each purchaser of Restricted Registered Instruments in reliance on Rule 144A, by accepting delivery of such supplemental offering circular and this Offering Circular, will be deemed to have represented, agreed and acknowledged as follows (terms used in the following paragraphs that are defined in Rule 144A have the respective meanings given to them in Rule 144A):

- (i) the purchaser is (a) a QIB, (b) acquiring the Instruments for its own account or for the account of one or more QIBs, (c) not formed for the purpose of investing in the Instruments or the Issuer or the Guarantor and (d) is aware, and each beneficial owner of such Instruments has been advised that the sale of the Instruments to it is being made in reliance on Rule 144A;
- (ii) the purchaser understands that (1) the Instruments have not been and will not be registered under the Securities Act and may not be offered, sold, pledged or otherwise transferred except (a) in accordance with Rule 144A to a person that it, and any person acting on its behalf, reasonably believes is a QIB purchasing for its own account or for the account of one or more QIBs, (b) in an offshore transaction in accordance with Rule 903 or Rule 904 of Regulation S under the Securities Act, (c) pursuant to an exemption from registration under the Securities Act provided by Rule 144 thereunder (if available), (d) pursuant to an effective registration statement under the Securities Act or (e) to the Issuer or the Guarantor or any of their respective affiliates, in each case in accordance with any applicable securities laws of any State of the United States and (2) it will, and each subsequent holder of the Restricted Registered Instruments is required to, notify any purchaser of the Restricted Registered Instruments from it of the resale restrictions applicable to the Restricted Registered Instruments;
- (iii) the purchaser understands that the Restricted Global Certificate and any restricted Individual Certificate (a “**Restricted Individual Certificate**”) will bear a legend to the following effect, unless the relevant Issuer determines otherwise in accordance with applicable law:

THE NOTES REPRESENTED HEREBY HAVE NOT BEEN AND WILL NOT BE REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED (THE “**SECURITIES ACT**”) OR ANY SECURITIES LAW OF ANY STATE OF THE UNITED STATES. THE HOLDER HEREOF, BY PURCHASING THE NOTES REPRESENTED HEREBY, AGREES FOR THE BENEFIT OF THE ISSUER AND THE GUARANTOR THAT THE NOTES

REPRESENTED HEREBY MAY BE REOFFERED, RESOLD, PLEDGED OR OTHERWISE TRANSFERRED ONLY IN COMPLIANCE WITH THE SECURITIES ACT AND OTHER APPLICABLE LAWS AND ONLY (1) PURSUANT TO RULE 144A UNDER THE SECURITIES ACT TO A PERSON THAT THE HOLDER REASONABLY BELIEVES IS A QUALIFIED INSTITUTIONAL BUYER WITHIN THE MEANING OF RULE 144A PURCHASING FOR ITS OWN ACCOUNT OR A PERSON PURCHASING FOR THE ACCOUNT OF A QUALIFIED INSTITUTIONAL BUYER WHOM THE HOLDER HAS INFORMED, IN EACH CASE, THAT THE REOFFER, RESALE, PLEDGE OR OTHER TRANSFER IS BEING MADE IN RELIANCE ON RULE 144A, (2) IN AN OFFSHORE TRANSACTION IN ACCORDANCE WITH RULE 903 OR 904 OF REGULATION S UNDER THE SECURITIES ACT, (3) PURSUANT TO AN EXEMPTION FROM REGISTRATION PROVIDED BY RULE 144 UNDER THE SECURITIES ACT (IF AVAILABLE) OR (4) TO THE ISSUER, THE GUARANTOR OR THEIR RESPECTIVE AFFILIATES.

- (iv) if it is acquiring any Instruments for the account of one or more QIBs the purchaser represents that it has sole investment discretion with respect to each such account and that it has full power to make the foregoing acknowledgements, representations and agreements on behalf of each such account; and
- (v) the purchaser understands that the Issuer, the Guarantor, the Trustee, the Agents, the Dealers and their affiliates, and others will rely upon the truth and accuracy of the foregoing acknowledgements, representations and agreements.

Upon the transfer, exchange or replacement of a Restricted Global Certificate or a Restricted Individual Certificate, or upon specific request for removal of the legend, the Issuer will deliver only a Restricted Global Certificate or one or more Restricted Individual Certificates that bear such legend or will refuse to remove such legend, unless there is delivered to the Issuer and the Registrar such satisfactory evidence (which may include a legal opinion) as may reasonably be required by the Issuer that neither the legend nor the restrictions on transfer set forth therein are required to ensure compliance with the provisions of the Securities Act.

Any interest in a Restricted Global Certificate that is transferred to a person who takes delivery in the form of an interest in an Unrestricted Global Certificate will, upon transfer, cease to be an interest in a Restricted Global Certificate and become an interest in an Unrestricted Global Certificate and, accordingly, will thereafter be subject to all transfer restrictions and other procedures applicable to an interest in an Unrestricted Global Certificate.

Prospective purchasers that are QIBs are hereby notified that sellers of the Restricted Registered Instruments may be relying on the exemption from the provisions of Section 5 of the Securities Act provided by Rule 144A.

TAXATION

The following is a general description of certain tax considerations relating to the Instruments and is based on law and relevant interpretations thereof in effect as at the date of this Offering Circular, all of which are subject to change, and does not constitute legal or taxation advice. It does not purport to be a complete analysis of all tax considerations relating to the Instruments. Prospective holders of Instruments who are in any doubt as to their tax position or who may be subject to tax in any jurisdiction are advised to consult their own professional advisers.

Taxation in Hong Kong

Withholding Tax

No withholding tax is payable in Hong Kong in respect of payments of principal or interest on the Notes or in respect of any payments of principal or distribution on the Securities or in respect of any capital gains arising from the sale of the Instruments.

Profits Tax

Hong Kong profits tax is chargeable on every person carrying on a trade, profession or business in Hong Kong in respect of profits arising in or derived from Hong Kong from such trade, profession or business (excluding profits arising from the sale of capital assets).

Interest on the Instruments may be deemed to be profits arising in or derived from Hong Kong from a trade, profession or business carried on in Hong Kong in the following circumstances:

- (i) interest on the Instruments is derived from Hong Kong and is received by or accrues to a corporation carrying on a trade, profession or business in Hong Kong;
- (ii) interest on the Instruments is derived from Hong Kong and is received by or accrues to a person, other than a corporation, carrying on a trade, profession or business in Hong Kong and is in respect of the funds of that trade, profession or business;
- (iii) interest on the Instruments is received by or accrues to a financial institution (as defined in the Inland Revenue Ordinance (Cap. 112) of Hong Kong (“**IRO**”)) and arises through or from the carrying on by the financial institution of its business in Hong Kong; or
- (iv) interest on the Instruments is received by or accrues to a corporation, other than a financial institution, and arises through or from the carrying on in Hong Kong by the corporation of its intra-group financing business (within the meaning of section 16(3) of the IRO).

Sums received by or accrued to a financial institution by way of gains or profits arising through or from the carrying on by the financial institution of its business in Hong Kong from the sale, disposal or redemption of Instruments will be subject to profits tax. Sums derived from the sale, disposal or redemption of Instruments will be subject to Hong Kong profits tax where received by or accrued to a person, other than a financial institution, who carries on a trade, profession or business in Hong Kong and the sum has a Hong Kong source. The source of such sums will generally be determined by having regard to the manner in which the Instruments are acquired and disposed of, including where such activities were undertaken.

Sums received by or accrued to a corporation, other than a financial institution, by way of gains or profits arising through or from the carrying on in Hong Kong by the corporation of its intra-group financing business (within the meaning of section 16(3) of the IRO) from the sale, disposal or other redemption of Instruments will be subject to Hong Kong profits tax.

In certain circumstances, Hong Kong profits tax exemptions (such as concessionary tax rates) may be available. Investors are advised to consult their own tax advisors to ascertain the applicability of any exemptions to their individual position.

Stamp Duty

Stamp duty will not be payable on the issue of Bearer Notes provided either:

- (i) such Notes are denominated in a currency other than the currency of Hong Kong and are not repayable in any circumstances in the currency of Hong Kong; or
- (ii) such Notes constitute loan capital (as defined in the Stamp Duty Ordinance (Cap.117) of Hong Kong).

If stamp duty is payable it is payable by the Issuer on the issue of Bearer Notes at a rate of 3% of the market value of the Notes at the time of issue. No stamp duty will be payable on any subsequent transfer of Bearer Notes.

No stamp duty is payable on the issue of Registered Instruments. Stamp duty may be payable on any transfer of Registered Instruments if the relevant transfer is required to be registered in Hong Kong. Stamp duty will, however, not be payable on any transfer of Registered Instruments, **provided that** either:

- (i) the Registered Instruments are denominated in a currency other than the currency of Hong Kong and are not repayable in any circumstances in the currency of Hong Kong; or
- (ii) the Registered Instruments constitute loan capital (as defined in the Stamp Duty Ordinance (Cap.117) of Hong Kong).

If stamp duty is payable in respect of the transfer of Registered Instruments it will be payable at the rate of 0.26% (of which 0.13% is payable by the seller and 0.13% is payable by the purchaser) normally by reference to its value or consideration, whichever is higher. In addition, stamp duty is payable at the fixed rate of HK\$5 on each instrument of transfer executed in relation to any transfer of the Registered Instruments if the relevant transfer is required to be registered in Hong Kong.

Taxation in the British Virgin Islands

Payment of principal and interest in respect of the Instruments will not be subject to income tax in the British Virgin Islands and the Instruments will not be liable to stamp duty in the British Virgin Islands. Capital gains realised with respect to the Instruments by persons who are not resident in the British Virgin Islands will not be subject to income tax in the British Virgin Islands.

No estate, inheritance, succession or gift tax is payable by persons who are not resident in the British Virgin Islands with respect to the Instruments.

Taxation in the PRC

The following summary of certain PRC tax consequences of the purchase, ownership and disposition of Instruments is based upon applicable laws, rules and regulations in effect as at the date of this Offering Circular, all of which are subject to change (possibly with retroactive effect). This discussion does not purport to be a comprehensive description of all the tax considerations that may be relevant to a decision to purchase, own or dispose of the Instruments, and does not purport to deal with consequences applicable to all categories of investors, some of which may be subject to special rules. Persons

considering the purchase of Notes should consult their own tax advisors concerning the tax consequences of the purchase, ownership and disposition of Instruments, including such possible consequences under the laws of their country of citizenship, residence or domicile.

Under the Enterprise Income Tax Law (the “**EIT Law**”), an enterprise established outside of China with a “*de facto management body*” within China is deemed a “**resident enterprise**”, meaning that it is treated in a manner similar to a PRC enterprise for enterprise income tax purposes. The implementing rules of the EIT Law define “*de facto management*” as “**substantial and overall management and control over the production and operations, personnel, accounting, and properties**” of the enterprise. A circular issued by the State Administration of Taxation on 22 April 2009, provides that a foreign enterprise controlled by a PRC company or a PRC company group will be classified as a “**resident enterprise**” with a “*de facto management body*” located within China if all of the following requirements are satisfied: (i) the senior management and core management departments in charge of daily operations are located mainly within China; (ii) financial and human resources decisions are subject to determination or approval by persons or bodies in China; (iii) major assets, accounting books, company seals and minutes and files of board and shareholders’ meetings are located or kept within China; and (iv) at least half of the enterprise’s directors with voting rights or senior management reside within China. In January 2014, the State Administration of Taxation issued the Circular on the Determination of PRC Tax Resident Enterprise Subject to Criteria of “*De Facto Management Body*”, which requires a Chinese-controlled offshore-incorporated enterprise that falls within the criteria of “*de facto management body*” to make an application for the classification as a “**resident enterprise**”, which in turn will be confirmed by the province-level tax authority.

The Company and the Issuer are currently not treated as PRC enterprises by the relevant tax authorities. There is uncertainty as to whether the Issuer or the Company will be treated as a PRC “**resident enterprise**” for the purpose of the EIT Law. If the Company or the Issuer is treated as a PRC “**resident enterprise**”, the interest the Company or the Issuer pays in respect of the Instruments or Guarantee may be subject to PRC withholding tax at a rate of 10% if paid to a non-PRC resident enterprise Holder and 20% if paid to a non-PRC resident individual Holder, and any gain a Holder may realise from the transfer of the Instruments, may be treated as income derived from sources within the PRC and may be subject to PRC withholding tax at a rate of up to 10% in the case of a non-PRC resident enterprise Holder and 20% in the case of a non-PRC resident individual Holder (in each case unless an applicable treaty provides otherwise).

No PRC stamp tax will be chargeable upon the issue or transfer (for so long as the register of holders of the Instruments is maintained outside the PRC) of a Security.

United States Federal Income Taxation

The applicable pricing supplement may contain a discussion of certain U.S. federal income tax consequences pertinent to certain Instruments.

FATCA Withholding

Sections 1471-1474 of the U.S. Internal Revenue Code, along with U.S. Treasury Department regulations promulgated thereunder, commonly known as “**FATCA**”, generally require certain non-U.S. financial institutions (“**FFIs**”) to report certain information on their account holders to the government of the United States and require such institutions to withhold 30% from all, or a portion of, certain payments made to non-compliant FFIs or other persons that fail to provide the financial institution information, consents and forms or other documentation that may be necessary for such financial institution to determine whether such person is compliant with FATCA or otherwise exempt from FATCA withholding. Investors may be required to provide certain information (which may include an IRS tax form) to the Issuer, or other payors.

This withholding currently applies to certain payments from sources within the United States and will apply to “**foreign passthru payments**” (a term not yet defined) no earlier than 1 January 2019. Proposed U.S. Treasury regulations were published that delay the effective date of withholding on payments of “**foreign passthru payments**” until the date that is two years after the date on which final U.S. Treasury regulations defining the term “**foreign passthru payment**” are filed with the U.S. Federal Register. This withholding would potentially apply to payments in respect of (i) any Notes characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or after the “**grandfathering date**”, which is the date that is six months after the date on which final U.S. Treasury regulations defining the term foreign passthru payments are filed with the Federal Register, or which are materially modified on or after the grandfathering date and (ii) any Notes characterised as equity or which do not have a fixed term for U.S. federal tax purposes, whenever issued. If Notes are issued before the grandfathering date, and additional Notes of the same series are issued on or after that date, the additional Notes may not be treated as grandfathered, which may have negative consequences for the existing Notes, including a negative impact on market price.

A number of jurisdictions (including the British Virgin Islands and Hong Kong) have entered into intergovernmental agreements with the United States (“**IGAs**”), which modify the way in which FATCA applies in its jurisdictions. The Issuer and other entities in the payment chain may be required to report certain information on their U.S. account holders to government authorities in their respective jurisdictions or the United States in order (i) to obtain an exemption from FATCA withholding on payments they receive and/or (ii) to comply with applicable law in its jurisdictions. It is not yet certain how the United States and the jurisdictions which enter into IGAs will address withholding on “**foreign passthru payments**” (which may include payments on the Notes) or if such withholding will be required at all.

If an amount in respect of FATCA withholding were to be deducted or withheld from interest, principal or other payments made in respect of the Notes, none of the Issuer, the Trustee or any of the Agents or any other person would, pursuant to the conditions of the Notes, be required to pay additional amounts as a result of the deduction or withholding. As a result, investors may receive less interest or principal than expected.

FATCA is particularly complex. The above description is based in part on regulations, official guidance and IGAs, all of which are subject to change, possibly with retroactive effect. Investors should consult their own tax advisers regarding how FATCA may affect them based on their particular circumstances.

INDEPENDENT AUDITORS

The consolidated financial statements of the Company as at and for the years ended 31 December 2020 and 2021, have been audited by KPMG, as stated in the reports appearing in this Offering Circular.

GENERAL INFORMATION

- (1) Application has been made to the Hong Kong Stock Exchange for the listing of the Programme by way of debt issues to Professional Investors only. Separate applications may be made for the listing of the Instruments issued under the Programme on the Hong Kong Stock Exchange. The issue price of Instruments listed on the Hong Kong Stock Exchange will be expressed as a percentage of their nominal amount. Transactions will normally be effected for settlement in the relevant specified currency and for delivery by the end of the second trading day after the date of the transaction. It is expected that dealings will, if permission is granted to deal in and for the listing of such Instruments, commence on or about the date of listing of the relevant Instruments. Instruments listed on the Hong Kong Stock Exchange will be traded in a board lot size of at least HK\$500,000 (or its equivalent in other currencies).

However, Instruments may be issued pursuant to the Programme which will not be listed on the Hong Kong Stock Exchange or any other stock exchange or will be listed on such stock exchange as the Issuer and the relevant Dealer(s) agree.

- (2) Each of the Company and the Issuer has obtained all necessary consents, approvals and authorizations in the PRC, Hong Kong and the British Virgin Islands, as applicable, in connection with the establishment of the Programme, the giving of the Guarantee relating to the Programme and the issue of the Instruments. The update of the Programme was authorised by resolutions of the Board of Directors of the Issuer passed on 8 September 2022 and by minutes of the Board of Directors of the Company passed on 5 September 2022.
- (3) Where applicable for a relevant Tranche of Instruments, registration will be completed by the Issuer and the Guarantor pursuant to the NDRC Circular or the Instruments will be issued within the NDRC Quota granted to the Sinochem Holdings and in accordance with the terms under the NDRC Quota, as set forth in the relevant Pricing Supplement. After the issuance of such relevant Tranche of Instruments, the Issuer and the Guarantor will provide the requisite information on the issuance of such Instruments to the NDRC within the time period as prescribed by the NDRC Circular or by the terms of the NDRC Quota.
- (4) Except as disclosed in this Offering Circular, there has been no significant change in the financial or trading position of the Issuer and the Company since 31 December 2021 and no material adverse change in the financial position or prospects of the Issuer and the Company since 31 December 2021 in the context of the update of the Programme, the giving of the Guarantee and the issue of the Instruments.
- (5) Except as disclosed in this Offering Circular, none of the Company, the Issuer nor any of the Company's subsidiaries is involved in any litigation, arbitration or administrative proceedings relating to claims which are material in the context of the establishment of the Programme, the giving of the Guarantee relating to the Programme and the issue of the Instruments and, so far as any of them is aware, no such litigation, arbitration or administrative proceedings are pending or threatened.
- (6) The Instruments may be accepted for clearance through the Euroclear and Clearstream systems. In addition, the Issuer may make an application for any Restricted Registered Instruments to be accepted for trading in book-entry form by DTC. Acceptance by DTC of such Instruments will be confirmed in the relevant Pricing Supplement. The Issuer may also apply to have Instruments accepted for clearance through the CMU. The relevant CMU instrument number will be set out in the relevant Pricing Supplement. The relevant ISIN, the Common Code, the CUSIP number, the CMU Instrument number and (where applicable) the identification number for any other relevant clearing system for each series of Instruments will be specified in the applicable Pricing

Supplement. If the Instruments are to clear through an additional or alternative clearing system the appropriate information will be set out in the relevant Pricing Supplement. The address of Euroclear is 1 Boulevard du Roi Albert II, B-1210 Brussels, Belgium. The address of Clearstream is 42 Avenue JF Kennedy, L- 1855 Luxembourg and the address of DTC is 55 Water Street, New York, New York 10041. The address of the CMU is 55th Floor, Two International Financial Centre, 8 Finance Street, Central, Hong Kong. The address of any alternative clearing system will be specified in the relevant Pricing Supplement.

- (7) For the period of 12 months following the date of this Offering Circular, copies of the following documents will, when published, be available, during normal business hours (being between 9:00 a.m. and 3:00 p.m.)) on any weekday (Saturdays and public holidays excepted), for inspection upon prior written notice and satisfactory proof of holding at the specified office of the Principal Paying Agent:
- (i) the Trust Deed (which includes the Guarantee, the form of the Global Notes and Global Certificates, the Notes and Securities in definitive form, the Coupons, the Receipts and the Talons);
 - (ii) the Agency Agreement;
 - (iii) the published annual report and audited consolidated financial statements of the Company on a consolidated basis for the financial year ended 31 December 2021 (the Company currently prepares consolidated financial statements on an annual basis and does not prepare annual non-consolidated financial statements other than the balance sheet date);
 - (iv) the most recently published audited consolidated financial statements of the Company on a consolidated basis and the most recently published reviewed interim financial statements of the Company on a consolidated basis;
 - (v) a copy of this Offering Circular; and
 - (vi) any future amendments or supplements (including any Pricing Supplement) to this Offering Circular or further offering circular.

For the period of 12 months following the date of this Offering Circular, copies of the above documents (i) to (vi) will, when published, be available for inspection from the registered office of the Company. In addition to the above documents, the following documents will also be available for inspection from the registered office of the Company:

- (a) the Programme Agreement;
 - (b) the Memorandum and Articles of Association of the Issuer and the Articles of Association of the Company;
 - (c) a copy of the subscription agreement for Instruments issued on a syndicated basis that are listed on any stock exchange; and
 - (d) all reports, letters and other documents, balance sheets, valuations and statements by any expert, any part of which is extracted or referred to in this Offering Circular.
- (8) KPMG, at 8th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong, Certified Public Accountants and independent auditors of the Company have audited, and rendered unqualified audit reports on, the consolidated financial statements of the Company for the financial years ended 31 December 2020 and 2021, respectively. Such reports and consolidated financial statements are included elsewhere in this Offering Circular.

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Directors' Report

The directors submit herewith their annual report together with the audited consolidated financial statements for Sinochem Hong Kong (Group) Company Limited (the "Company") and its subsidiaries (collectively the "Group") the year ended 31 December 2021.

Principal place of business

The Company is a company incorporated and domiciled in Hong Kong and has its registered office and principal place of business at 46th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong.

Principal activities

The principal activities of the Company is investment holding. Details of the principal activities of the Company's principal subsidiaries, joint ventures and associates are set out in notes 47, 18 and 19 to the consolidated financial statements, respectively.

Share capital

Details of share capital of the Company are set out in note 37 to the financial statements. There were no movements during the year.

Dividends

No dividends were declared during the year ended 31 December 2021.

According to the board of directors' meetings on 30 September 2020 and 31 December 2020, dividends amounting to RMB5,878,000 (equivalent to HK\$6,689,000) and US\$270,000,000 (equivalent to HK\$2,093,202,000) were declared to the immediate parent respectively, among which RMB5,878,000 (equivalent to HK\$6,689,000) was paid on 30 September 2020 and US\$270,000,000 (equivalent to HK\$2,093,202,000) was paid on 31 December 2020.

Directors

The directors during the financial year and up to the date of this report were:

Ning Gaoning
Lin Yu
Wen Jie

In accordance with the Company's Articles of Association, all the remaining directors shall retire and, being eligible, offer themselves for re-election.

At no time during the year was the Company, or any of its holding company or fellow subsidiaries a party to any arrangement to enable the directors of the Company to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Indemnity of directors

A permitted indemnity provision (as defined in section 469 of the Hong Kong Companies Ordinance) for the benefit of the directors of the Company is currently in force and was in force throughout this year.

Directors' interests in transactions, arrangements or contracts

No transaction, arrangement and contract of significance to which the Company, or any of its holding company or fellow subsidiaries was a party, and in which a director of the Company had a material interest, subsisted at the end of the year or at any time during the year.

Auditors

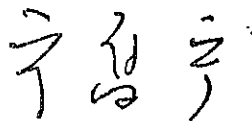
KPMG retire and, being eligible, offer themselves for re-appointment. A resolution for the re-appointment of KPMG as auditors of the Company is to be proposed at the forthcoming Annual General Meeting.

By order of the board

Ning Gaoning

Director

20 May 2022



Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited *(incorporated in Hong Kong with limited liability)*

Opinion

We have audited the consolidated financial statements of Sinochem Hong Kong (Group) Company Limited ("the Company") and its subsidiaries ("the Group") set out on pages 13 to 129, which comprise the consolidated statement of financial position as at 31 December 2021, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2021 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* ("the Code") and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing potential impairment of goodwill	
<i>Refer to note 16 to the consolidated financial statements and the accounting policies on note 2(g).</i>	
The Key Audit Matter	How the matter was addressed in our audit
<p>As at 31 December 2021, the Group had a goodwill of approximately HK\$2 billion which was arisen from the acquisitions of subsidiaries of the real estate business segments in prior year.</p> <p>Management determined the recoverable amounts of the cash-generating unit ("CGU") to which the goodwill was allocated for annual impairment testing by preparing discounted cash flow forecasts prepared for the CGU.</p> <p>Management's impairment assessment of goodwill involves significant judgement, particularly in determining the estimated future revenue, growth rates and the discounted rates applied, all of which can be inherently uncertain.</p> <p>We identified assessing potential impairment of goodwill as a key audit matter because determining the key impairment assumptions involves a significant degree of management judgement and may be subject to management bias.</p>	<p>Our audit procedures to assess potential impairment of goodwill included the following:</p> <ul style="list-style-type: none"> • assessing management's identification of the CGU and the allocation of assets and liabilities to the CGU with reference to the requirements of the prevailing accounting standards; • discussing future operating plans with management and comparing the estimated revenue used in the discounted cash flow forecasts with the approved budget and evaluating the estimated revenue and growth rates with reference to our understanding of the business, historical trends and available industry information and available market data; • engaging our internal valuation specialists to assist us in assessing the impairment assessment methodology adopted and the discount rates used in the discounted cash flow forecasts by comparing with market and other external available information derived from companies in the similar industries; • evaluating the sensitivity analysis prepared by management for each of the key assumptions adopted in the discounted cash flow forecasts and considering the possibility of error or management bias;

Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing potential impairment of goodwill	
<i>Refer to note 16 to the consolidated financial statements and the accounting policies on note 2(g).</i>	
The Key Audit Matter	How the matter was addressed in our audit
	<ul style="list-style-type: none"> • performing retrospective review of last year's impairment assessment and comparing the forecast data with the current year's results to assess the effectiveness of management's forecasting process and considering if there was any indication of management bias; and • assessing the reasonableness of the disclosures in the consolidated financial statements in respect of the impairment assessment with reference to the requirements of the prevailing accounting standards.

Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)
(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Valuation of investment properties	
<i>Refer to note 14 to the consolidated financial statements and the accounting policies on note 2(k).</i>	
The Key Audit Matter	How the matter was addressed in our audit
<p>The fair value of the Group's investment properties as at 31 December 2021 totalled HK\$39.56 billion.</p> <p>The fair value of the Group's investment properties as at 31 December 2021 was assessed by the Group based on independent valuations prepared by qualified external property valuers. The changes in fair value of investment properties recorded in the consolidated statement of comprehensive income amounted to HK\$2.05 billion for the year ended 31 December 2021.</p> <p>The Group's investment properties, which are located in Hong Kong, Singapore and Mainland China, comprise shopping malls, office premises and car parks. Different valuation methodologies were applied to different types of investment properties.</p>	<p>Our audit procedures to valuation of investment properties included the following:</p> <ul style="list-style-type: none"> • obtaining and inspecting the valuation reports prepared by the qualified external property valuer engaged by the Group on which the Group's assessment of valuation of investment properties was based; • assessing the qualifications of the external property valuers and their experience and expertise in the properties being valued, and considering their objectivity; • with the assistance of our internal valuation specialists, discussing with the external property valuers and assessing their valuation methodology and challenging the key estimates and assumptions adopted in the valuations, including the capitalisation rates, market rent, term yield and reversionary yield by comparing assumptions made in prior years with the current year's assumptions and current publicly available data;

Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Valuation of investment properties (continued)	
<i>Refer to note 14 to the consolidated financial statements and the accounting policies on note 2(k).</i>	
The Key Audit Matter	How the matter was addressed in our audit
We identified the valuation of investment properties as a key audit matter because of the significance of investment properties to the Group's total assets and the significance of the changes in fair value of investment properties to the Group's profit before tax and because the valuation of investment properties can be inherently subjective and requires significant judgement and estimation, particularly in relation to the selection of the appropriate valuation methodology, market rent, capitalisation rates, term yield and reversionary yield which increases the risk of error or potential management bias.	<ul style="list-style-type: none"> • comparing tenancy information, including committed rents, provided by the Group to the external property valuers with underlying contracts and related documentation, on a sample basis; and • assessing the reasonableness of the disclosures in the consolidated financial statements in respect of the investment properties with reference to the requirements of the prevailing accounting standards.

Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing the net realisable value of properties under development and properties held for sale	
<i>Refer to note 13 and note 26 to the consolidated financial statements and the accounting policies on notes 2(q) and 2(r).</i>	
The Key Audit Matter	How the matter was addressed in our audit
<p>As at 31 December 2021, the Group's properties under development and properties held for sale are located in certain cities across Mainland China. As at 31 December 2021, the aggregate carrying value of the Group's properties under development and properties held for sale amounted to HK\$210.73 billion, and a provision for diminution in value of the Group's properties under development and properties held for sale of HK\$1.20 billion was made during the year ended 31 December 2021.</p> <p>These properties are stated at the lower of cost and net realisable value. The determination of the net realisable value of these properties requires estimations, including expected future selling prices and costs necessary to complete the sale of these properties. Changes in government policies, which affect interest rates, the required reserve ratio for banks and/or mortgage requirements for second-home buyers, could lead to volatility in property prices.</p>	<p>Our audit procedures to assess the net realisable value of properties under development and properties held for sale included the following:</p> <ul style="list-style-type: none"> evaluating the design, implementation and operating effectiveness of key internal controls over the preparation and monitoring of management budgets and forecasts of construction and other costs for each property development project; conducting site visits to properties under development, on a sample basis, to observe the development progress and evaluating the management's development budgets reflected in the latest forecasts with reference to the signed construction contracts and/or unit construction costs of recently completed projects.

Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing the net realisable value of properties under development and properties held for sale (continued)	
<i>Refer to note 13 and note 26 to the consolidated financial statements and the accounting policies on notes 2(q) and 2(r).</i>	
The Key Audit Matter	How the matter was addressed in our audit
We identified the assessment of the net realisable value of properties under development and properties held for sale as a key audit matter because of the significance of these properties to the Group's total assets and because the assessment of net realisable value is inherently subjective and requires significant management judgement and estimation in relation to estimating future selling prices and future construction costs which increases the risk of error or potential management bias.	<ul style="list-style-type: none"> discussing with management and assessing their methodologies applied in determining the net realisable value and assessing the key estimates and assumptions adopted, including expected future selling prices and costs to completion by, on a sample basis, comparing expected future selling prices to, where available, recently transacted prices for similar properties or the prices of comparable properties located in the nearby vicinity of each property development project as well as comparing expected future construction costs to, where available, recently incurred construction costs for similar properties or related construction contracts and other relevant documents; and re-calculating the net realisable value of properties under development and properties held for sale at the year end on a sample basis based on management's methodology.

**Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)**
(incorporated in Hong Kong with limited liability)

Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all the information included in the directors' report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited (continued)

(incorporated in Hong Kong with limited liability)

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

**Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)**

(incorporated in Hong Kong with limited liability)

**Auditor's responsibilities for the audit of the consolidated financial statements
(continued)**

We communicate with the board of directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the board of directors with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the board of directors, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Maggie L.T. Lee.



Certified Public Accountants

8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

20 May 2022

Consolidated statement of comprehensive income for the year ended 31 December 2021

(Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Revenue	4	108,882,717	67,776,383
Cost of sales		(88,368,775)	(53,916,628)
Gross profit		20,513,942	13,859,755
Other income, gains and losses, net	5	7,448,537	3,832,610
Selling and distribution expenses		(2,867,056)	(1,799,854)
Administrative expenses		(5,664,335)	(4,012,295)
Fair value changes of investment properties	14	(2,054,347)	960,516
Finance costs	6	(4,084,881)	(3,853,026)
Share of profits and losses of:			
Joint ventures	18	1,200,712	417,299
Associates	19	699,624	801,977
Profit before tax	7	15,192,196	10,206,982
Income tax expense	8(a)	(6,045,458)	(3,906,716)
Profit for the year		9,146,738	6,300,266
Attributable to:			
Owners of the parent		1,736,859	865,460
Non-controlling interests		7,409,879	5,434,806
Profit for the year		9,146,738	6,300,266

The notes on pages 29 to 129 form part of these financial statements. Details of dividends payable to equity shareholders of the Company for the year are set out in note 10.

Consolidated statement of comprehensive income for the year ended 31 December 2021 (continued)

(Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Profit for the year		<u>9,146,738</u>	<u>6,300,266</u>
Other comprehensive income for the year	9		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:			
Exchange differences on translation of financial statements of foreign operations		4,091,172	7,675,241
Share of other comprehensive income of associates and joint ventures		1,239,451	1,883,636
Reclassification adjustments for foreign operations disposed of during the year		58,884	378,265
Cash flow hedges, net of tax		<u>123,165</u>	<u>(91,605)</u>
		<u>5,512,672</u>	<u>9,845,537</u>
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:			
Gain on property revaluation, net of tax		10,107	-
Changes in fair value of equity investments at fair value through other comprehensive income ("FVOCI"), net of tax		<u>(25,025)</u>	<u>(234,847)</u>
		<u>(14,918)</u>	<u>(234,847)</u>
Other comprehensive income for the year, net of tax		<u>5,497,754</u>	<u>9,610,690</u>

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of comprehensive income for the year ended 31 December 2021 (continued)

(Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Total comprehensive income for the year		<u>14,644,492</u>	<u>15,910,956</u>
Attributable to:			
Owners of the parent		3,687,752	4,055,612
Non-controlling interests		<u>10,956,740</u>	<u>11,855,344</u>
Total comprehensive income for the year		<u>14,644,492</u>	<u>15,910,956</u>

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of financial position at 31 December 2021

(Expressed in Hong Kong dollars)

	Note	31 December 2021 HK\$'000	31 December 2020 HK\$'000
Non-current assets			
Property, plant and equipment	11	14,391,832	13,470,395
Land under development	12	15,980,878	12,469,731
Properties under development	13	102,359,757	70,517,248
Investment properties	14	39,564,575	40,586,363
Right-of-use assets	15	2,086,169	1,952,677
Goodwill	16	1,999,570	1,999,570
Intangible assets	17	213,904	127,698
Investments in joint ventures	18	27,136,828	19,390,762
Investments in associates	19	24,872,332	13,195,044
Financial assets at fair value through other comprehensive income	20	265,401	675,245
Amounts due from related parties	22	45,359,458	37,973,684
Deferred tax assets	36	4,034,255	3,688,385
Amounts due from non-controlling interests	23	5,545,231	1,029,948
Other assets	24	2,441,505	662,126
		<u>286,251,695</u>	<u>217,738,876</u>
Current assets			
Inventories	25	286,332	208,995
Land under development	12	2,267,642	1,698,257
Properties under development	13	74,764,633	94,430,489
Properties held for sale	26	33,607,576	23,050,610
Trade receivables	27	2,546,460	530,877
Prepayments, other receivables and other assets	28	46,143,435	45,247,314
Contract assets	29	1,713,427	937,880
Amounts due from related parties	22	72,392,935	45,686,876
Tax recoverable		4,905,154	5,597,992
Derivative financial instruments	21	149,405	89,011
Restricted bank balances	30(a)	10,633,307	10,244,867
Cash and cash equivalents	30(a)	38,399,413	48,537,270
Other assets	24	52	4,516,403
		<u>287,809,771</u>	<u>280,776,841</u>

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of financial position at 31 December 2021 (continued)

(Expressed in Hong Kong dollars)

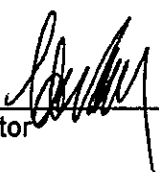
	Note	31 December 2021 HK\$'000	31 December 2020 HK\$'000
Current liabilities			
Trade and bills payables	31	35,410,423	26,029,716
Other payables and accruals	32	127,017,263	124,671,048
Derivative financial instruments	21	16,663	12,361
Interest-bearing borrowings	33	41,940,347	38,911,605
Lease liabilities	35	143,353	114,719
Amounts due to related parties	22	45,120,266	36,832,915
Tax payable		2,434,997	2,713,169
Provision for land appreciation tax	34	2,830,312	2,464,500
		<u>254,913,624</u>	<u>231,750,033</u>
Net current assets		<u>32,896,147</u>	<u>49,026,808</u>
Total assets less current liabilities		<u>319,147,842</u>	<u>266,765,684</u>
Non-current liabilities			
Interest-bearing borrowings	33	132,634,389	95,122,182
Lease liabilities	35	1,160,433	1,191,797
Deferred tax liabilities	36	8,701,543	8,298,060
Amounts due to related parties	22	16,274,066	13,134,304
Derivative financial instruments	21	34,335	101,459
Other payables and accruals	32	943,687	-
Other non-current liabilities		-	85,545
		<u>159,748,453</u>	<u>117,933,347</u>
Net assets		<u>159,399,389</u>	<u>148,832,337</u>

The notes on pages 29 to 129 form part of these financial statements.

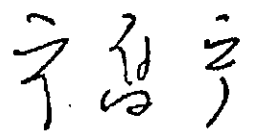
**Consolidated statement of financial position
at 31 December 2021 (continued)**
(Expressed in Hong Kong dollars)

	Note	31 December 2021 HK\$'000	31 December 2020 HK\$'000
Capital and reserves			
Issued capital	37	24,468,400	24,468,400
Reserves		20,391,358	20,699,704
Equity attributable to owners of the parent		44,859,758	45,168,104
Non-controlling interests		114,539,631	103,664,233
Total equity		159,399,389	148,832,337

Approved and authorised for issue by the board of directors on 20 May 2022.



Director



Director

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of changes in equity
for the year ended 31 December 2021
(Expressed in Hong Kong dollars)

Note	Issued capital HK\$'000	Capital reserve HK\$'000 (Note (g))	Asset revaluation reserve HK\$'000 (Note (h))	Merger reserve HK\$'000 (Note (c))	Statutory reserve HK\$'000 (Note (d))	Fair value reserve HK\$'000 (Note (e))	Translation reserve HK\$'000 (Note (f))	Other contribution HK\$'000 (Note (g))	Cashflow hedge reserve HK\$'000 (Note (h))	Share option reserve HK\$'000	Perpetual securities HK\$'000	Retained earnings HK\$'000	Total HK\$'000	Non-controlling interests HK\$'000	Total equity HK\$'000
At 1 January 2021	24,468,400	(3,514,035)	713,824	(4,097,269)	4,890,696	(176,992)	584,173	2,304,290	(108,306)	53,603	3,856,273	16,193,447	45,168,104	103,664,233	148,832,337
Profit for the year	-	-	-	-	-	-	-	-	-	-	-	1,736,859	1,736,859	7,409,879	9,146,738
Other comprehensive income for the year	-	-	-	-	-	(25,025)	-	-	-	-	-	-	(25,025)	-	(25,025)
Changes in fair value of equity investments designated at FVOCI, net of tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer of loss on disposal of equity instrument at fair value through other comprehensive income to retained profits	-	-	-	-	-	388	-	-	-	-	-	(388)	78,621	44,544	123,165
Cash flow hedges, net of tax	-	-	-	-	-	-	-	-	78,621	-	-	-	78,621	6,541	10,107
Gain on disposal of subsidiaries, net of tax	-	-	3,566	-	-	-	-	-	-	-	-	-	3,566	-	3,566
Redesignation adjustments of exchange differences for foreign operations disposed of during the year	-	-	-	-	-	-	20,774	-	-	-	-	-	20,774	38,110	58,884
Exchange differences on translation of foreign operations	-	-	-	-	-	-	1,872,957	-	-	-	-	-	1,872,957	3,457,666	5,330,623
Total comprehensive income for the year, net of tax	-	-	3,566	-	-	(24,637)	1,893,731	-	78,621	-	-	1,736,471	3,687,752	10,956,740	14,644,492
Issue of perpetual securities by a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	-	5,103,720	5,103,720
Perpetual capital securities issue expense	-	-	-	-	-	-	-	-	-	-	-	-	-	(13,216)	(13,216)
Exercise of share options (Note i)	-	(10,336)	-	-	-	-	-	-	-	(615)	-	-	(10,951)	35,954	55,555
Equity-settled share-based payments of subsidiaries	-	-	-	-	-	-	-	-	-	19,601	-	-	19,601	-	19,601
Acquisition of non-controlling interests	-	(49,665)	-	-	-	-	-	-	-	-	(3,856,273)	-	(4,352,938)	(658,507)	(708,172)
Reclassification of perpetual securities issued by a subsidiary to non-controlling interests	-	-	-	-	224,462	-	-	-	-	-	-	(224,462)	-	3,856,273	-
Transfer of share option reserve upon the forfeiture of share options	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,603,415)	(3,603,415)
Dividends declared by subsidiaries to non-controlling interests	-	-	-	-	-	-	-	-	-	(10,590)	-	10,590	-	6,738,505	6,738,505
Capital contribution from non-controlling interests	-	1,199	-	-	-	-	-	-	-	-	-	-	1,199	607,763	607,763
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	-	(8,810,390)	(8,810,390)
Redemption of perpetual securities by a subsidiary (Note j)	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,972,283)	(1,972,283)
Distributions paid for perpetual securities by subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,579,654)	(1,579,654)
Capital repayment of non-controlling interests	-	(42,678)	-	-	-	-	-	-	-	-	-	(42,678)	(42,678)	(1,622,332)	(1,622,332)
Repurchase of shares by a subsidiary (Note i)	-	-	-	-	-	-	-	-	-	-	-	(57,329)	(57,329)	(105,169)	(105,169)
At 31 December 2021	24,468,400	(3,515,517)	717,390	(4,097,269)	5,115,158	(201,629)	2,477,904	2,304,290	(29,685)	61,999	-	17,658,717	44,959,758	114,539,631	159,399,389

* These reserve accounts comprise the consolidated reserves of HK\$ 20,391,358,000 in the consolidated statement of financial position.

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of changes in equity for the year ended 31 December 2021 (continued)

(Expressed in Hong Kong dollars)

Notes:

- (a) The capital reserve of the Group mainly comprises (i) contributions from owners in respect of settlement of doubtful receivables; (ii) contributions made by owners for the transfer of equity interest in a joint venture, associates and subsidiaries to the Group in previous years; (iii) the differences between the cost of acquisitions and the non-controlling interests acquired upon the acquisitions made by the Company of additional equity interests in a non-wholly-owned subsidiary and (iv) contributions made by owners to the Company's subsidiaries.
- (b) The asset revaluation reserve of the Group arose from the change in use from owner-occupied properties to investment properties carried at fair value.
- (c) The merger reserve of the Group comprises the difference between the nominal value of the shares of the subsidiaries acquired and the nominal value of the shares issued by the holding companies of the acquirees as consideration for the group restructuring transactions.
- (d) The statutory reserve comprises the statutory reserve fund, reserve fund and enterprise expansion fund. In accordance with the relevant rules and regulations in the People's Republic of China ("PRC"), each of the Group's PRC subsidiaries is required to transfer an amount of its profit after income tax to the statutory reserve fund, until the accumulated total of the fund reaches 50% of its registered capital. The appropriations to the reserve fund and enterprise expansion fund are determined by the articles of association of the Company's subsidiaries and are subject to the approval by the board of directors of the respective subsidiaries.
- (e) Fair value reserve comprises the cumulative net change in the fair value, of equity investments designated at FVOCI under HKFRS 9 that are held at the end of reporting period.
- (f) Translation reserve comprises all foreign currency differences arising from the translation of the financial statements presented in any currencies other than Hong Kong dollars which are dealt with in accordance with the accounting policies as set out in note 2(z)(iii)(dd).
- (g) The other contribution reserve mainly comprises capital contributions, maintenance and production fund, capital contribution for energy saving and emission reduction projects, and deemed contributions from equity owners net of deemed distributions to equity owners. The maintenance and production fund is appropriated/utilised in accordance with relevant PRC regulations on certain enterprises.
- (h) The cashflow hedge reserve comprises the effective portion of the cumulative net change in the fair value of hedging instruments used in cash flow hedges pending subsequent recognition of the hedged cash flow in accordance with the accounting policy adopted for cash flow hedges in note 2(j).

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of changes in equity for the year ended 31 December 2021 (continued) (Expressed in Hong Kong dollars)

- (i) On 13 July 2020, China Jinmao Holdings Group Limited ("Jinmao") issued 602,340,000 new ordinary shares (the "Placing") at a price of HK\$5.70 per share. The net proceeds from the Placing amounted to approximately HK\$3,416,000,000.

On 31 August 2020, Jinmao issued 349,450,000 ordinary shares to the Company (the "Subscription") at a price of HK\$5.70 per share. The net proceeds from the Subscription were approximately HK\$1,992,000,000.

During the year ended 31 December 2020, 14,928,800 share options of Jinmao were exercised at the subscription price of HK\$2.196 per share for a total cash consideration, before issue expenses, of HK\$32,604,000.

Upon completion of the above transactions, the Group's equity interest in Jinmao increased from 35.06% as at 31 December 2019 to 35.15% as at 31 December 2020.

During the year ended 31 December 2021, 3,700,800 share options of Jinmao were exercised at the subscription price of HK\$2.196 per share for a total cash consideration, before issue expenses, of HK\$8,124,000.

Jinmao purchased 51,602,000 ordinary shares of the Company on the Hong Kong Stock Exchange in 2021 at a total consideration of HK\$162,498,000 which was paid wholly out of retained profits. The purchased shares were cancelled during the year.

Upon completion of the above transactions, the Group's equity interest in Jinmao increased from 35.15% as at 31 December 2020 to 35.28% as at 31 December 2021.

- (j) On 22 December 2017, Jinmao Investment Management (Shanghai) Co., Ltd., a wholly-owned subsidiary of the Company, completed an issue of the guaranteed perpetual capital securities, in an aggregate principal amount of RMB621,000,000 (equivalent to approximately HK\$737,996,000) with the trust plan established by Hwabao Trust Co., Ltd..

On 29 December 2020, the Group redeemed all of these guaranteed perpetual capital securities with a principal amount of RMB621,000,000 (equivalent to approximately HK\$698,315,000).

On 4 February 2016, Franshion Brilliant Limited, a wholly-owned subsidiary of the Company, issued the subordinate guaranteed perpetual capital securities ("2016 Subordinate Guaranteed Perpetual Capital Securities") with an aggregate principal amount of RMB3,270,950,000 (equivalent to approximately HK\$4,000,672,000). The direct transaction costs attributable to the issuance amounted to RMB9,619,000 (equivalent to approximately HK\$11,764,000).

The notes on pages 29 to 129 form part of these financial statements.

On 4 February 2021, the Group redeemed all of these 2016 Subordinate Guaranteed Perpetual Capital Securities with a principal amount of RMB3,270,950,000 (equivalent to approximately HK\$3,942,939,000).

On 4 December 2018, Franshion Brilliant Limited issued the senior guaranteed perpetual capital securities ("2018 Subordinate Guaranteed Perpetual Capital Securities") in an aggregate principal amount of RMB2,068,170,000 (equivalent to approximately HK\$2,529,562,000). The direct transaction costs attributable to the issuance amounted to RMB13,772,000 (equivalent to approximately HK\$16,844,000).

On 6 December 2021, the Group redeemed all of these 2018 Senior Guaranteed Perpetual Capital Securities with a principal amount of RMB2,068,170,000 (equivalent to approximately HK\$2,493,058,000).

On 18 December 2018, Jinmao Investment Management (Shanghai) Co., Ltd., issued the unsecured perpetual medium-term notes ("2018 Domestic Unsecured Perpetual Medium-Term Notes"), with an aggregate principal amount of RMB2,000,000,000 (equivalent to approximately HK\$2,446,183,000). The direct transaction costs attributable to the issuance amounted to RMB6,882,000 (equivalent to approximately HK\$8,417,000).

On 18 December 2021, the Group redeemed all of these 2018 Domestic Unsecured Perpetual Medium-Term Notes with a principal amount of RMB2,000,000,000 (equivalent to approximately HK\$2,410,883,000).

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2021 (Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Cash flows from operating activities			
Profit before tax		15,192,196	10,186,955
Adjustments for:			
Losses/(gains) on disposal of:			
Property, plant and equipment	5	17,350	(581)
Subsidiaries	5	(1,288,405)	(1,735,279)
Joint ventures and associates	5	(531,487)	(417,197)
Equity investments designated at fair value through profit or loss	5	-	(31,922)
Intangible assets	5	-	(345)
Gain on bargain purchase	5	(113,026)	(164,793)
Impairment losses on:			
Trade receivables and other receivables	5	14,277	9,619
Amounts due from related parties	5	-	1,474,422
Properties under development	5	716,376	1,735,623
Properties held for sale	5	481,340	1,704,171
Fair value gains on:			
Other financial assets	5	(24,830)	(16,010)
Derivative financial instruments - transactions not qualifying as hedges	5	(165,118)	(20,487)
Equity interest previously held as investments in joint ventures or associates	5	(320,868)	(1,470,234)
Finance costs	6	4,084,881	3,873,053
Share of profits and losses of joint ventures	18	(1,200,712)	(417,299)
Share of profits and losses of associates	19	(699,624)	(801,977)
Interest and investment income	5	(3,648,913)	(4,273,521)
Effect of exchange rate changes, net		143,840	-
Fair value changes of investment properties	14	2,054,347	(960,516)
Depreciation of:			
Property, plant and equipment	7	522,721	522,663
Right-of-use assets	7	225,766	185,953
Amortisation of:			
Other non-current assets		8,013	8,013
Intangible assets	7	27,925	23,547

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2021 (continued) (Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Cash flows from operating activities (continued)			
Adjustments for (continued):			
Equity-settled share-based payment expense	7	55,555	98,715
Gain on bargain purchase of an associate	5	(2,001,376)	-
		13,550,228	9,512,573
Changes in working capital:			
Increase in inventories		(70,172)	(1,932)
(Increase)/decrease in land under development		(785,374)	1,081,441
Increase in properties under development		(97,873,672)	(60,222,758)
Decrease in properties held for sale		83,785,498	48,173,024
(Increase)/decrease in trade receivables		(1,978,381)	1,129,966
Decrease/(increase) in prepayments, other receivables and other assets		1,770,456	(13,000,766)
Decrease in amounts due from related parties		1,508,120	2,816,426
Increase in contract assets		(737,212)	(587,348)
Increase in trade and bills payables		8,829,747	3,897,376
(Decrease)/increase in other payables and accruals		(1,228,739)	40,573,650
Increase in amounts due to related parties		1,152,367	5,661,668
Cash generated from operations		7,922,866	39,033,320
Income tax paid		(3,634,022)	(3,340,475)
Land appreciation tax paid		(1,795,310)	(2,808,763)
Net cash flows generated from operating activities		<u>2,493,534</u>	<u>32,884,082</u>

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2021 (continued) (Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Cash flows from investing activities			
Interest received		3,861,228	3,308,859
Dividends received from:			
Associates		-	16,742
Joint ventures		873,631	204,277
Purchase of property, plant and equipment		(1,092,956)	(971,769)
Proceeds from disposal of property, plant and equipment		23,601	67,929
Proceeds from disposal of intangible assets		213	593
Additions to investment properties	14	(193,694)	(369,059)
Proceeds from disposal/liquidation of joint ventures and associates		757,275	1,417,741
Disposal of subsidiaries	43	2,263,016	(420,672)
Increase in other assets and intangible assets		(109,291)	(87,081)
Acquisition of subsidiaries	42	2,076,592	(1,691,734)
Additional investments in joint ventures		(6,627,221)	(6,126,428)
Additional investments in associates		(8,000,364)	(2,925,641)
Decrease/(increase) in restricted bank balances and long-term deposits		4,764,427	(1,249,795)
Increase in other financial assets		(114,822)	(329,349)
Proceeds from disposal of financial assets at FVOCI		302,408	215,364
(Increase)/decrease in amounts due from related parties		(31,854,148)	17,743,025
Increase in advance of loans to non-controlling interests		(7,536,795)	(3,511,078)
Purchase of a convertible bond		(961,529)	-
Increase in entrusted loans to third parties		-	(731,001)
Decrease/(increase) in entrustment loans to non-controlling interests of a subsidiary		320,745	(334,492)
Prepaid investment cost		(2,674,573)	(1,133,512)
Net cash flows (used in)/generated from investing activities		<u>(43,922,257)</u>	<u>3,092,919</u>

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2021 (continued) (Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Cash flows from financing activities			
Distribution paid for perpetual securities		(1,672,283)	(1,275,276)
Issue of perpetual securities, net of issue expenses		5,090,504	9,498,800
New bank and other borrowings	30(b)	144,567,708	107,640,653
Repayment of bank and other borrowings	30(b)	(105,979,946)	(115,231,993)
Increase in other non-current liabilities	30(b)	-	2,245
Capital contribution from non-controlling interests		5,861,683	7,377,915
Dividends paid	30(b)	-	(389,393)
Dividends paid to non-controlling interests of subsidiaries	30(b)	(3,554,364)	(2,343,696)
Advance from non-controlling interests	30(b)	1,806,458	1,897,460
Placing of existing shares of Jinmao		-	3,414,752
Capital repayment of non-controlling interests		(1,422,579)	-
Repurchase of shares by a subsidiary		(162,498)	-
Repayment of loans from non-controlling interests	30(b)	(1,827,478)	(1,084,169)
Interest paid	30(b)	(6,751,061)	(10,153,936)
(Repayment)/advance of investments (to)/ from third parties	30(b)	(2,421,774)	2,040,066
Increase/(decrease) in amounts due to related parties	30(b)	6,357,688	(122,390)
Proceeds from exercise of share options		8,124	32,604
Redemption of perpetual securities		(8,810,390)	(698,315)
Acquisition of subsidiaries under common control		-	(7,702,825)
Acquisition of non-controlling interests		(530,662)	(4,180,245)
Capital element of lease rentals paid	30(b)	(150,930)	(150,158)
Interest element of lease rentals paid	30(b)	(59,894)	(45,878)
Net cash flows generated from/(used in) financing activities		<u>30,348,306</u>	<u>(11,473,779)</u>

The notes on pages 29 to 129 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2021 (continued) (Expressed in Hong Kong dollars)

	Note	2021 HK\$'000	2020 HK\$'000
Net (decrease)/increase in cash and cash equivalents		(11,080,417)	24,503,222
Cash and cash equivalents at the beginning of the year	30(a)	48,537,270	21,085,060
Effect of foreign exchange rate changes, net		<u>942,560</u>	<u>2,948,988</u>
Cash and cash equivalents at the end of the year	30(a)	<u><u>38,399,413</u></u>	<u><u>48,537,270</u></u>

The notes on pages 29 to 129 form part of these financial statements.

Notes to the consolidated financial statements

(Expressed in Hong Kong dollars unless otherwise indicated)

1 General

Sinochem Hong Kong (Group) Company Limited (the "Company") is a limited company incorporated in Hong Kong. Its registered office is located at 46th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong.

The principal activity of the Company is investment holding. Details of the principal activities of the Company's principal subsidiaries, joint ventures and associates are set out in notes 47, 18 and 19 to the consolidated financial statements respectively.

2 Significant accounting policies

(a) Statement of compliance

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and accounting principles generally accepted in Hong Kong. Significant accounting policies adopted by the Group are disclosed below.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 2(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these financial statements.

The financial information relating to the year ended 31 December 2021 included in these consolidated financial statements are not the Company's statutory annual financial statements for the year. Further information relating to those statutory financial statements required to be disclosed in accordance with section 436 of the Companies Ordinance is as follows:

As the Company is a private company, the Company is not required to deliver its statutory financial statements to the Registrar of Companies, and has not done so.

The Company's auditor has reported on the financial statements for the year ended 31 December 2020. The auditor's report was unqualified; and did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report. The Company's auditor has yet to report on the financial statements for the year ended 31 December 2021.

(b) Basis of preparation of the financial statements

The consolidated financial statements for the year ended 31 December 2021 comprise the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in associates and joint ventures.

2 Significant accounting policies (continued)

The measurement basis used in the preparation of the financial statements is the historical cost basis except that the following assets are stated at their fair value as explained in the accounting policies set out below:

- investment properties (see note 2(k));
- derivative financial instruments (see note 2(i)); and
- other investments in debt and equity securities (see note 2(h)).

The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of HKFRSs that have significant effect on the financial statements and major sources of estimation uncertainty are discussed in note 3.

(c) Changes in accounting policies

The Group has applied the following amendments to HKFRSs issued by the HKICPA to these financial statements for the current accounting period:

- Amendments to HKFRS 9, HKAS 39, HKFRS 7 and HKFRS 16, *Interest rate benchmark reform — phase 2*
- Amendment to HKFRS 16, *Covid-19-related rent concessions beyond 30 June 2021*

The Group previously applied the practical expedient in HKFRS 16 such that as lessee it was not required to assess whether rent concessions occurring as a direct consequence of the COVID-19 pandemic were lease modifications, if the eligibility conditions are met. One of these conditions requires the reduction in lease payments affect only payments originally due on or before a specified time limit. The 2021 amendment extends this time limit from 30 June 2021 to 30 June 2022.

The Group has early adopted the 2021 amendment in this financial year. With the extended time limit, certain rent concessions that were previously ineligible for the practical expedient because of the original time limit, become eligible. Accordingly, these rent concessions, which were previously accounted for as lease modifications, are now accounted for as negative variable lease payments, and are recognised in profit or loss in the period in which the event or condition that triggers those payments occurred. The amendment did not have significant impact on the financial position and performance of the Group.

2 Significant accounting policies (continued)

Other than the amendment to HKFRS 16, the Group has not applied any new standard or interpretation that is not yet effective for the current accounting period. None of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented.

Adoption of merger accounting

The Group has applied merger accounting to account for the business combination under common control.

Under merger accounting, the consolidated financial information incorporates the financial statement items of the combining entities or businesses in which the common control combination occurs as if they had been combined from the earliest date presented or since the date when the combining entities or businesses first came under the control of the controlling party, where this is a shorter period, regardless of the date of the business combination under common control.

The net assets of the combining entities are consolidated using the existing book values from the controlling party's perspective. No adjustments are made to reflect fair values, or recognise any new assets or liabilities as a result of the business combination under common control and no amount is recognised in respect of goodwill.

The comparative amounts in the consolidated financial statements are restated as if the combining entities or businesses had been combined at the beginning of the previous reporting period or when they first came under common control, whichever is later.

(d) Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances, transactions, and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to the Company, and in respect of which the Group has not agreed any additional terms with the holders of those interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. For each business combination, the Group choose to measure any non-controlling interests at fair value of the subsidiary's net identifiable assets.

2 Significant accounting policies (continued)

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from equity attributable to the equity shareholders of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated statement of comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between non-controlling interests and the owners of the parent.

Changes in the Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions, whereby adjustments are made to the amounts of controlling and non-controlling interests within consolidated equity to reflect the change in relative interests, but no adjustments are made to goodwill and no gain or loss is recognised.

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interest in that subsidiary, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former subsidiary at the date when control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 2(h)) or, when appropriate, the cost on initial recognition of an investment in an associate or a joint venture (see note 2(e)).

(e) *Associates and joint ventures*

An associate is an entity in which the Group has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.

A joint venture is an arrangement whereby the Group and other parties contractually agree to share control of the arrangement, and have rights to the net assets of the arrangement.

An investment in an associate or a joint venture is accounted for in the consolidated financial statements under the equity method, unless it is classified as held for sale (or included in a disposal group that is classified as held for sale). Under the equity method, the investment is initially recorded at cost, adjusted for any excess of the Group's share of the acquisition-date fair values of the investee's identifiable net assets over the cost of the investment (if any). The cost of the investment includes purchase price, other costs directly attributable to the acquisition of the investment, and any direct investment into the associate or joint venture that forms part of the Group's equity investment. Thereafter, the investment is adjusted for the post acquisition change in the Group's share of the investee's net assets and any impairment loss relating to the investment (see notes 2(g) and 2(s)(ii)). Any acquisition-date excess over cost, the Group's share of the post-acquisition, post-tax results of the investees and any impairment losses for the year are included in the Group's consolidated profit or loss, whereas the Group's share of the post-acquisition post-tax items of the investees' other comprehensive income is recognised in the Group's other comprehensive income.

When the Group's share of losses exceeds its interest in the associate or the joint venture, the Group's interest is reduced to nil and recognition of further losses is discontinued except to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the investee. For this purpose, the Group's interest is the carrying amount of the investment under the equity method together with any other long-term interests that in substance form part of the Group's net investment in the associate or the joint venture.

2 Significant accounting policies (continued)

Unrealised profits and losses resulting from transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in the investee, except where unrealised losses provide evidence of an impairment of the asset transferred, in which case they are recognised immediately in profit or loss.

If an investment in an associate becomes an investment in a joint venture or vice versa, retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method.

In all other cases, when the Group ceases to have significant influence over an associate or joint control over a joint venture, it is accounted for as a disposal of the entire interest in that investee, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former investee at the date when significant influence or joint control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 2(h)).

A decrease in interest in an equity-accounted investee while maintaining equity accounting can result from a dilution. The Group's policy is to recognise any gain or loss on dilution directly in equity, except when impairment indicators exist then the Group first assesses and recognises any impairment loss in accordance with the accounting policies described in note 2(s)(ii).

(f) *Interests in joint operations*

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, the obligations for the liabilities, relating to the arrangement.

The Group recognises in relation to its interests in a joint operation:

- its assets, including its share of any assets held jointly;
- its liabilities, including its share of any liabilities incurred jointly;
- its revenue from the sale of its share of the output arising from the joint operations;
- its share of the revenue from the sale of the output by the joint operations; and
- its expenses, including its share of any expenses incurred jointly.

The assets, liabilities, revenues and expenses relating to the Group's interest in a joint operation are accounted for in accordance with the HKFRSs applicable to the particular assets, liabilities, revenues and expenses.

(g) *Goodwill*

Goodwill represents the excess of

- (i) the aggregate of the fair value of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the Group's previously held equity interest in the acquiree; over
- (ii) the net fair value of the acquiree's identifiable assets and liabilities measured as at the acquisition date.

2 Significant accounting policies (continued)

When (ii) is greater than (i), then this excess is recognised immediately in profit or loss as a gain on a bargain purchase.

Goodwill is stated at cost less accumulated impairment losses. Goodwill arising on a business combination is allocated to each cash-generating unit, or groups of cash-generating units ("CGUs"), that is expected to benefit from the synergies of the combination and is tested annually for impairment (see note 2(s)(ii)).

On disposal of a cash-generating unit during the year, any attributable amount of purchased goodwill is included in the calculation of the profit or loss on disposal.

(h) Other investments in debt and equity securities

The Group's policies for investments in debt and equity securities, other than investments in subsidiaries, associates and joint ventures, are set out below.

Investments in debt and equity securities are recognised/derecognised on the date the Group commits to purchase/sell the investment. The investments are initially stated at fair value plus directly attributable transaction costs, except for those investments measured at fair value through profit or loss ("FVPL") for which transaction costs are recognised directly in profit or loss. For an explanation of how the Group determines fair value of financial instruments, see note 40(f). These investments are subsequently accounted for as follows, depending on their classification.

(i) Investments other than equity investments

Non-equity investments held by the Group are classified into one of the following measurement categories:

- amortised cost, if the investment is held for the collection of contractual cash flows which represent solely payments of principal and interest. Interest income from the investment is calculated using the effective interest method (see note 2(z)(iii)(cc)(viii)).
- FVOCI (recycling), if the contractual cash flows of the investment comprise solely payments of principal and interest and the investment is held within a business model whose objective is achieved by both the collection of contractual cash flows and sale. Changes in fair value are recognised in other comprehensive income, except for the recognition in profit or loss of expected credit losses, interest income (calculated using the effective interest method) and foreign exchange gains and losses. When the investment is derecognised, the amount accumulated in other comprehensive income is recycled from equity to profit or loss.
- FVPL if the investment does not meet the criteria for being measured at amortised cost or FVOCI (recycling). Changes in the fair value of the investment (including interest) are recognised in profit or loss.

2 Significant accounting policies (continued)

(ii) Equity investments

An investment in equity securities is classified as FVPL unless the equity investment is not held for trading purposes and on initial recognition of the investment the Group makes an irrevocable election to designate the investment at FVOCI (non-recycling) such that subsequent changes in fair value are recognised in other comprehensive income. Such elections are made on an instrument-by-instrument basis, but may only be made if the investment meets the definition of equity from the issuer's perspective. Where such an election is made, the amount accumulated in other comprehensive income remains in the fair value reserve (non-recycling) until the investment is disposed of. At the time of disposal, the amount accumulated in the fair value reserve (non-recycling) is transferred to retained profits. It is not recycled through profit or loss. Dividends from an investment in equity securities, irrespective of whether classified as at FVPL or FVOCI, are recognised in profit or loss as other income in accordance with the policy set out in note 2(z)(iii)(cc)(vii).

(i) *Derivative financial instruments*

Derivative financial instruments are recognised at fair value. At the end of each reporting period the fair value is remeasured. The gain or loss on remeasurement to fair value is recognised immediately in profit or loss, except where the derivatives qualify for cash flow hedge accounting or hedges of net investment in a foreign operation, in which case recognition of any resultant gain or loss depends on the nature of the item being hedged (see note 2(j)).

(j) *Hedging*

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with highly probable forecast transactions arising from changes in foreign exchange rates and variable rate borrowings (cash flow hedges). Some borrowings are designated as hedges of the foreign exchange risk of a net investment in a foreign operation.

(i) Cash flow hedges

Where a derivative financial instrument is designated as a hedging instrument in a cash flow hedge, the effective portion of any gain or loss on the derivative financial instrument is recognised in other comprehensive income and accumulated separately in equity in the hedging reserve. The ineffective portion of any gain or loss is recognised immediately in profit or loss.

If a hedge of a forecast transaction subsequently results in the recognition of a non-financial asset such as inventory, the associated gain or loss is reclassified from equity to be included in the initial cost of the non-financial asset.

For all other hedged forecast transactions, the amount accumulated in the hedging reserve is reclassified from equity to profit or loss in the same period or periods during which the hedged cash flows affect profit or loss (such as when a forecast sale occurs or interest expense is recognised).

2 Significant accounting policies (continued)

If a hedge no longer meets the criteria for hedge accounting (including when the hedging instrument expires or is sold, terminated or exercised), then hedge accounting is discontinued prospectively. When hedge accounting is discontinued, but the hedged forecast transaction is still expected to occur, the amount that has been accumulated in the hedging reserve remains in equity until the transaction occurs and it is recognised in accordance with the above policy. If the hedged transaction is no longer expected to take place, the amount that has been accumulated in the hedging reserve is reclassified from equity to profit or loss immediately.

(ii) Hedge of net investments in foreign operations

The effective portion of any foreign exchange gain or loss on the borrowings is recognised in other comprehensive income and accumulated in equity in the translation reserve until the disposal of the foreign operation, at which time the cumulative gain or loss is reclassified from equity to profit or loss. The ineffective portion is recognised immediately in profit or loss.

(k) *Investment property*

Investment properties are land and/or buildings which are owned or held under a leasehold interest (see note 2(o)) to earn rental income and/or for capital appreciation. These include land held for a currently undetermined future use and property that is being constructed or developed for future use as investment property.

Investment properties are stated at fair value, unless they are still in the course of construction or development at the end of the reporting period and their fair value cannot be reliably measured at that time. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 2(z)(iii)(cc)(vi).

For a transfer from investment properties to owner-occupied properties or inventories, the deemed cost of a property for subsequent accounting is its fair value at the date of change in use. If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under "Property, plant and equipment" up to the date of change in use, and any difference at that date between the carrying amount and the fair value of the property is accounted for as a revaluation with surplus credited to the asset revaluation reserve and deficit charged to profit or loss. For a transfer from inventories to investment properties, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the consolidated statement of comprehensive income.

(l) *Property, plant and equipment*

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (see note 2(s)(ii)) including the interests in leasehold land and buildings where the Group is the registered owner of the property interest (see note 2(o)).

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

2 Significant accounting policies (continued)

Depreciation is calculated to write-off the cost of items of property, plant and equipment, less their estimated residual value, if any, using the straight-line method over their estimated useful lives. The principal annual rates used for this purpose are as follows:

<i>Category</i>	<i>Annual depreciation rate</i>
Hotel properties	1.70% to 9.50%
Buildings	2.00% to 5.00%
Leasehold improvements	18.00% to 20.00%
Furniture and fixtures	3.80% to 33.33%
Office and machinery equipment	7.14% to 25.00%
Motor vehicles	8.30% to 30.00%

Where parts of an item of property, plant and equipment have different useful lives, the cost of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

(m) Construction in progress

Construction in progress is stated at cost less impairment losses (see note 2(s)(ii)). Cost comprises direct costs of construction as well as interest expense capitalised during the periods of construction and installation. Capitalisation of these costs ceases when substantially all the activities necessary to prepare the assets for their intended use are completed. No depreciation is provided for in respect of construction in progress until it is completed and ready for its intended use.

(n) Intangible assets (other than goodwill)

Intangible assets that are acquired by the Group are stated at cost less accumulated amortisation (where the estimated useful life is finite) and impairment losses (see note 2(s)(ii)). Expenditure on internally generated goodwill and brands is recognised as an expense in the period in which it is incurred.

Amortisation of intangible assets with finite useful lives is charged to profit or loss on a straight-line basis over the assets' estimated useful lives. The following intangible assets with finite useful lives are amortised from the date they are available for use and their estimated useful lives are as follows:

- Computer software is amortised on the straight-line basis over its estimated useful life of 5 to 10 years.

Both the period and method of amortisation are reviewed annually.

2 Significant accounting policies (continued)

Intangible assets are not amortised while their useful lives are assessed to be indefinite. Any conclusion that the useful life of an intangible asset is indefinite is reviewed annually to determine whether events and circumstances continue to support the indefinite useful life assessment for that asset. If they do not, the change in the useful life assessment from indefinite to finite is accounted for prospectively from the date of change and in accordance with the policy for amortisation of intangible assets with finite lives as set out above.

(o) **Leased assets**

At inception of a contract, the Group assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to direct the use of the identified asset and to obtain substantially all of the economic benefits from that use.

(i) As a lessee

Where the contract contains lease component(s) and non-lease component(s), the Group has elected not to separate non-lease components and accounts for each lease component and any associated non-lease components as a single lease component for all leases.

At the lease commencement date, the Group recognises a right-of-use asset and a lease liability, except for short-term leases that have a lease term of 12 months or less and leases of low-value assets. When the Group enters into a lease in respect of a low-value asset, the Group decides whether to capitalise the lease on a lease-by-lease basis. The lease payments associated with those leases which are not capitalised are recognised as an expense on a systematic basis over the lease term.

Where the lease is capitalised, the lease liability is initially recognised at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. After initial recognition, the lease liability is measured at amortised cost and interest expense is calculated using the effective interest method. Variable lease payments that do not depend on an index or rate are not included in the measurement of the lease liability and hence are charged to profit or loss in the accounting period in which they are incurred.

The right-of-use asset recognised when a lease is capitalised is initially measured at cost, which comprises the initial amount of the lease liability plus any lease payments made at or before the commencement date, and any initial direct costs incurred. Where applicable, the cost of the right-of-use assets also includes an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, discounted to their present value, less any lease incentives received. The right-of-use asset is subsequently stated at cost less accumulated depreciation and impairment losses (see note 2(s)(ii)).

2 Significant accounting policies (continued)

The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, or there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or there is a change arising from the reassessment of whether the Group will be reasonably certain to exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The lease liability is also remeasured when there is a change in the scope of a lease or the consideration for a lease that is not originally provided for in the lease contract ("lease modification") that is not accounted for as a separate lease. In this case the lease liability is remeasured based on the revised lease payments and lease term using a revised discount rate at the effective date of the modification. The only exceptions are any rent concessions which arose as a direct consequence of the Covid-19 pandemic and which satisfied the conditions set out in paragraph 46B of HKFRS 16 *Leases*. In such cases, the Group took advantage of the practical expedient set out in paragraph 46A of HKFRS 16 and recognised the change in consideration as if it were not a lease modification.

In the consolidated statement of financial position, the current portion of long-term lease liabilities is determined as the present value of contractual payments that are due to be settled within twelve months after the reporting period.

The Group presents right-of-use assets and lease liabilities separately in the statement of financial position.

(ii) As a lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to the ownership of an underlying assets to the lessee. If this is not the case, the lease is classified as an operating lease.

When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. The rental income from operating leases is recognised in accordance with note 2(z)(iii)(cc)(vi).

When the Group is an intermediate lessor, the sub-leases are classified as a finance lease or as an operating lease with reference to the right-of-use asset arising from the head lease. If the head lease is a short-term lease to which the Group applies the exemption described in note 2(o)(i), then the Group classifies the sub-lease as an operating lease.

(p) Land under development

Land under development is stated at the lower of cost and net realisable value and comprises the compensation for land requisition, project costs, other preliminary infrastructure costs, borrowing costs, professional fees and other costs directly attributable to such land under development during the development period.

2 Significant accounting policies (continued)

Land under development which has been pre-sold or intended for sale and is expected to be completed within one year from the end of the reporting period is classified under current assets. Net realisable value takes into account the Group's proceeds derived from the sale of land under development by government authorities, less costs to completion and the costs to be incurred in realising the revenue derived from the sale of land under development based on prevailing market conditions.

(q) *Properties under development*

Properties under development are stated at the lower of cost and net realisable value and comprise construction costs, borrowing costs, professional fees and other costs directly attributable to such properties incurred during the development period.

Properties under development which have been pre-sold or intended for sale and are expected to be completed within one year from the end of the reporting period are classified under current assets. On completion, the properties are transferred to properties held for sale.

(r) *Properties held for sale*

Properties held for sale are stated at the lower of cost and net realisable value.

Cost of properties held for sale is determined by an apportionment of total land and building costs attributable to the unsold properties.

Net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses, or by management's estimates based on the prevailing market conditions, on an individual property basis.

(s) *Credit losses and impairment of assets*

(i) Credit losses from financial instruments, contract assets and lease receivables

The Group recognises a loss allowance for expected credit losses ("ECLs") on financial assets measured at amortised cost (including cash and cash equivalents, trade and other receivables, contract assets and loans to related parties).

Other financial assets measured at fair value, including equity and debt securities measured at FVPL and equity securities designated at FVOCI (non-recycling) are not subject to the ECL assessment.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all expected cash shortfalls (i.e. the difference between the cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive).

2 Significant accounting policies (continued)

The expected cash shortfalls are discounted using the following discount rates where the effect of discounting is material:

- fixed-rate financial assets and trade and other receivables: effective interest rate determined at initial recognition or an approximation thereof;
- variable-rate financial assets: current effective interest rate.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

In measuring ECLs, the Group takes into account reasonable and supportable information that is available without undue cost or effort. This includes information about past events, current conditions and forecasts of future economic conditions.

ECLs are measured on either of the following bases:

- 12-month ECLs: these are losses that are expected to result from possible default events within the 12 months after the reporting date; and
- lifetime ECLs: these are losses that are expected to result from all possible default events over the expected lives of the items to which the ECL model applies.

Loss allowances for trade receivables, lease receivables and contract assets are always measured at an amount equal to lifetime ECLs. ECLs on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors and an assessment of both the current and forecast general economic conditions at the reporting date.

For all other financial instruments, the Group recognises a loss allowance equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

Significant increases in credit risk

In assessing whether the credit risk of a financial instrument has increased significantly since initial recognition, the Group compares the risk of default occurring on the financial instrument assessed at the reporting date with that assessed at the date of initial recognition. In making this reassessment, the Group considers that a default event occurs when (i) the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or (ii) the financial asset is 180 days past due. The Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

2 Significant accounting policies (continued)

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- failure to make payments of principal or interest on their contractually due dates;
- an actual or expected significant deterioration in a financial instrument's external or internal credit rating (if available);
- an actual or expected significant deterioration in the operating results of the debtor; and
- existing or forecast changes in the technological, market, economic or legal environment that have a significant adverse effect on the debtor's ability to meet its obligation to the Group.

Depending on the nature of the financial instruments, the assessment of a significant increase in credit risk is performed on either an individual basis or a collective basis. When the assessment is performed on a collective basis, the financial instruments are grouped based on shared credit risk characteristics, such as past due status and credit risk ratings.

ECLs are remeasured at each reporting date to reflect changes in the financial instrument's credit risk since initial recognition. Any change in the ECL amount is recognised as an impairment gain or loss in profit or loss. The Group recognises an impairment gain or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt securities that are measured at FVOCI (recycling), for which the loss allowance is recognised in other comprehensive income and accumulated in the fair value reserve (recycling).

At each reporting date, the Group assesses whether a financial asset is credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable events:

- significant financial difficulties of the debtor;
- a breach of contract, such as a default or past due event;
- it becoming probable that the borrower will enter into bankruptcy or other financial reorganisation;
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; or
- the disappearance of an active market for a security because of financial difficulties of the issuer.

2 Significant accounting policies (continued)

Write-off policy

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

Subsequent recoveries of an asset that was previously written off are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

(ii) Impairment of other non-current assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the following assets may be impaired or, except in the case of goodwill, an impairment loss previously recognised no longer exists or may have decreased:

- property, plant and equipment, including construction in progress;
- right-of-use assets;
- goodwill;
- intangible assets;
- investments in joint ventures;
- investments in associates; and
- other non-current assets.

If any such indication exists, the asset's recoverable amount is estimated. In addition, for goodwill, the recoverable amount is estimated annually whether or not there is any indication of impairment.

- Calculation of recoverable amount

The recoverable amount of an asset is the greater of its fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

- Recognition of impairment losses

An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment losses recognised in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the CGUs (or group of units) and then, to reduce the carrying amount of the other assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs of disposal (if measurable) or value in use (if determinable).

2 Significant accounting policies (continued)

- Reversals of impairment losses

In respect of assets other than goodwill, an impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not reversed.

A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to profit or loss in the year in which the reversals are recognised.

(t) **Inventories and other contract costs**

(i) Inventories

Inventories are assets which are held for sale in the ordinary course of business, in the process of production for such sale or in the form of materials or supplies to be consumed in the production process or in the rendering of services.

Inventories are carried at the lower of cost and net realisable value. Cost is calculated using the moving weighted-average method, and comprises all costs of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

When inventories are sold, the carrying amount of those inventories is recognised as an expense in the period in which the related revenue is recognised.

The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs. The amount of any reversal of any write-down of inventories is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

(ii) Other contract costs

Other contract costs are either the incremental costs of obtaining a contract with a customer or the costs to fulfil a contract with a customer which are not capitalised as land under development (see note 2(p)), properties under development (see note 2(q)), inventory (see note 2(t)(i)), property, plant and equipment (see note 2(l)) or intangible assets (see note 2(n)).

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained e.g. an incremental sales commission. Incremental costs of obtaining a contract are capitalised when incurred if the costs relate to revenue which will be recognised in a future reporting period and the costs are expected to be recovered. Other costs of obtaining a contract are expensed when incurred.

2 Significant accounting policies (continued)

Costs to fulfil a contract are capitalised if the costs relate directly to an existing contract or to a specifically identifiable anticipated contract; generate or enhance resources that will be used to provide goods or services in the future; and are expected to be recovered. Costs that relate directly to an existing contract or to a specifically identifiable anticipated contract may include direct labour, direct materials, allocations of costs, costs that are explicitly chargeable to the customer and other costs that are incurred only because the Group entered into the contract (for example, payments to sub-contractors). Other costs of fulfilling a contract, which are not capitalised as inventory, property, plant and equipment or intangible assets, are expensed as incurred.

Capitalised contract costs are stated at cost less accumulated amortisation and impairment losses. Impairment losses are recognised to the extent that the carrying amount of the contract cost asset exceeds the net of (i) remaining amount of consideration that the Group expects to receive in exchange for the goods or services to which the asset relates, less (ii) any costs that relate directly to providing those goods or services that have not yet been recognised as expenses.

Amortisation of capitalised contract costs is charged to profit or loss when the revenue to which the asset relates is recognised. The accounting policy for revenue recognition is set out in note 2(z)(iii)(cc).

(u) **Contract assets and contract liabilities**

A contract asset is recognised when the Group recognises revenue (see note 2(z)(iii)(cc)) before being unconditionally entitled to the consideration under the payment terms set out in the contract. Contract assets are assessed for ECLs in accordance with the policy set out in note 2(s)(i) and are reclassified to receivables when the right to the consideration has become unconditional (see note 2(v)).

A contract liability is recognised when the customer pays consideration before the Group recognises the related revenue (see note 2(z)(iii)(cc)). A contract liability would also be recognised if the Group has an unconditional right to receive consideration before the Group recognises the related revenue. In such cases, a corresponding receivable would also be recognised (see note 2(v)).

For a single contract with the customer, either a net contract asset or a net contract liability is presented. For multiple contracts, contract assets and contract liabilities of unrelated contracts are not presented on a net basis.

When the contract includes a significant financing component, the contract balance includes interest accrued under the effective interest method (see note 2(z)(iii)(cc)).

(v) **Trade and other receivables**

A receivable is recognised when the Group has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

2 Significant accounting policies (continued)

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. Trade receivables that contain a significant financing component and other receivables are initially measured at fair value plus transaction costs. All receivables are subsequently stated at amortised cost, using the effective interest method and including an allowance for credit losses (see note 2(s)(i)).

(w) *Cash and cash equivalents*

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows. Cash and cash equivalents are assessed for ECL in accordance with the policy set out in note 2(s)(i).

(x) *Trade and other payables*

Trade and other payables are initially recognised at fair value. Subsequent to initial recognition, trade and other payables are stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at invoice amounts.

(y) *Interest-bearing borrowings*

Interest-bearing borrowings are measured initially at fair value less transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method. Interest expense is recognised in accordance with the Group's accounting policy for borrowing costs (see note 2(z)(iii)(ee)).

(z) *Employee benefits*

Salaries, annual bonuses, paid annual leave and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

(i) Short term employee benefits and contributions to defined contribution retirement plans

Salaries, annual bonuses, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

2 Significant accounting policies (continued)

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance for all of its employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' basic salaries and are charged to the statement of profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme.

The employees of the Group's subsidiaries which operate in the PRC are required to participate in a central pension scheme operated by the local municipal government. The subsidiaries are required to contribute certain percentages of their payroll costs to the central pension scheme. The contributions are charged to the statement of profit or loss as they become payable in accordance with the rules of the central pension scheme.

(ii) Share-based payments

Jinmao operates a share option scheme for the purpose of providing incentives and rewards to eligible participants who contribute to the success of Jinmao's operations. Employees (including directors) of Jinmao receive remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments ("equity-settled transactions").

The cost of equity-settled transactions with employees for grants is measured by reference to the fair value at the date at which they are granted. The fair value is determined by an external valuer using a binomial model, further details of which are given in note 40 to the financial statements.

The cost of equity-settled transactions is recognised in employee benefit expense, together with a corresponding increase in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognised for equity-settled transactions at the end of each reporting period until the vesting date reflects the extent to which the vesting period has expired and Jinmao's best estimate of the number of equity instruments that will ultimately vest. The charge or credit to profit or loss for a period represents the movement in the cumulative expense recognised as at the beginning and end of that period.

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of Jinmao's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

For awards that do not ultimately vest because non-market performance and/or service conditions have not been met, no expense is recognised. Where awards include a market or non-vesting condition, the transactions are treated as vesting irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

2 Significant accounting policies (continued)

Where the terms of an equity-settled award are modified, as a minimum an expense is recognised as if the terms had not been modified, if the original terms of the award are met. In addition, an expense is recognised for any modification that increases the total fair value of the share-based payments, or is otherwise beneficial to the employee as measured at the date of modification.

Where an equity-settled award is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognised for the award is recognised immediately. This includes any award where non-vesting conditions within the control of either the Group or the employee are not met. However, if a new award is substituted for the cancelled award, and is designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

(iii) Termination benefits

Termination benefits are recognised at the earlier of when the Group can no longer withdraw the offer of those benefits and when it recognises restructuring costs involving the payment of termination benefits.

(aa) *Income tax*

Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in profit or loss except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the relevant amounts of tax are recognised in other comprehensive income or directly in equity, respectively.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.

Deferred tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arise from unused tax losses.

Apart from certain limited exceptions, all deferred tax liabilities, and all deferred tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised. Future taxable profits that may support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences, provided those differences relate to the same taxation authority and the same taxable entity, and are expected to reverse either in the same period as the expected reversal of the deductible temporary difference or in periods into which a tax loss arising from the deferred tax asset can be carried back or forward. The same criteria are adopted when determining whether existing taxable temporary differences support the recognition of deferred tax assets arising from unused tax losses and credits, that is, those differences are taken into account if they relate to the same taxation authority and the same taxable entity, and are expected to reverse in a period, or periods, in which the tax loss or credit can be utilised.

2 Significant accounting policies (continued)

The limited exceptions to recognition of deferred tax assets and liabilities are those temporary differences arising from goodwill not deductible for tax purposes, the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided they are not part of a business combination), and temporary differences relating to investments in subsidiaries to the extent that, in the case of taxable differences, the Group controls the timing of the reversal and it is probable that the differences will not reverse in the foreseeable future, or in the case of deductible differences, unless it is probable that they will reverse in the future.

Where investment properties are carried at their fair value in accordance with the accounting policy set out in note 2(k), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and is reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

Additional income taxes that arise from the distribution of dividends are recognised when the liability to pay the related dividends is recognised.

Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities, and deferred tax assets against deferred tax liabilities, if the Group has the legally enforceable right to set off current tax assets against current tax liabilities and the following additional conditions are met:

- in the case of current tax assets and liabilities, the Group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or
- in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:
 - the same taxable entity; or
 - different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

2 Significant accounting policies (continued)

(bb) Provisions and contingent liabilities

Provisions are recognised when the Group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(cc) Revenue and other income

Income is classified by the Group as revenue when it arises from the sale of goods, the provision of services or the use by others of the Group's assets under leases in the ordinary course of the Group's business.

Revenue is recognised when control over a product or service is transferred to the customer, or the lessee has the right to use the asset, at the amount of promised consideration to which the Group is expected to be entitled, excluding those amounts collected on behalf of third parties. Revenue excludes value added tax or other sales taxes and is after deduction of any trade discounts.

Where the contract contains a financing component which provides a significant financing benefit to the customer for more than 12 months, revenue is measured at the present value of the amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction with the customer at contract inception. Where the contract contains a financing component which provides a significant financing benefit to the Group, revenue recognised under that contract includes the interest expense accreted on the contract liability under the effective interest method. The Group takes advantage of the practical expedient in paragraph 63 of HKFRS 15 and does not adjust the consideration for any effects of a significant financing component if the period of financing is 12 months or less.

Further details of the Group's revenue and other income recognition policies are as follows:

(i) Sale of completed properties

Revenue arising from the sale of properties developed for sale in the ordinary course of business is recognised when legal assignment is completed, which is the point in time when the customer has the ability to direct the use of the property and obtain substantially all of the remaining benefits of the property. Deposits and instalments received on properties sold prior to the date of revenue recognition are included in the statement of financial position under contract liabilities (see note 2(u)).

2 Significant accounting policies (continued)

(ii) Land development

Revenue from land development is recognised at the point in time when control of the asset is transferred to the customers, that is when the related construction works have been completed as well as land is sold, and the collectability of the proceeds from land sales is reasonably assured.

(iii) Hotel operations

Hotel and other service income is recognised in the period in which such services are rendered.

(iv) Property management services

Revenue from the rendering of property management services is recognised over the scheduled period on a straight-line basis.

(v) Design and decoration services

Revenue from the rendering of design and decoration services is recognised over time, using an input method to measure progress towards complete satisfaction of the service, because the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced. The input method recognises revenue based on the proportion of the actual costs incurred relative to the estimated total costs for satisfaction of the design and decoration services.

(vi) Rental income

Rental income is recognised on a time proportion basis over the lease terms. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are incurred.

(vii) Dividends

Dividend income from unlisted investments is recognised when the shareholder's right to receive payment is established.

Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.

(viii) Interest income

Interest income is recognised as it accrues using the effective interest method. For financial assets measured at amortised cost that are not credit-impaired, the effective interest rate is applied to the gross carrying amount of the asset. For credit impaired financial assets, the effective interest rate is applied to the amortised cost (i.e. gross carrying amount net of loss allowance) of the asset (see note 2(s)(i)).

2 Significant accounting policies (continued)

(ix) Government grants

Government grants are recognised in the consolidated statement of financial position initially when there is reasonable assurance that they will be received and that the Group will comply with the conditions attaching to them. Grants that compensate the Group for expenses incurred are recognised as income in profit or loss on a systematic basis in the same periods in which the expenses are incurred. Grants that compensate the Group for the cost of an asset are recognised as deferred income and subsequently recognised in profit or loss over the useful life of the related asset on a reasonable and systematic manner or deducted from the carrying amount of the asset and consequently are effectively recognised in profit or loss over the useful life of the asset by way of reduced depreciation expenses.

(dd) *Translation of foreign currencies*

Foreign currency transactions during the year are translated at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the foreign exchange rates ruling at the end of the reporting period. Exchange gains and losses are recognised in profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates. The transaction date is the date on which the Company initially recognises such non-monetary assets or liabilities. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated using the foreign exchange rates ruling at the dates the fair value was measured.

The results of foreign operations are translated into Hong Kong dollars at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Consolidated statement of financial position items, including goodwill arising on consolidation of foreign operations acquired on or after 1 January 2005, are translated into Hong Kong dollars at the closing foreign exchange rates at the end of the reporting period. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the translation reserve. Goodwill arising on consolidation of a foreign operation acquired before 1 January 2005 is translated at the foreign exchange rate that applied at the date of acquisition of the foreign operation. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the translation reserve.

On disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation is reclassified from equity to profit or loss when the profit or loss on disposal is recognised.

(ee) *Borrowing costs*

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

2 Significant accounting policies (continued)

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

(ff) *Discontinued operations*

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which represents a separate major line of business or geographical area of operations, or is part of a single coordinated plan to dispose of a separate major line of business or geographical area of operations, or is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs upon disposal or when the operation meets the criteria to be classified as held for sale, if earlier. It also occurs if the operation is abandoned.

Where an operation is classified as discontinued, a single amount is presented on the face of the consolidated statement of comprehensive income, which comprises:

- the post-tax profit or loss of the discontinued operation; and
- the post-tax gain or loss recognised on the measurement to fair value less costs to sell, or on the disposal, of the assets or disposal group(s) constituting the discontinued operation.

(gg) *Related parties*

- (i) A person, or a close member of that person's family, is related to the Group if that person:
 - (A) has control or joint control over the Group;
 - (B) has significant influence over the Group; or
 - (C) is a member of the key management personnel of the Group or the Group's parent.
- (ii) An entity is related to the Group if any of the following conditions applies:
 - (A) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
 - (B) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
 - (C) Both entities are joint ventures of the same third party.
 - (D) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.

2 Significant accounting policies (continued)

- (E) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.
- (F) The entity is controlled or jointly controlled by a person identified in (i).
- (G) A person identified in (i)(A) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
- (H) The entity, or any member of a group of which it is apart, provides key management personnel services to the Group or to the Group's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

(hh) Segment reporting

Operating segments, and the amounts of each segment item reported in the financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

3 Accounting judgements and estimates

In the application of the Group's accounting policies which are described in note 2, the directors of the Company have made judgements, estimates and assumptions concerning the future that have a significant risk of material adjustments on the amounts recognised in the consolidated financial statements within the next financial year.

(a) Critical accounting judgements in applying the Group's accounting policies

(i) Classification between investment properties and properties held for sale

The Group develops properties held for sale and properties held to earn rentals and/or for capital appreciation or both. Judgement is made by management in determining whether a property is designated as an investment property or a property held for sale. The Group considers its intention of holding the properties at the early development stage of the related properties. During the course of construction, the related properties under construction are accounted for as properties under development if the properties are intended for sale after completion. Upon completion of construction, properties under development are transferred to properties held for sale and are stated at cost. Properties under construction are accounted for as investment properties if the properties are intended to be held to earn rentals and/or for capital appreciation after completion.

2 Significant accounting policies (continued)

(ii) Consolidation of an entity in which the Group holds less than a majority of voting rights

The Group considers that it controls Jinmao even though it owns less than 50% of the voting rights. This is because the Group is the single largest shareholder of Jinmao with a 35.28% equity interest. The remaining 64.72% of the equity shares in Jinmao are widely held by many other shareholders. There has been no history of the other shareholders collaborating to exercise their votes collectively or to outvote the Group.

(b) Sources of estimation uncertainty

Notes 14, 16, 40(f) and 41 contain information about the assumptions and their risk factors relating to valuation of investment property, goodwill impairment, financial instruments, and fair value of share options granted. Other significant sources of estimation uncertainty are as follows:

(i) Measurement of land under development

The Group's land under development is stated at the lower of cost and net realisable value. Cost of land under development during the construction stage, before the final settlement of the development cost, and other costs relating to the land under development are accrued by the Group based on management's best estimate. Where the final settlement of costs and the related cost allocation is different from the initial estimates, any increase or decrease in the development costs and other costs would affect profit or loss in future years. Based on the Group's recent experience and the nature of the subject land development, the Group makes estimates of cost allocated to each parcel of land under development, and its net realisable value, i.e., the revenue to be derived from the land under development for sale by government authorities, less costs to completion and the costs to be incurred in realising the revenue from the sale of land under development based on prevailing market conditions.

If the cost is higher than the estimated net realisable value, provision for the excess of cost of land under development over its net realisable value should be made. Such provision would require the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying amount and provision for land under development in the period in which such estimate is changed will be adjusted accordingly. The carrying amount of land under development at 31 December 2021 was HK\$18,248,520,000 (2020: HK\$14,167,988,000).

(ii) Measurement of properties under development

The Group's properties under development is stated at the lower of cost and net realisable value. Development costs of properties are recorded as properties under development during the construction stage and will be transferred to completed properties held for sale upon completion. An apportionment of these costs will be recognised in profit or loss upon recognition of the sale of properties. Before the final settlement of the development costs and other costs relating to the sale of the properties, these costs are accrued by the Group based on management's best estimate.

3 Accounting judgements and estimates (continued)

When developing properties, the Group may divide the development projects into phases. Specific costs directly related to the development of a particular phase are recorded as the cost of that phase. Common costs are allocated to individual phases based on the estimated saleable area of the entire development project. Where the final settlement of costs and the related cost allocation is different from the initial estimates, any increase or decrease in the development costs and other costs would affect profit or loss in future years.

Based on the Group's recent experience and the nature of the subject project, the Group makes estimates of cost of properties under development, and its net realisable value, i.e., the revenue to be derived from the properties under development for sale, less costs to completion and the costs to be incurred in realising the revenue from the sale of properties under development based on prevailing market conditions.

If the cost is higher than the estimated net realisable value, provision for the excess of cost of properties under development over its net realisable value should be made. Such provision would require the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying amount and provision for properties under development in the period in which such estimate is changed will be adjusted accordingly. The carrying amount of properties under development at 31 December 2021 was HK\$177,124,390,000 (2020: HK\$164,947,737,000).

(iii) Estimation of net realisable value of properties held for sale

Properties held for sale are stated at the lower of cost and net realisable value. The net realisable value is assessed with reference to market conditions and prices existing at the end of the reporting period and is determined by the Group having taken suitable external advice and in light of recent market transactions. The carrying amount of properties held for sale at 31 December 2021 was HK\$33,607,576,000 (2020: HK\$23,050,610,000).

(iv) Provision for expected credit losses on amounts due from joint ventures and associates

The Group uses general approach to calculate ECLs on the amounts due from joint ventures and associates. For those associates and joint ventures undertaking property development projects, if applicable, the provision is measured at an amount equal to the lifetime ECL which would be calculated by taking into account the impairment losses of the properties under development and properties held for sale held by the associates and joint ventures. The ECLs reflect the current conditions and forecasts of future economic conditions, as appropriate. The assessment of the carrying value properties under development and properties held for sale held by the associates and joint ventures and ECLs is a significant estimate. As at 31 December 2021, the loss allowance was assessed and recognised at an amount of HK\$1,603,694,000 (2020: HK\$1,474,422,000).

(v) Provision for impairment of properties held for sale

Management reviews the market conditions of properties for sale held by the Group and associates and joint ventures at the end of each reporting period, and makes provision for impairment of properties for sale identified that the net realisable value is lower than cost. Management estimates the net realisable value for properties for sale based primarily on the latest selling prices and current market conditions. If the condition was to deteriorate so that the actual provision might be higher than expected, the Group would be required to revise the basis of making the provision and its future results would be affected.

4 Revenue and segment reporting

(a) Revenue

The principal activities of the Group are properties and land development, property investment, hotel operations and provision of property management service. Further details regarding the Group's principal activities are disclosed in note 4(b).

(i) Disaggregation of revenue

Disaggregation of revenue by major products or service lines is as follow:

	2021 HK\$'000	2020 HK\$'000
Revenue from contracts with customers within the scope of HKFRS 15		
Disaggregated by major products or service lines		
Sale of completed properties	93,779,851	53,282,508
Land development	5,839,790	7,852,661
Hotel operations	1,974,611	1,414,439
Property management and others	5,083,231	3,337,695
Revenue from other sources		
Gross rentals from investment properties	1,895,661	1,653,497
- Variable lease payments that do not depend on an index or a rate	9,282	149,286
- Other lease payments, including fixed payments	1,886,379	1,504,211
Others	309,573	235,583
	<u>108,882,717</u>	<u>67,776,383</u>

4 Revenue and segment reporting (continued)

No revenue from a single external customer accounts for 10% or more of the Group's revenue during both years.

Disaggregation of revenue from contracts with customers by the timing of revenue recognition is disclosed in note 4(b)(i).

(ii) Performance obligations

Information about the Group's performance obligations is summarised below:

Sale of completed properties

The performance obligation is satisfied upon delivery of the completed properties.

Land development

The performance obligation is satisfied when the land development is completed.

Hotel operations

The performance obligation is satisfied as services are rendered. Short-term advances are sometimes required before rendering the services.

Property management services

The performance obligation is satisfied over time as services are rendered and short-term advances are normally required before rendering the services. Property management service contracts are for periods of one year or less, or are billed based on the time incurred.

Design and decoration services

The performance obligation is satisfied over time as services are rendered and payment is generally due within 60 days from the date of billing. A certain percentage of payment is retained by customers until the end of the retention period as the Group's entitlement to the final payment is conditional on the customer satisfaction of the service quality over a certain period as stipulated in the contracts.

4 Revenue and segment reporting (continued)

- (iii) Revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date

The amount of remaining performance obligation of pre-completion sales contracts for properties under development is approximately the same as the balance of contract liabilities associated to sales of properties as of 31 December 2021 and 31 December 2020.

The Group has applied the practical expedient in paragraph 121 of HKFRS 15 to its sales contracts such that the above information does not include information about revenue that the Group will be entitled to when it satisfies the remaining performance obligations under the contracts for sales that had an original expected duration of one year or less or are billed based on performance completed.

(b) Segment reporting

The Group organises its business activities into the following operating segments: (i) real estate, and (ii) others (mainly securities investment).

- (i) Segment results

The following is an analysis of the Group's revenue and results by operating segment.

	<i>Real estate</i>		<i>Others</i>		<i>Total</i>	
	2021 HK\$'000	2020 HK\$'000	2021 HK\$'000	2020 HK\$'000	2021 HK\$'000	2020 HK\$'000
Disaggregated by timing of revenue recognition						
Point in time	99,619,642	61,135,170	-	-	99,619,642	61,135,170
Over time	8,942,368	6,395,416	320,707	245,797	9,263,075	6,641,213
Revenue from external customers	108,562,010	67,530,586	320,707	245,797	108,882,717	67,776,383
Inter-segment revenue	-	-	1,442,931	1,180,874	1,442,931	1,180,874
Reportable segment revenue	<u>108,562,010</u>	<u>67,530,586</u>	<u>1,763,638</u>	<u>1,426,671</u>	<u>110,325,648</u>	<u>68,957,257</u>
Reportable segment result (adjusted profit/(loss) before taxes)	<u>9,212,884</u>	<u>6,140,724</u>	<u>1,781,363</u>	<u>1,288,004</u>	<u>10,994,247</u>	<u>7,428,728</u>

4 Revenue and segment reporting (continued)

(ii) Reconciliations of reportable segment revenues and profit or loss

	2021 HK\$'000	2020 HK\$'000
Revenue		
Reportable segment revenue	110,325,648	68,957,257
Elimination of inter-segment revenue	(1,442,931)	(1,180,874)
	<u>108,882,717</u>	<u>67,776,383</u>
Profit		
Reportable segment profit	10,994,247	7,428,728
Elimination of inter-segment profits	(1,200,713)	(1,177,050)
	<u>9,793,534</u>	<u>6,251,678</u>
Interest income & investment income (note 5)	3,648,913	4,271,785
Finance costs	(4,084,881)	(3,873,053)
Gains on disposal of subsidiaries (note 5)	1,288,405	1,735,279
Gains on disposal of joint ventures and associates (note 5)	531,487	417,197
Gain on bargain purchase of subsidiaries (note 42)	113,026	164,793
Gain on bargain purchase of an associate (note 5)	2,001,376	-
Share of profits and losses of:		
Joint ventures	1,200,712	417,299
Associates	699,624	801,977
	<u>15,192,196</u>	<u>10,186,955</u>
Consolidated profit before tax		

(iii) Geographical information

The Group principally operates in the PRC and its major operating assets are located in the PRC. The following table sets out information about the geographical locations of the Group's revenue from external customers. The geographical locations of customers are based on the locations at which the services were provided or the goods were delivered.

	<u>Real estate</u>		<u>Others</u>		<u>Total</u>	
	2021 HK\$'000	2020 HK\$'000	2021 HK\$'000	2020 HK\$'000	2021 HK\$'000	2020 HK\$'000
Geographical						
Mainland China	108,562,010	67,530,586	-	-	108,562,010	67,530,586
Other countries/regions	-	-	320,707	245,797	320,707	245,797
Total revenue	<u>108,562,010</u>	<u>67,530,586</u>	<u>320,707</u>	<u>245,797</u>	<u>108,882,717</u>	<u>67,776,383</u>

5 Other income, gains and losses, net

	2021 HK\$'000	2020 HK\$'000
<u>Other income</u>		
Interest on bank and other deposits	197,866	681,180
Interest on other advances	2,675,905	2,949,977
Investment income on other financial assets	775,142	642,364
Government grants (note (i))	348,062	112,537
Default penalty income	37,967	48,607
Sundry income	186,784	136,707
	<u>4,221,726</u>	<u>4,571,372</u>
<u>Gains and losses</u>		
Gains/(losses) on disposal of:		
Property, plant and equipment	(17,350)	581
Subsidiaries (note 43)	1,288,405	1,735,279
Joint ventures and associates	531,487	417,197
Equity investment designed at fair value through profit or loss	-	31,922
Intangible assets	-	345
Gain on bargain purchase		
Recognised in other income, gains and losses, net in the consolidated statement of comprehensive income (note 42)	113,026	164,793
Gain on bargain purchase of an associate (note (ii))	2,001,376	-
Impairment losses on:		
Trade receivables	(7,252)	(6,095)
Prepayments, other receivables and other assets (note 28)	(7,025)	(3,524)
Properties under development (note 13)	(716,376)	(1,735,623)
Properties held for sale (note 26)	(481,340)	(1,704,171)
Amounts due from related parties	-	(1,474,422)
Foreign exchange differences, net	143,840	332,164
Fair value gains, net:		
Other financial assets	24,830	16,010
Derivative financial instruments - transactions not qualifying as hedges	165,118	20,487
Equity interest previously held as investments in joint ventures and associates (note 42)	320,868	1,470,234
Others	(132,796)	(3,939)
	<u>3,226,811</u>	<u>(738,762)</u>
Other income, gains and losses, net	<u>7,448,537</u>	<u>3,832,610</u>

5 Other income, gains and losses, net (continued)

Notes:

- (i) Government grants mainly comprised payments from the government to support the business development of the entities within the Group in accordance with applicable law and regulations in the PRC.
- (ii) On 30 June 2021, the Group acquired a 29.9% equity interest in China VAST Industrial Urban Development Company Limited ("China VAST"). The investment in China VAST is accounted as an associate and be measured using the equity method. The excess of the Group's share of net fair value of China VAST's identifiable assets and liabilities over the cost of the investment of HK\$2,001,376,000 is recognised as a gain in the profit or loss.

6 Finance costs

	2021 HK\$'000	2020 HK\$'000
Interest on bank and other loans, overdrafts, notes and bonds	5,994,173	8,190,012
Interest on advances from related parties	1,544,082	1,456,497
Interest on lease liabilities (note 15)	59,892	46,000
Total borrowing costs	7,598,147	9,692,509
Less: Interest capitalised	(3,513,266)	(5,840,467)
Total interest expenses	4,084,881	3,852,042
Transaction costs	-	984
	<u>4,084,881</u>	<u>3,853,026</u>

7 Profit before tax

Profit before tax is arrived at after charging:

	2021 HK\$'000	2020 HK\$'000
Cost of properties sold	80,348,882	46,059,865
Cost of land development	3,397,068	4,242,496
Cost of services provided	4,622,825	3,603,883
Depreciation of property, plant and equipment (note 11)	522,721	522,663
Depreciation of right-of-use assets (note 15)	225,766	185,953
Amortisation of intangible assets (note 17)	27,925	23,547
Lease payments not included in the measurement of lease liabilities	91,717	36,710
Auditors' remuneration	13,111	10,723
Direct operating expenses arising from investment properties that generated rental income	306,554	224,922
Staff costs:		
Directors' emoluments	4,333	4,617
Wages and salaries	3,808,202	2,438,135
Equity-settled share-based payment expense	55,555	98,715
Contributions to retirement benefit schemes	257,743	71,705

8 Income tax in the consolidated statement of comprehensive income

(a) Taxation in the consolidated statement of comprehensive income represents:

	2021 HK\$'000	2020 HK\$'000
Hong Kong profits tax:		
Current tax	-	-
PRC tax:		
Enterprise income tax ("EIT")	4,055,705	3,090,201
Land appreciation tax ("LAT") (note 34)	2,464,821	1,027,487
Over-provision in prior years	(12,276)	(7,174)
	6,508,250	4,110,514
Other jurisdictions:		
Current tax	1,134	984
Over-provision in prior years	-	(93)
	1,134	891
Deferred taxation (note 36)	(463,926)	(204,689)
Total tax charge for the year	6,045,458	3,906,716

8 Income tax in the consolidated statement of comprehensive income (continued)

- (i) Pursuant to the income tax rules and regulations of Bermuda and the British Virgin Islands ("BVI"), the Group is not subject to income tax in Bermuda and the BVI.
- (ii) The provision for Hong Kong Profits Tax for 2021 is calculated at 16.5% (2020: 16.5%) of the estimated assessable profits arising in Hong Kong for the year.
- (iii) The provision for the PRC EIT is based on the statutory rate of 25% on the estimated taxable profits determined in accordance with the relevant income tax rules and regulations of the PRC for the year.
- (iv) According to the requirements of the Provisional Regulations of the PRC on LAT (中華人民共和國土地增值稅暫行條例) effective from 1 January 1994, and the Detailed Implementation Rules on the Provisional Regulations of the PRC on LAT (中華人民共和國土地增值稅暫行條例實施細則) effective from 27 January 1995, all gains arising from a transfer of real estate properties in Mainland China effective from 1 January 1994 are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of properties less deductible expenditures including borrowing costs and all property development expenditures.

(b) Reconciliation between tax expense and accounting profit at applicable tax rates:

	2021 HK\$'000	2020 HK\$'000
Profit before tax from continuing operations	15,192,196	10,206,982
Tax at the statutory income tax rate	3,798,049	2,599,783
LAT (note 34)	2,464,821	1,027,487
Tax effect of LAT	(616,207)	(256,872)
Withholding tax on interest income from group companies	47,096	(33,841)
Over-provision in prior years	(12,276)	(7,267)
Income not subject to tax	(1,053,689)	(797,998)
Expenses not deductible for tax	891,357	1,304,398
Tax effect of share of profits and losses of associates and joint ventures	(443,100)	(300,634)
Tax losses utilised from previous periods	(171,027)	(128,126)
Tax effect of tax losses and deductible temporary differences not recognised	1,140,434	499,786
Income tax expense for the year	6,045,458	3,906,716

9 Other comprehensive income

Tax effects relating to each component of other comprehensive income

	2021			2020		
	Before-tax amount HK\$'000	Tax expense HK\$'000	Net-of-tax HK\$'000	Before-tax amount HK\$'000	Tax expense HK\$'000	Net-of-tax HK\$'000
Exchange differences on translation of:						
- Financial statements of foreign operations	4,091,172	-	4,091,172	7,675,241	-	7,675,241
- Share of associates and joint ventures	1,239,451	-	1,239,451	1,883,636	-	1,883,636
- Foreign operations disposed during the year	58,884	-	58,884	378,265	-	378,265
	<u>5,389,507</u>	<u>-</u>	<u>5,389,507</u>	<u>9,937,142</u>	<u>-</u>	<u>9,937,142</u>
Cash flow hedge: net movement in hedging reserve	123,165	-	123,165	(91,605)	-	(91,605)
Gain on property revaluation, net of tax	13,476	(3,369)	10,107	-	-	-
Changes in fair value of equity investments at FVOCI	<u>(25,025)</u>	<u>-</u>	<u>(25,025)</u>	<u>(234,847)</u>	<u>-</u>	<u>(234,847)</u>
Other comprehensive income	<u>5,501,123</u>	<u>(3,369)</u>	<u>5,497,754</u>	<u>9,610,690</u>	<u>-</u>	<u>9,610,690</u>

10 Dividends

	2021 HK\$'000	2020 HK\$'000
Dividends declared during the year	<u>-</u>	<u>2,099,891</u>

No dividends were declared during the year ended 31 December 2021.

According to the board of directors' meetings on 30 September 2020 and 31 December 2020, dividends amounting to RMB5,878,000 (equivalent to HK\$6,689,000) and US\$270,000,000 (equivalent to HK\$2,093,202,000) were declared to the immediate parent respectively, among which RMB5,878,000 (equivalent to HK\$6,689,000) was paid on 30 September 2020 and US\$270,000,000 (equivalent to HK\$2,093,202,000) was paid on 31 December 2020.

11 Property, plant and equipment

	Hotel properties HK\$'000	Buildings HK\$'000	Leasehold improvements HK\$'000	Furniture and fixtures HK\$'000	Office and machinery equipment HK\$'000	Motor vehicles HK\$'000	Construction in progress HK\$'000	Total HK\$'000
At 31 December 2020 and at 1 January 2021:								
Cost	10,463,516	1,234,119	31,195	2,404,993	420,319	75,330	3,618,794	18,248,266
Accumulated depreciation and impairment	(2,691,949)	(331,199)	(28,954)	(1,402,837)	(259,349)	(63,583)	-	(4,777,871)
Net carrying amount	<u>7,771,567</u>	<u>902,920</u>	<u>2,241</u>	<u>1,002,156</u>	<u>160,970</u>	<u>11,747</u>	<u>3,618,794</u>	<u>13,470,395</u>
At 1 January 2021, net of accumulated depreciation and impairment	7,771,567	902,920	2,241	1,002,156	160,970	11,747	3,618,794	13,470,395
Additions	(70,310)	12,333	16,944	57,837	51,503	3,583	733,867	805,757
Acquisition of subsidiaries (note 42)	-	-	143	198	1,003	2	181,814	183,160
Transfers	81,311	-	6,602	148,656	(4,759)	-	(231,810)	-
Transfer from investment properties (note 14)	-	146,677	-	-	-	-	-	146,677
Transfer to investment properties (note 14)	-	(17,479)	-	-	-	-	-	(17,479)
Gains on property revaluation in relation to the transfer to investment properties	-	13,476	-	-	-	-	-	13,476
Other disposals	(30,687)	-	(5)	(2,035)	(3,217)	(614)	(50,601)	(87,159)
Disposal of subsidiaries (note 43)	-	-	-	(1,091)	(1,104)	-	-	(2,195)
Depreciation charge for the year	(282,605)	(55,880)	(1,170)	(121,822)	(55,944)	(5,300)	-	(522,721)
Exchange adjustments	223,789	26,763	395	30,578	4,545	311	115,540	401,921
At 31 December 2021, net of accumulated depreciation and impairment	<u>7,693,065</u>	<u>1,028,810</u>	<u>25,150</u>	<u>1,114,477</u>	<u>152,997</u>	<u>9,729</u>	<u>4,367,604</u>	<u>14,391,832</u>
At 31 December 2021:								
Cost	10,745,250	1,410,805	56,176	2,676,792	461,679	74,949	4,367,604	19,793,255
Accumulated depreciation and impairment	(3,052,185)	(381,995)	(31,026)	(1,562,315)	(308,682)	(65,220)	-	(5,401,423)
Net carrying amount	<u>7,693,065</u>	<u>1,028,810</u>	<u>25,150</u>	<u>1,114,477</u>	<u>152,997</u>	<u>9,729</u>	<u>4,367,604</u>	<u>14,391,832</u>

11 Property, plant and equipment (continued)

	Hotel properties HK\$'000	Buildings HK\$'000	Leasehold improvements HK\$'000	Furniture and fixtures HK\$'000	Office and machinery equipment HK\$'000	Motor vehicles HK\$'000	Construction in progress HK\$'000	Total HK\$'000
At 31 December 2019 and at 1 January 2020:								
Cost	9,770,376	897,263	28,210	2,225,971	338,887	70,009	2,876,381	16,207,097
Accumulated depreciation and impairment	(2,227,881)	(268,141)	(27,208)	(1,208,779)	(202,158)	(58,935)	-	(3,991,102)
Net carrying amount	<u>7,542,495</u>	<u>629,122</u>	<u>1,002</u>	<u>1,017,192</u>	<u>136,729</u>	<u>13,074</u>	<u>2,876,381</u>	<u>12,215,995</u>
At 1 January 2020, net of accumulated depreciation and impairment	7,542,495	629,122	1,002	1,017,192	136,729	13,074	2,876,381	12,215,995
Additions	56,581	216,249	2,123	20,444	48,892	4,806	631,289	980,384
Acquisition of subsidiaries (note 42)	-	-	-	234	2,980	260	-	3,474
Transfers	4,284	-	422	20,831	15,651	-	(41,188)	-
Transfer from investment properties (note 14)	-	55,707	-	-	-	-	-	55,707
Other disposals	(66)	(17)	(1,066)	(1,099)	(1,492)	(843)	(62,822)	(67,405)
Disposal of subsidiaries (note 43)	-	-	-	(759)	(3,740)	(389)	-	(4,888)
Depreciation charge for the year	(303,769)	(49,179)	(368)	(115,785)	(47,675)	(5,887)	-	(522,663)
Exchange adjustments	472,042	51,038	128	61,098	9,625	726	215,134	809,791
At 31 December 2020, net of accumulated depreciation and impairment	<u>7,771,567</u>	<u>902,920</u>	<u>2,241</u>	<u>1,002,156</u>	<u>160,970</u>	<u>11,747</u>	<u>3,618,794</u>	<u>13,470,395</u>
At 31 December 2020:								
Cost	10,463,516	1,234,119	31,195	2,404,993	420,319	75,330	3,618,794	18,248,266
Accumulated depreciation and impairment	(2,691,949)	(331,199)	(28,954)	(1,402,837)	(259,349)	(63,583)	-	(4,777,871)
Net carrying amount	<u>7,771,567</u>	<u>902,920</u>	<u>2,241</u>	<u>1,002,156</u>	<u>160,970</u>	<u>11,747</u>	<u>3,618,794</u>	<u>13,470,395</u>

- (i) In the opinion of the directors, certain ownership interests in land continue to be accounted for as property, plant and equipment as the allocation between the land and building elements cannot be made reliably.
- (ii) At the end of the reporting period, certain of the Group's property, plant and equipment with an aggregate net carrying amount of approximately HK\$3,930,763,000 (2020: HK\$261,383,000) were pledged to secure bank loans granted to the Group (note 33).

12 Land under development

Land under development represents the project cost, land requisition cost, compensation cost and other preliminary infrastructure costs in relation to the Group's land development projects (the "Projects") in Mainland China. Though the Group does not have the ownership title or land use right to such land, the Group is given the right to carry out construction and preparation works in respect of land infrastructure and ancillary public facilities as well as other development works in the Projects. When the land plots are sold by the local government, the Group is entitled to receive from the local authorities the land development fee.

	2021 HK\$'000	2020 HK\$'000
Carrying amount:		
At 1 January	14,167,988	14,172,338
Additions	10,766,058	3,360,132
Recognised in profit or loss during the year	(7,154,456)	(4,228,140)
Exchange adjustments	468,930	863,658
	<u>18,248,520</u>	<u>14,167,988</u>
At 31 December		
Current portion	<u>(2,267,642)</u>	<u>(1,698,257)</u>
Non-current portion	<u>15,980,878</u>	<u>12,469,731</u>

13 Properties under development

	2021 HK\$'000	2020 HK\$'000
Carrying amount:		
At 1 January	164,947,737	146,797,770
Additions	99,970,967	70,932,032
Acquisition of subsidiaries (note 42)	12,467,659	27,907,136
Disposal of subsidiaries (note 43)	(12,761,902)	(30,960,921)
Transfer to properties held for sale	(91,733,528)	(57,914,460)
Impairment (note 5)	(716,376)	(1,735,623)
Exchange adjustments	4,949,833	9,921,803
	<u>177,124,390</u>	<u>164,947,737</u>
At 31 December		
Current portion	<u>(74,764,633)</u>	<u>(94,430,489)</u>
Non-current portion	<u>102,359,757</u>	<u>70,517,248</u>

At 31 December 2021, certain of the Group's properties included in properties under development with a net carrying amount of approximately HK\$110,496,468,000 (2020: HK\$89,477,391,000) were pledged to secure bank loans granted to the Group (note 33).

14 Investment properties

	2021 HK\$'000	2020 HK\$'000
Fair value:		
At 1 January	40,586,363	35,954,909
Additions	193,694	369,059
Fair value changes recognised in profit or loss	(2,054,347)	960,516
Transfer from property, plant and equipment (note 11)	17,479	-
Transfer to property, plant and equipment (note 11)	(146,677)	(55,707)
Transfer (to)/from right-of-use assets (note 15)	(153,981)	978,249
Exchange adjustments	1,122,044	2,379,337
	<u>39,564,575</u>	<u>40,586,363</u>
At 31 December		

At 31 December 2021, certain of the Group's investment properties with a carrying value of HK\$14,531,651,000 (2020: HK\$13,447,964,000) were pledged to secure bank loans granted to the Group (note 33).

(a) Fair value measurement of properties

(i) Fair value hierarchy

The following table presents the fair value of the Group's properties measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, *Fair value measurement*. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available
- Level 3 valuations: Fair value measured using significant unobservable inputs

	<u>Fair value measurement as at 31 December 2021 using</u>		
	<u>Significant observable inputs (Level 2) HK\$'000</u>	<u>Significant unobservable inputs (Level 3) HK\$'000</u>	<u>Total HK\$'000</u>
Recurring fair value measurement for:			
Commercial properties	<u>406,125</u>	<u>39,158,450</u>	<u>39,564,575</u>

14 Investment properties (continued)

	<i>Fair value measurement as at</i>		
	<i>31 December 2020 using</i>		
	<i>Significant</i>	<i>Significant</i>	<i>Total</i>
	<i>observable</i>	<i>unobservable</i>	
	<i>inputs</i>	<i>inputs</i>	
	<i>(Level 2)</i>	<i>(Level 3)</i>	
	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Recurring fair value measurement for:			
Commercial properties	417,254	40,169,109	40,586,363

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 (2020: Nil).

The Group's investment properties mainly belong to Jinmao. Jinmao's investment properties consist of 19 commercial properties in Mainland China. The directors of Jinmao have determined that the investment properties consist of one class of asset, i.e., commercial, based on the nature, characteristics and risks of each property. Jinmao's investment properties were revalued individually on 31 December 2021 based on valuations performed by Cushman & Wakefield Limited, Shanghai Cairui Real Estate Land Appraisal Co., Ltd., Beijing Renda Real Estate Appraisal Co., Ltd., and Beijing Zhuoxindahua Appraisal Co., Ltd., independent professionally qualified valuers. Jinmao's management has discussions with the valuers on the valuation assumptions and valuation results twice a year when the valuation is performed for interim and annual financial reporting.

At 31 December 2020, except for two investment properties which were valued by Jinmao's management, Jinmao's investment properties were revalued individually based on valuations performed by Cushman & Wakefield Limited, Shanghai Cairui Real Estate Land Appraisal Co., Ltd., Beijing Renda Real Estate Appraisal Co., Ltd., and Beijing Zhuoxindahua Appraisal Co., Ltd., independent professionally qualified valuers. Jinmao's management has discussions with the valuers on the valuation assumptions and valuation results twice a year when the valuation is performed for interim and annual financial reporting.

As at 31 December 2021, three of Jinmao's investment properties were right-of-use assets with total carrying amount of HK\$937,263,000 (2020: HK\$1,114,433,000) relating to buildings which were leased out under one or more operating leases.

The Company has one investment property located in Hong Kong. The investment property was revalued on 31 December 2021 and 31 December 2020 based on valuation performed by Knight Frank Petty Limited, an independent professionally qualified valuer.

Each year, the Group's management decides to appoint which external valuers to be responsible for the external valuations of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

14 Investment properties (continued)

(ii) Information about Level 3 fair value measurements

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

	Valuation techniques	Significant unobservable inputs	Range or weighted average	
			2021	2020
Property 1 - Beijing Chemsunny World Trade Centre	Term and reversion method	Term yield Reversionary yield Market rent (per square metre ("sqm") per annum("p.a.))	5.00% 5.50% HK\$7,233 - HK\$14,321	5.25% 5.75% HK\$6,510 - HK\$11,037
Property 2 - Sinochem Tower	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	3.00% - 5.50% 3.50% - 5.50% HK\$4,108 - HK\$11,572	3.00% - 5.50% 3.50% - 6.00% HK\$3,676 - HK\$10,795
Property 3 - Jin Mao Tower	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	3.50% - 4.00% 4.00% - 4.50% HK\$5,887 - HK\$21,698	3.50% - 4.00% 4.00% - 4.50% HK\$4,994 - HK\$20,241
Property 4 - Zhuhai Every Garden	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	5.00% - 6.00% 5.50% - 6.50% HK\$636 - HK\$955	5.00% - 6.25% 5.50% - 6.50% HK\$578 - HK\$875
Property 5 - Nanjing Xuanwu Lake Jin Mao Plaza	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	3.50% - 4.50% 4.00% - 5.00% HK\$2,676 - HK\$10,126	3.50% - 4.50% 4.00% - 5.00% HK\$2,429 - HK\$8,501
Property 6 - Changsha Meixi Lake International R&D Centre	Discounted cash flow method	Estimated rental value (per sqm p.a.) Rental growth p.a. Long term vacancy rate Discount rate	HK\$2,414 2.50% 20.00% 7.00%	HK\$3,036 3.00% 8.22% 6.00%
	Market comparable method	Price per sqm	HK\$16,032	NA
Property 7 - Lijiang J-LIFE	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	5.00% 5.50% HK\$1,302	5.00% 5.50% HK\$1,205
Property 8 - Shanghai International Shipping Service Centre	Market comparable method	Price per sqm	HK\$69,728 - HK\$109,502	HK\$64,687 - HK\$101,767
Property 9 - Qingdao Jinmao Harbour Shopping Mall	Discounted cash flow method and market comparable method	Estimated rental value (per sqm p.a.)	HK\$982	HK\$931
		Rental growth p.a. Long term vacancy rate Discount rate Price per sqm	6.00% - 6.50% 5.00% 5.50% HK\$20,295	5.00% - 7.00% 5.00% 5.50% HK\$16,975
Property 10 - Ningbo JIayuan Plaza	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	4.00% 4.50% HK\$853 - HK\$6,220	4.00% 4.50% HK\$783 - HK\$5,802
Property 11 - Ningbo Huijin Tower	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	4.00% 4.50% HK\$1,201 - HK\$6,220	4.00% 4.50% HK\$1,004 - HK\$5,667
Property 12 - Changsha Jinmao Mall of Splendor	Discounted cash flow method and market comparable method	Estimated rental value (per sqm p.a.) Rental growth p.a. Long term vacancy rate Discount rate Price per sqm	NA NA NA NA NA	HK\$731 3.50% - 5.00% 5.00% 6.00% HK\$15,745
	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	4.50% - 5.00% 5.00% - 5.50% HK\$2001	NA NA NA
Property 13 - Beijing Chaoyang Jinmao Centre Project	Residual method Term and reversion method	Developer's profit rate Reversionary yield Market rent (per sqm p.a.)	NA 4.50% - 5.50% HK\$2,110 - HK\$3,303	5.00% 5.00% - 5.50% HK\$2,564 - HK\$4,048
Property 14 - Nanjing Southern Hexi Yuzui Land Parcel No.G97	Residual method Term and reversion method	Developer's profit rate Reversionary yield Market rent (per sqm p.a.)	5.00% 3.00% - 6.00% HK\$1,832 - HK\$2,676	5.00% 3.00% - 6.00% HK\$1,889 - HK\$2,861
Property 15 - Hangzhou Shangtang Project	Residual method Term and reversion method	Developer's profit rate Reversionary yield Market rent (per sqm p.a.)	NA 2.00% HK\$1,682	5.00% 2.00% HK\$1,565

14 Investment properties (continued)

	Valuation techniques	Significant unobservable inputs	Range or weighted average	
			2021	2020
Property 16 - Wangfujing Quadrangle Courtyard	Term and reversion method	Term yield	4.00%	4.00%
		Reversionary yield	4.50%	4.50%
		Market rent (per sqm p.a.)	HK\$7,739	HK\$7,084
Property 17 - Jinmao Boill e-Wisdom Valley Executive Apartment	Term and reversion method	Term yield	4.25%	NA
		Reversionary yield	4.25%	NA
		Market rent (per sqm p.a.)	HK\$768	NA
	Discounted cash flow method	Estimated rental value (per sqm p.a.)	NA	HK\$1,226
		Rental growth p.a.	NA	1.00%-3.00%
		Long term vacancy rate	NA	10.00%
Property 18 - Jinmao Boill e-Wisdom Valley Youth Apartment	Term and reversion method	Term yield	4.25%	NA
		Reversionary yield	4.25%	NA
		Market rent (per sqm p.a.)	HK\$959	NA
	Discounted cash flow method	Estimated rental value (per sqm p.a.)	NA	HK\$1,150
		Rental growth p.a.	NA	3.00%
		Long term vacancy rate	NA	5.00%
Property 19 - Beijing Royal International Mansion	Term and reversion method	Discount rate	NA	4.04%
		Developer's profit rate	3.50% - 5.50%	5.00% - 5.50%
		Reversionary yield	4.00% - 6.00%	5.50% - 6.00%
		Market rent (per sqm p.a.)	HK\$1,820 - HK\$3,170	HK\$1,876 - HK\$2,793
Property 20 - Hong Kong Convention Plaza Office Building 47/F	Term and reversion method	Estimated rental value (per sq. ft/per month)	HK\$85	HK\$97
		Capitalisation rate	2.50%	2.70%

The term and reversion method measures the fair value of the property by taking into account the rental income derived from the existing leases with due allowance for the reversionary income potential of the leases, which are then capitalised into the value at appropriate rates.

A significant increase/(decrease) in the term yield and the reversionary yield in isolation would result in a significant decrease/(increase) in the fair value of the investment properties. A significant increase/(decrease) in the market rent would result in a significant increase/(decrease) in the fair value of the investment properties.

Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a property interest. A market-derived discount rate is applied to the projected cash flow in order to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related reletting, redevelopment or refurbishment. The appropriate duration is driven by market behaviour that is a characteristic of the class of property. The periodic cash flow is estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance costs, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

14 Investment properties (continued)

A significant increase/(decrease) in the estimated rental value and the market rent growth rate per annum in isolation would result in a significant increase/(decrease) in the fair value of the investment properties. A significant increase/(decrease) in the long term vacancy rate and the discount rate in isolation would result in a significant decrease/(increase) in the fair value of the investment properties. Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum and the discount rate and an opposite change in the long term vacancy rate.

Under the market comparable method, a property's fair value is estimated based on comparable transactions. Although property interests are not homogeneous, the International Valuation Standards Council considers the market approach most commonly applied. "In order to compare the subject of the valuation with the price of other real property interests that have been recently exchanged or that may be currently available in the market, it is usual to adopt a suitable unit of comparison. Units of comparison that are commonly used include analysing sales prices by calculating the price per square meter of a building or per hectare for land. Other units used for price comparison where there is sufficient homogeneity between the physical characteristics include a price per room or a price per unit of output, e.g., crop yields. A unit of comparison is only useful when it is consistently selected and applied to the subject property and the comparable properties in each analysis".

The market comparable method is based upon the principle of substitution under which a potential buyer will not pay more for the property than it will cost to buy a comparable substitute property. In theory, the best comparable sale would be an exact duplicate of the subject property and would indicate, by the known selling price of the duplicate, the price for which the subject property could be sold. The unit of comparison applied by the Group is the price per square metre. The market comparable approach is often used in combination with either the discounted cash flow or the term and reversion method as many inputs to these methods are based on market comparison.

A significant increase/(decrease) in the price per square metre would result in a significant increase/(decrease) in the fair value of the investment properties.

The residual method is essentially a mean of valuing land with reference to its development potential by deducting construction cost, interest and developer's profit from its estimated gross development value assuming it would have been completed as at the valuation date in accordance with the latest development scheme provided to the Group by relevant parties. The estimated total and outstanding construction costs and development schedule to be advised by the relevant parties will also be considered.

A significant increase/(decrease) in the developer's profit rate would result in a significant decrease/(increase) in the fair value of the investment properties.

14 Investment properties (continued)

(b) The Group as a lessor

The Group leases out investment properties under operating leases.

At 31 December 2021, the undiscounted lease payments under non-cancellable operating leases will be receivable by the Group in future periods as follows:

	2021 HK\$'000	2020 HK\$'000
Within one year	1,468,654	1,495,989
After one year but within two years	1,043,396	1,168,527
After two years but within three years	538,454	434,234
After three years but within four years	362,537	251,955
After four years but within five years	208,157	131,127
After five years	556,973	384,463
	<u>4,178,171</u>	<u>3,866,295</u>

15 Right-of-use assets

(a) The analysis of the net book value of right-of-use assets by class of underlying asset is as follows:

	Prepaid land lease payments HK\$'000	Office properties and staff quarters HK\$'000	Total HK\$'000
As at 1 January 2020	1,649,971	156,496	1,806,467
Other additions	-	1,179,764	1,179,764
Additions as a result of acquisition of subsidiaries (note 42)	-	7,681	7,681
Transfer to investment properties (note 14)	-	(978,249)	(978,249)
Depreciation charge	(61,654)	(124,299)	(185,953)
Exchange adjustments	98,379	24,588	122,967
As at 31 December 2020	<u>1,686,696</u>	<u>265,981</u>	<u>1,952,677</u>
As at 1 January 2021	1,686,696	265,981	1,952,677
Other additions	6,254	118,787	125,041
Additions as a result of acquisition of subsidiaries (note 42)	20,683	1,392	22,075
Transfer from investment properties (note 14)	-	153,981	153,981
Depreciation charge	(66,513)	(159,253)	(225,766)
Exchange adjustments	48,668	9,493	58,161
As at 31 December 2021	<u>1,695,788</u>	<u>390,381</u>	<u>2,086,169</u>

15 Right-of-use assets(continued)

(b) *The analysis of expense items in relation to leases recognised in profit or loss is as follows:*

	2021 HK\$'000	2020 HK\$'000
Depreciation charge of right-of-use assets (note 7)	225,766	185,953
Interest on lease liabilities (note 6)	59,892	46,000
Expense relating to short-term leases	15,226	7,344
Expense relating to leases of low-value assets	76,491	29,366
	<u>225,766</u>	<u>185,953</u>

Details of total cash outflow for leases and the maturity analysis of lease liabilities are set out in notes 30(c) and 35, respectively.

(c) *The analysis of the net book value of right-of-use assets by class of underlying asset is as follows:*

	31 December 2021 HK\$'000	31 December 2020 HK\$'000
Ownership interests in leasehold land held for own use	1,695,788	1,686,696
Other properties leased for own use	390,381	265,981
	<u>2,086,169</u>	<u>1,952,677</u>

16 Goodwill

	2021 HK\$'000	2020 HK\$'000
At 1 January and 31 December: Cost and net carrying amount	<u>1,999,570</u>	<u>1,999,570</u>

16 Goodwill (continued)

Impairment testing on goodwill

For the purposes of impairment testing, goodwill has been allocated to the CGUs of the related segments as follows:

	2021 HK\$'000	2020 HK\$'000
Real estate division	<u>1,999,570</u>	<u>1,999,570</u>

The recoverable amounts of the CGU have been determined on the basis of value in use calculations by estimating the future cash flows expected from the CGU. The key assumptions for the value in use calculations are those regarding the discount rates, growth rates and expected changes to revenue and direct cost used in the cash flow forecasts. Cash flow forecasts are based on past practices and expectations of future changes in the market.

Management estimates discount rates that reflect current market assessments of the time value of money and the risks specific relating to the CGU.

At the end of the reporting period, the recoverable amount of the real estate division was determined based on a value in use calculation using cash flow projections based on financial budgets of 2021 covering a certain period approved by the directors of Jinmao. The pre-tax discount rate applied to the cash flow projection was 11.3% (2020: 11.4%). Cash flows were extrapolated using a growth rate of 1.0% (2020: 3.0%) for the first two years and a steady growth rate of 1.0% (2020: 1.0%) for the following years.

The value in use calculated by using the discount rate is higher than the carrying amount of this group of CGU, and therefore, there is no impairment of goodwill attributable to the real estate division.

17 Intangible assets

	<i>Computer software</i> HK\$'000
At 31 December 2020 and at 1 January 2021:	
Cost	232,098
Accumulated amortisation and impairment	<u>(104,400)</u>
Net carrying amount	<u>127,698</u>
At 1 January 2021, net of accumulated amortisation	127,698
Additions	109,291
Acquisition of subsidiaries (note 42)	92
Amortisation and impairment for the year	(27,925)
Other disposals	(192)
Exchange adjustments	<u>4,940</u>
At 31 December 2021, net of accumulated amortisation	<u>213,904</u>
At 31 December 2021:	
Cost	317,172
Accumulated amortisation and impairment	<u>(103,268)</u>
Net carrying amount	<u>213,904</u>
	<i>Computer software</i> HK\$'000
At 31 December 2019 and at 1 January 2020:	
Cost	168,127
Accumulated amortisation	<u>(112,286)</u>
Net carrying amount	<u>55,841</u>
At 1 January 2020, net of accumulated amortisation	55,841
Additions	87,081
Acquisition of subsidiaries (note 42)	2,061
Amortisation for the year	(23,547)
Disposal of subsidiaries (note 43)	(747)
Other disposals	(247)
Exchange adjustments	<u>7,256</u>
At 31 December 2020, net of accumulated amortisation	<u>127,698</u>
At 31 December 2020:	
Cost	232,098
Accumulated amortisation	<u>(104,400)</u>
Net carrying amount	<u>127,698</u>

18 Joint operations and investments in joint ventures

Investments in joint ventures

	2021 HK\$'000	2020 HK\$'000
Unlisted investments:		
Share of net assets	<u>27,136,828</u>	<u>19,390,762</u>

Notes:

- (a) The Group has discontinued the recognition of its share of loss of certain joint ventures because the share of loss of the joint ventures exceeded the Group's interests in them and the Group has no obligation to take up further losses. The amounts of the Group's unrecognised share of loss of the joint ventures for the current year and cumulatively were HK\$613,489,000 (2020: HK\$477,904,000) and HK\$1,703,473,000 (2020: HK\$1,016,794,000), respectively.
- (b) The amounts due from/to joint ventures are disclosed in note 22 to the consolidated financial statements.

The directors of the Company are of the opinion that no joint ventures are individually material to the Group. The following table illustrates the aggregate financial information of the Group's joint ventures under continuing operations that are not individually material:

	2021 HK\$'000	2020 HK\$'000
Share of the joint ventures' profit for the year	1,200,712	417,299
Share of the joint ventures' other comprehensive income for the year	<u>679,273</u>	<u>1,113,942</u>
Share of the joint ventures' total comprehensive income	<u>1,879,985</u>	<u>1,531,241</u>
Aggregate carrying amount of the Group's investments in the joint ventures	<u>27,136,828</u>	<u>19,390,762</u>

18 Joint operations and investments in joint ventures (continued)

Joint operations

On 28 July 2011, Qingdao Jin Mao, an indirect wholly-owned subsidiary of Jinmao completed an acquisition of a 50% equity interest in Qingdao Lanhai Xingang City Properties Co., Ltd. ("Lanhai Xingang City") through contributing RMB1 billion to the newly registered capital of Lanhai Xingang City. On the same day, Qingdao Jin Mao and Qingdao Urban Investment Group entered into a supplementary agreement pursuant to which Lanhai Xingang City agreed to establish two branches, where branch 1 would be unilaterally managed and controlled by Qingdao Jin Mao in respect of the development of the Southern region with a land area of 200 mu (the "Southern Region") and branch 2 would be unilaterally managed and controlled by Qingdao Urban Investment Group in respect of the development of the Northern region with a total land area of 140 mu (the "Northern Region"). The land use right certificate in connection with the Southern Region is registered under the name of Lanhai Xingang City.

The Group considered this supplementary arrangement as a joint operation and recognised the assets, liabilities and revenue and expenses of branch 1 as the Group is given the rights to the assets and has obligations for the liabilities of branch 1 pursuant to the terms of the supplementary agreement.

The following table illustrates the summarised financial information of branch 1 of Lanhai Xingang City recognised in the Group's consolidated financial statements:

	2021 HK\$'000	2020 HK\$'000
Assets	441,129	736,890
Liabilities	304,377	533,759
Revenue	329,315	73,656
Gross profit	35,384	81,214
Profit for the year	<u>13,788</u>	<u>33,105</u>

19 Investments in associates

	2021 HK\$'000	2020 HK\$'000
Unlisted investments:		
Share of net assets	<u>24,872,332</u>	<u>13,195,044</u>

Notes:

- (a) The Group has discontinued the recognition of its share of loss of certain associates because the share of loss of the associates exceeded the Group's interests in them and the Group has no obligation to take up further losses. The amounts of the Group's unrecognised share of loss of the associates for the current year and cumulatively were HK\$662,948,000 (2020:HK\$739,593,000) and HK\$1,663,729,000 (2020: HK\$933,614,000), respectively.
- (b) The amounts due from/to associates are disclosed in note 22 to the consolidated financial statements.

The directors of the Company are of the opinion that no associates are individually material to the Group. Aggregate information of associates under continuing operations that are not individually material are listed below:

	2021 HK\$'000	2020 HK\$'000
Share of the associates' profit for the year	699,624	801,977
Share of the associates' other comprehensive income for the year	<u>560,178</u>	<u>769,694</u>
Share of the associates' total comprehensive income	<u>1,259,802</u>	<u>1,571,671</u>
Aggregate carrying amount of the Group's investments in the associates	<u>24,872,332</u>	<u>13,195,044</u>

20 Financial assets at fair value through other comprehensive income

	2021 HK\$'000	2020 HK\$'000
Equity securities designated at FVOCI (non-recycling)		
- Listed equity securities (note a)	265,401	657,082
- Unlisted equity securities (note b)	-	18,163
	<u>265,401</u>	<u>675,245</u>

(a) Details of investments in listed equity securities are as follows:

Name	Fair value		Dividends recognised during the year		Place of incorporation	Principal activities
	2021 HK\$'000	2020 HK\$'000	2021 HK\$'000	2020 HK\$'000		
China CITIC Bank International VRN Perpetual Regs	-	389,669	16,516	-	Hong Kong	Provision of financing services
Sino-Ocean Group Holding Limited	111,828	95,238	8,909	5,407	Hong Kong	Provision of investment holding, property development and property investment services
China Resources Pharmaceutical Group Limited	153,573	172,175	5,185	4,753	Hong Kong	Provision of investment holding, property development and property investment services
	<u>265,401</u>	<u>657,082</u>	<u>30,610</u>	<u>10,160</u>		

(b) Details of investments in unlisted equity securities are as follows:

Name of company	Fair value at 31 December 2021 HK\$'000	Fair value at 31 December 2020 HK\$'000	Place of incorporation/ establishment	Percentage of ownership interest	Principal activity
Sinochem Petroleum Netherlands Cooperatief U.A.	-	18,163	Netherlands	0.1019%	Exploration and production of crude oil

The above unlisted investments represent investments in unlisted shares issued by a private entity. No dividends were received on such investments during the year (2020: Nil).

(c) The above equity investments were irrevocably designated at FVOCI as the Group considers these investments to be strategic in nature.

For the year ended 31 December 2021, the net loss in respect of the Group's equity investments designated at FVOCI recognised in other comprehensive income amounted to HK\$25,025,000 (2020: HK\$234,847,000).

21 Derivative financial instruments

	2021		2020	
	Assets HK\$'000	Liabilities HK\$'000	Assets HK\$'000	Liabilities HK\$'000
Interest rate swaps	-	47,833	-	113,820
Cross currency interest rate swaps	92,513	3,165	77,862	-
Forward exchange contracts	56,892	-	-	-
Other derivative financial instruments	-	-	11,149	-
	149,405	50,998	89,011	113,820
Current portion	(149,405)	(16,663)	(89,011)	(12,361)
Non-current portion	-	34,335	-	101,459

Transactions of derivative financial instruments of the Group were conducted with creditworthy banks.

Cash flow hedge – Interest rate risk and foreign currency risk

At 31 December 2021, Jinmao had interest rate swap agreements in place with an aggregate notional amount of HK\$960,000,000 and US\$250,000,000, respectively, whereby it pays interest at fixed rates ranging from 2.59% to 4.45% and receives interest at variable rates equal to the Hong Kong Interbank Offered Rate (“HIBOR”) plus 1.65% and London Interbank Offered Rate (“LIBOR”) plus 1.25% on the notional amount. The swaps are being used to hedge the interest rate exposure of floating rate unsecured bank loans with an aggregate face value of HK\$960,000,000 and US\$250,000,000, respectively.

At 31 December 2020, Jinmao had interest rate swap agreements in place with a notional amount of HK\$1,920,000,000 whereby it pays interest at fixed rates ranging from 3.81% to 4.45% and receives interest at variable rates equal to the HIBOR plus 1.45% to 1.65% on the notional amount. The swaps are being used to hedge the interest rate risk exposure of a floating rate unsecured bank loans with an aggregate face value of HK\$1,920,000,000.

At 31 December 2021, Jinmao had a cross currency interest rate swap agreement whereby the Group is required to pay interest at a fixed rate of 3.55% and pay RMB160,785,000 on the maturity date, and is entitled to receive interest at a variable rate equal to the LIBOR plus 0.30% and receive US\$25,000,000 on the maturity date. The swap is being used to hedge the interest rate and foreign currency exposure of a floating rate unsecured bank loan with face value of US\$25,000,000.

At 31 December 2021, the Group had cross currency interest rate swap agreements in place with a notional amount of 250,000,000 in Swiss Franc (“CHF”) and US\$268,240,000 whereby it pays interest at a fixed rate of 3.49% and pays US\$268,240,000 on the maturity date, and receives interest at a fixed rate of 0.76% and receives CHF250,000,000 on the maturity date. And another cross currency interest rate swap agreement in place with a notional amount of RMB1,944,000,000 whereby it pays interest at a fixed rate of 1.2% and pays US\$300,000,000 on the maturity date. The swaps are being used to hedge the foreign currency risk exposure to unsecured loans with face value of CHF250,000,000 and RMB1,944,000,000, respectively.

21 Derivative financial instruments (continued)

At 31 December 2020, the Group had a cross currency interest rate swap agreement in place with a notional amount of CHF250,000,000 and US\$268,240,000 whereby it pays interest at a fixed rate of 3.49% and pays US\$268,240,000 on the maturity date, and receives interest at a fixed rate of 0.76% and receives CHF250,000,000 on the maturity date. The swap is being used to hedge the foreign currency risk exposure to an unsecured loan with a face value of CHF250,000,000.

At 31 December 2021, the Group had forward exchange contracts in place with a notional amount of RMB1,965,900,000 for US\$300,000,000. The forward exchange contracts is being used to hedge the exchange rate risk of loans from the immediate parent with an aggregate face value of RMB1,930,000,000. Changes in the fair value of forward exchange contracts that economically hedge monetary assets and liabilities denominated in foreign currencies include effective portions and ineffective portions, the effective portions are recognised in other comprehensive income, the ineffective portions are recognised in profit or loss, and the changes in the value of the forward points are recognised in profit or loss. The net fair value of forward exchange contracts used by the Group as economic hedges of monetary assets and liabilities denominated in foreign currencies at 31 December 2021 was HK\$56,892,000 (2020: HK\$Nil), and recognised as derivative financial instruments.

There is an economic relationship between the hedged items and the hedging instruments as the terms of the swaps and foreign currency forward contracts match the terms of the variable rate foreign currency denominated bank loans (i.e., notional amount, maturity and payment date). The Group has established a hedge ratio of 1:1 for the hedging relationships as the underlying risks of the swaps and foreign currency forward contracts are identical to the hedged risk components. To measure the hedge effectiveness, the Group uses the hypothetical derivative method and compares the changes in the fair value of the hedging instruments against the changes in fair value of the hedged items attributable to the hedged risks.

Hedge ineffectiveness can arise from:

- Differences in the timing of the cash flows of the forecasted payments and the hedging instruments;
- Different interest rate curves applied to discount the hedged items and hedging instruments;
- The counterparties' credit risks differently impacting the fair value movements of the hedging instruments and hedged items;
- Changes to the forecasted amounts of cash flows of hedged items and hedging instruments.

22 Amounts due from/to related parties

	31 December 2021 HK\$'000	31 December 2020 HK\$'000
Current:		
Amounts due from an associate of the Group's ultimate holding company	116	-
Amounts due from associates (note a)	11,850,059	9,371,696
Amounts due from joint ventures (note b)	24,237,526	23,915,294
Amounts due from fellow subsidiaries	35,560,269	7,680,200
Amounts due from the ultimate parent	789	337
Amounts due from the immediate parent	8,201	4,726,348
Amounts due from non-controlling interests (note c)	2,339,669	1,550,945
	<u>73,996,629</u>	<u>47,244,820</u>
Less: Impairment allowance	(1,603,694)	(1,557,944)
	<u>72,392,935</u>	<u>45,686,876</u>
Non-current:		
Amounts due from associates (note a)	1,305,868	1,814,240
Amounts due from joint ventures (note b)	13,196,385	14,274,093
Amounts due from the immediate parent	20,967,181	20,847,216
Amounts due from non-controlling interests (note c)	-	1,038,135
Amounts due from fellow subsidiaries	9,890,024	-
	<u>45,359,458</u>	<u>37,973,684</u>

22 Amounts due from/to related parties (continued)

	31 December 2021 HK\$'000	31 December 2020 HK\$'000
Current:		
<u>Amounts due to related parties</u>		
Amounts due to joint ventures (note d)	14,382,395	14,446,692
Amounts due to the ultimate parent	2,654	2,578
Amounts due to associates (note e)	13,068,729	9,545,195
Amounts due to other related parties	1	1
Amounts due to the immediate parent (note f)	8,655,835	2,584,719
Amounts due to fellow subsidiaries	5,838,780	9,370,259
Amounts due to associates of the Group's ultimate parent	19,510	3,173
Amounts due to non-controlling interests	3,152,362	880,298
	<u>45,120,266</u>	<u>36,832,915</u>
Non-current:		
<u>Amounts due to related parties</u>		
Amounts due to a joint venture (note d)	-	118,820
Amounts due to associates (note e)	2,139,067	1,349,721
Amounts due to the immediate parent (note f)	14,134,999	11,665,763
	<u>16,274,066</u>	<u>13,134,304</u>

Notes:

At each reporting date, an impairment analysis is performed using the general approach to recognise the ECLs on the amounts due from the related parties. For those associates and joint ventures undertaking property development projects, if applicable, the loss allowance is measured at an amount equal to the lifetime ECL which would be calculated by taking into account the fair value of the properties under development and properties held for sale held by the associates and joint ventures. The ECLs reflect the current conditions and forecasts of future economic conditions, as appropriate. As at 31 December 2021, the loss allowance was HK\$1,603,694,000 (2020: HK\$1,474,422,000).

The amounts due from related parties are unsecured, interest-free and are repayable on demand, except for the following:

- (a) The current balances of amounts due from associates as at 31 December 2021 included the amounts of HK\$4,916,014,000 which bear interest at rates ranging from 2.42% to 9.00% per annum (2020: HK\$3,375,580,000 which bear interest at rates ranging from 4.35% to 10.00% per annum).

The non-current balances of amounts due from associates as at 31 December 2021 included the amounts of HK\$1,208,168,000 which bear interest at rates ranging from 5.22% to 8.00% per annum (2020: HK\$1,558,061,000 which bear interest at rates ranging from 2.42% to 12.00% per annum).

22 Amounts due from/to related parties (continued)

- (b) The current balances of amounts due from joint ventures as at 31 December 2021 included the amounts of HK\$13,067,849,000 which bear interest at rates ranging from 4.35% to 10.00% per annum (2020: HK\$10,823,338,000 which bear interest at rates ranging from 2.18% to 13.88% per annum).

The non-current balances of amounts due from joint ventures as at 31 December 2021 included the amounts of HK\$11,787,235,000 which bear interest at rates ranging from 1.93% to 13.88% per annum (2020: HK\$13,676,225,000 which bear interest at rates ranging from 1.93% to 12.00% per annum).

- (c) The current balances of amounts due from the non-controlling interests as at 31 December 2021 included the amounts of HK\$2,137,956,000 which bear interest at a rate of 2.18% to 2.75% per annum (2020: HK\$1,205,486,000 which bear interest at a rates of 2.18% per annum).

The non-current balances of amounts due from the non-controlling interests as at 31 December 2021 included the amounts of HK\$Nil (2020: HK\$1,003,069,000 which bear interest at a rate of 2.75% per annum).

The amounts due to related parties are unsecured, interest-free and repayable on demand, except for the following:

- (d) The current balances of amounts due to joint ventures as at 31 December 2021 included the amounts of HK\$Nil (2020: HK\$819,858,000 which bear interest at a rate of 4.75% per annum).

The non-current balances of amounts due to a joint venture as at 31 December 2021 included the amounts of HK\$Nil (2020: HK\$118,820,000 which bear interest at a rate of 2.00% per annum).

- (e) The current balances of amounts due to associates as at 31 December 2021 included the amounts of HK\$1,606,372,000 which bear interest at rates ranging from 2.18% to 3.85% per annum (2020: HK\$1,681,785,000 which bear interest at rates ranging from 3.05% to 4.75% per annum).

The non-current balances of amounts due to associates as at 31 December 2021 included the amounts of HK\$950,342,000 which bear interest at rates ranging from 4.28% to 4.75% per annum (2020: HK\$1,325,437,000 which bear interest at rates ranging from 2.38% to 4.28% per annum).

- (f) The current balances of the amounts due to the immediate parent included the amounts of HK\$4,444,900,000 (2020: HK\$4,190,216,000), HK\$2,360,568,000 (2020: HK\$522,808,000) and HK\$1,766,072,000 which bear interest at 2.9%, 0.1% and 2.9% per annum (2020: HK\$2,554,630,000 which bear interest at a rate of 2.90% per annum).

The non-current balances of amounts due to the immediate parent as at 31 December 2021 included the amounts of HK\$ 13,087,084,000 which bear interest at rates ranging from 4.20% to 4.35% per annum (2020: HK\$11,050,260,000 which bear interest at rates ranging from 4.20% to 4.35% per annum).

23 Amounts due from non-controlling interests

The non-current balances of amounts due from non-controlling interests are unsecured, bear interest at rates ranging from 2.18% to 4.75% (2020: 0.35% to 4.75%) per annum and are not repayable within one year.

24 Other assets

	2021 HK\$'000	2020 HK\$'000
Other receivables (note a)	546,525	487,853
Other financial assets (note b)	1,895,032	769,616
Long-term time deposit (note 30(a))	-	3,921,060
At 31 December	2,441,557	5,178,529
Current portion	(52)	(4,516,403)
Non-current portion	2,441,505	662,126

(a) As at 31 December 2021, the other receivables included a pledged deposit of HK\$300,833,000 (2020: HK\$292,297,000) made to a local government for performance guarantee, which is not recoverable within one year.

(b) Set out below is the information about other financial assets:

	2021 HK\$'000	2020 HK\$'000
Non-current portion		
Unlisted equity investments at fair value through profit or loss	128,425	59,410
Investment in convertible bond, at fair value	986,305	-
Other unlisted investments at fair value through profit or loss	780,250	114,863
	1,894,980	174,273
Current portion		
Other unlisted investments at fair value through profit or loss	52	595,343
	52	595,343
	1,895,032	769,616

The balance of the non-current portion of unlisted equity investments at 31 December 2021 was classified as financial assets at fair value through profit or loss.

24 Other assets (continued)

The balance of the non-current portion of other unlisted investments as at 31 December 2021 represented wealth management products with original maturity of over one year when acquired from banks.

The balance of the current portion of listed equity investments at 31 December 2021 was classified as financial assets at fair value through profit or loss as the Group has not elected to recognise the fair value gain or loss through other comprehensive income.

The balance of the current portion of other unlisted investments as at 31 December 2021 included wealth management products with original maturity within one year when acquired from banks of HK\$52,000 (2020: HK\$595,343,000).

25 Inventories

	2021 HK\$'000	2020 HK\$'000
Raw materials	266,044	188,659
Finished goods	3,288	3,174
Consumables	17,000	17,162
	<u>286,332</u>	<u>208,995</u>

26 Properties held for sale

For the year ended 31 December 2021, the Group recognised impairment losses of HK\$481,340,000 (2020: HK\$1,704,171,000) on properties held for sale (note 5). At 31 December 2021, the provision for impairment of properties held for sale amounted to HK\$1,357,474,000 (2020: HK\$1,704,171,000).

At 31 December 2021, certain of the Group's properties included in properties held for sale with a net carrying amount of approximately HK\$162,061,000 (2020: HK\$157,438,000) were pledged to secure bank loans granted to the Group (note 33).

27 Trade receivables

	2021 HK\$'000	2020 HK\$'000
Trade receivables	2,580,255	556,560
Impairment allowance	<u>(33,795)</u>	<u>(25,683)</u>
Total trade receivables	<u>2,546,460</u>	<u>530,877</u>

27 Trade receivables (continued)

As at the end of the reporting period, the ageing analysis of trade receivables net of loss allowance presented based on the invoice date is as follows:

	2021 HK\$'000	2020 HK\$'000
Within 3 months	1,642,940	279,619
3 to 6 months	181,923	80,745
6 to 12 months	605,166	57,066
Over 12 months	116,431	113,447
	<u>2,546,460</u>	<u>530,877</u>

Consideration in respect of properties sold is receivable in accordance with the terms of the related sale and purchase agreements, whilst the Group's trading terms with its customers in relation to the provision of hotel, decoration and other services are mainly on credit, except for new customers, where payment in advance is normally required. The credit period is generally one to three months for major customers. Each customer has a maximum credit limit.

The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise the credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest bearing. At 31 December 2021, certain of the Group's trade receivables with a net carrying amount of approximately HK\$14,080,235 (2020: Nil) were pledged to secure bank and other loans granted to the Group.

28 Prepayments, other receivables and other assets

	2021 HK\$'000	2020 HK\$'000
Prepayments	15,826,545	18,540,301
Deposits	5,043,112	4,915,623
Other receivables	8,895,784	7,191,873
Amounts due from non-controlling interests (note a)	16,166,592	14,211,274
Contract costs (note b)	225,654	395,164
	<u>46,157,687</u>	<u>45,254,235</u>
Impairment allowance (note c)	<u>(14,252)</u>	<u>(6,921)</u>
Total	<u>46,143,435</u>	<u>45,247,314</u>

28 Prepayments, other receivables and other assets (continued)

Notes:

- (a) The amounts due from non-controlling interests are unsecured, interest-free and repayable within one year, except for the amounts of HK\$13,808,082,000 in aggregate, which bear interest at rates ranging from 1.93% to 4.75% per annum (2020: HK\$10,628,500,000 in aggregate, which bear interest at rates ranging from 0.35% to 4.75% per annum).
- (b) The contract costs represent primarily sale commission and stamp duty paid/payable as a result of obtaining the property sale contracts. These amounts would be amortised when the related revenue is recognised in profit or loss.
- (c) The movement in the loss allowance during the year is as follows:

	2021 HK\$'000	2020 HK\$'000
At 1 January	6,921	3,004
Impairment losses recognised (note 5)	7,025	3,524
Exchange adjustments	306	393
	<hr/>	<hr/>
At 31 December	14,252	6,921
	<hr/>	<hr/>

29 Contract assets

	2021 HK\$'000	2020 HK\$'000
Contract assets arising from:		
Design, construction and decoration services	1,713,427	937,880
	<hr/>	<hr/>

Contract assets are initially recognised for other revenue earned from the design and decoration services as the receipt of consideration is conditional on successful completion of services. Included in contract assets for design and decoration services are retention receivables. Upon completion of design and decoration services and acceptance by the customer, the amounts recognised as contract assets are reclassified to trade receivables.

The increase in contract assets in 2021 and 2020 was the result of the increase in the ongoing provision of design and decoration services.

The expected timing of recovery or settlement for contract assets as at 31 December 2021 and 2020 is within one year.

29 Contract assets (continued)

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates for the measurement of the expected credit losses of the contract assets are based on those of the trade receivables as the contract assets and the trade receivables are from the same customer bases. The provision rates of contract assets are based on days past due of trade receivables for groupings of various customer segments with similar loss patterns (i.e., by customer type and rating, and forms of credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

The Group performs impairment assessment under ECL model on contract assets based on shared credit risk characteristics by reference to repayment history and past due status of customers and forward looking information. Given the Group has not experienced any significant credit losses in the past, the directors of the Group assess that the loss allowance is insignificant.

30 Cash and bank balances

(a) Reconciliation of cash and bank balances to cash and cash equivalents

	2021 HK\$'000	2020 HK\$'000
Cash and bank balances	38,318,801	48,414,644
Time deposits	10,713,919	14,288,553
	<u>49,032,720</u>	<u>62,703,197</u>
Less: Restricted bank balances	(10,633,307)	(10,244,867)
Less: Long-term time deposit (note i)	<u>-</u>	<u>(3,921,060)</u>
Cash and cash equivalents (note ii)	<u><u>38,399,413</u></u>	<u><u>48,537,270</u></u>

Notes:

- (i) The Group's long-term time deposit of HK\$Nil (2020: HK\$3,921,060,000) is placed with Sinochem Group Finance Co., Ltd., a fellow subsidiary of the Company, has a term of 2 years with a fixed rate of 3.15% per annum. The long-term deposit has been recovered in 2021.
- (ii) Cash and cash equivalents comprise cash at banks and cash held by the Group bearing interest at prevailing market rates.

The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

30 Cash and bank balances (continued)

(b) Reconciliation of liabilities arising from financing activities:

The table below details changes in the Group's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Bank and other borrowings HK\$'000	Payable to non-controlling interests HK\$'000	Other payables and accruals excluding payable to non-controlling interests HK\$'000	Amounts due to related parties HK\$'000	Other non-current liabilities HK\$'000	Lease liabilities HK\$'000	Total HK\$'000
At 1 January 2021	134,033,787	5,825,525	118,845,523	49,967,219	86,545	1,306,516	310,064,115
New bank and other borrowings	144,567,708	-	-	-	-	-	144,567,708
Repayment of bank and other borrowings	(105,979,946)	-	-	-	-	-	(105,979,946)
Advance from non-controlling interests	-	1,806,458	-	-	-	-	1,806,458
Dividends paid to non-controlling interests of subsidiaries	-	(3,554,364)	-	-	-	-	(3,554,364)
Repayment of loans from non-controlling interests	-	(1,827,478)	-	-	-	-	(1,827,478)
Advance of investments from third parties	-	-	(2,421,774)	-	-	-	(2,421,774)
Interest paid	-	-	(6,751,061)	-	-	-	(6,751,061)
Capital element of lease rentals paid	-	-	-	-	-	(150,930)	(150,930)
Interest element of lease rentals paid	-	-	-	-	-	(59,894)	(59,894)
Increase in amounts due to related parties	-	-	-	6,357,688	-	-	6,357,688
Net cash flows from financing activities	38,587,762	(3,575,384)	(9,172,835)	6,357,688	-	(210,824)	31,986,407
Increase in lease liabilities from entering into new leases during the year	-	-	-	-	-	49,275	49,275
Interest expenses	-	-	4,024,989	-	-	59,892	4,084,881
Interest capitalised in properties under development and other qualifying assets	-	-	3,513,266	-	-	-	3,513,266
Dividends declared by subsidiaries	-	3,603,415	-	-	-	-	3,603,415
Increase arising from acquisition of subsidiaries	1,436,439	-	17,095,372	-	-	1,258	18,533,069
Decrease arising from disposal of subsidiaries	(1,562,735)	-	(11,143,493)	-	-	-	(12,706,228)
Reclassification of other non-current liabilities	-	-	88,058	-	(88,058)	-	-
Other changes	-	(742,076)	(5,067,038)	4,556,357	-	-	(1,252,747)
	(126,296)	2,861,339	8,511,154	4,556,367	(88,058)	110,425	15,824,931
Net foreign exchange differences	2,079,483	258,213	4,407,415	513,058	2,513	97,669	7,358,351
At 31 December 2021	174,574,736	5,369,693	122,591,257	61,394,332	-	1,303,786	365,233,804

30 Cash and bank balances (continued)

	Bank and other borrowings HK\$'000	Payable to non-controlling interests HK\$'000	Other payables and accruals excluding payable to non-controlling interests HK\$'000	Amounts due to related parties HK\$'000	Other non-current liabilities HK\$'000	Lease liabilities HK\$'000	Total HK\$'000
At 1 January 2020	128,937,688	5,415,712	87,186,330	24,799,462	78,138	212,648	246,629,978
New bank and other borrowings	107,640,653	-	-	-	-	-	107,640,653
Repayment of bank and other borrowings	(115,231,993)	-	-	-	-	-	(115,231,993)
Advance from non-controlling interests	-	1,897,460	-	-	-	-	1,897,460
Dividends paid to non-controlling interests of subsidiaries	-	(2,343,696)	-	-	-	-	(2,343,696)
Repayment of loans from non-controlling interests	-	(1,084,169)	-	-	-	-	(1,084,169)
Advance of investments from third parties	-	-	2,040,066	-	-	-	2,040,066
Interest paid	-	-	(10,153,936)	-	-	-	(10,153,936)
Dividends paid	-	-	-	(389,393)	-	-	(389,393)
Capital element of lease rentals paid	-	-	-	-	-	(150,158)	(150,158)
Interest element of lease rentals paid	-	-	-	-	-	(45,878)	(45,878)
Decrease in amounts due to related parties	-	-	-	(122,390)	-	-	(122,390)
Increase in other non-current liabilities	-	-	-	-	2,245	-	2,245
Net cash flows from financing activities	(7,591,340)	(1,530,405)	(8,113,870)	(511,783)	2,245	(195,036)	(17,941,189)
Increase in lease liabilities from entering into new leases during the year	-	-	-	-	-	1,120,848	1,120,848
Interest expenses	-	-	3,826,069	-	-	46,000	3,872,069
Interest capitalised in properties under development and other qualifying assets	-	-	5,840,467	-	-	-	5,840,467
Dividends declared	-	2,290,796	-	2,099,891	-	-	4,390,687
Increase arising from acquisition of subsidiaries	13,695,731	-	8,916,084	-	-	5,413	22,617,228
Decrease arising from disposal of subsidiaries	(5,484,299)	-	(25,489,615)	-	-	-	(30,973,914)
Increase in loans from joint ventures and associates	-	-	-	12,430,167	-	-	12,430,167
Other changes	-	(742,076)	37,804,648	7,741,233	-	-	44,803,805
	8,211,432	1,548,720	30,897,653	22,271,291	-	1,172,261	64,101,357
Net foreign exchange differences	4,476,007	391,498	8,875,410	3,408,249	5,162	117,643	17,273,969
At 31 December 2020	134,033,787	5,825,525	118,845,523	49,967,219	85,545	1,306,516	310,054,115

(c) Total cash outflow for leases:

Amounts included in the consolidated cash flow statement for leases comprise the following:

	2021 HK\$'000	2020 HK\$'000
Within operating cash flows	91,717	36,710
Within financing cash flows	210,824	196,036
	<u>302,541</u>	<u>232,746</u>

31 Trade and bills payables

An ageing analysis of the trade and bills payables as at the end of the reporting period, based on the invoice date, is as follows:

	2021 HK\$'000	2020 HK\$'000
Within one year	32,382,024	24,423,971
Over one year	3,028,399	1,605,745
	<u>35,410,423</u>	<u>26,029,716</u>

32 Other payables and accruals

	2021 HK\$'000	2020 HK\$'000
Other payables	22,552,271	20,141,767
Receipt in advances	3,120,844	152,799
Accruals	258,223	317,560
Amounts due to non-controlling interests (note a)	5,369,693	5,825,228
Contract liabilities (note b)	95,662,646	96,830,887
Dividend payable to non-controlling interests	41,129	297
Deferred revenue	956,144	1,402,510
	<u>127,960,950</u>	<u>124,671,048</u>
Carrying amount at 31 December	127,960,950	124,671,048
Current portion	<u>127,017,263</u>	<u>124,671,048</u>
Non-current portion	<u>943,687</u>	<u>-</u>

32 Other payables and accruals (continued)

Notes:

- (a) The amounts due to non-controlling interests as at 31 December 2021 are unsecured, interest-free, except for the amounts of HK\$1,753,230,000, in aggregate, which bear interest at rates ranging from 4.35% to 12.00% per annum (2020: HK\$3,400,244,000, in aggregate, which bear interest at rates ranging from 4.35% to 12.00% per annum).
- (b) Details of contract liabilities as at 31 December 2021 and 2020 were as follows:

	2021 HK\$'000	2020 HK\$'000
<i>Short-term advances received from customers</i>		
Sale of properties	95,011,456	96,378,550
Hotel operations	100,586	95,561
Property management	550,604	328,751
Land development	-	28,025
	<hr/>	<hr/>
Total contract liabilities	95,662,646	96,830,887
	<hr/>	<hr/>

Contract liabilities include short-term advances received from customers to deliver completed properties and land development assets, render hotel operations, and provide design and decoration services and management services. The decrease in contract liabilities in 2021 was mainly due to the recognition of revenue arising from contract liabilities in relation to short-term advances received from customers.

33 Interest-bearing borrowings

	2021 HK\$'000	2020 HK\$'000
Current:		
Bank loans, secured (note a)	9,174,000	6,804,888
Bank loans, unsecured	19,422,040	17,333,138
Guaranteed senior notes, unsecured (note b)	5,459,114	4,601,724
Notes issued under the medium-term note programme (note c)	4,570,037	1,543,505
Notes, unsecured	978,474	-
Bonds (note e)	-	3,563,272
Other loans (note f)	2,336,682	5,065,078
	<u>41,940,347</u>	<u>38,911,605</u>
Non-current:		
Bank loans, secured (note a)	12,932,416	7,864,800
Bank loans, unsecured	18,347,018	19,029,273
Guaranteed senior notes, unsecured (note b)	14,269,562	14,919,273
Notes issued under the medium-term note programme (note c)	28,526,337	8,367,108
Domestic corporate bonds, unsecured (note d)	16,878,669	10,456,160
Bonds (note e)	611,546	594,100
Other loans (note f)	41,068,841	33,891,468
	<u>132,634,389</u>	<u>95,122,182</u>
	2021 HK\$'000	2020 HK\$'000
Within one year	41,940,347	38,911,605
In the second year	26,880,493	33,624,414
In the third to fifth years, inclusive	71,359,590	38,951,155
Beyond five years	34,394,306	22,546,613
	<u>174,574,736</u>	<u>134,033,787</u>

33 Interest-bearing borrowings (continued)

Notes:

- (a) The Group's bank loans are secured by:
- (i) mortgages over certain of the Group's property, plant and equipment, which had an aggregate net carrying value at the end of the reporting period of HK\$ 3,930,763,000 (2020: HK\$261,383,000);
 - (ii) mortgages over certain of the Group's properties under development, which had an aggregate carrying amount at the end of the reporting period of HK\$ 110,496,468,000 (2020: HK\$89,477,391,000);
 - (iii) mortgages over certain of the Group's properties held for sale, which had an aggregate carrying amount at the end of the reporting period of HK\$162,061,000 (2020: HK\$157,438,000);
 - (iv) mortgages over certain of the Group's investment properties, which had an aggregate carrying value at the end of the reporting period of HK\$14,531,651,000 (2020: HK\$13,447,964,000);
 - (v) mortgages over certain of the Group's trade receivables, which had an aggregate carrying amount at the end of the reporting period of HK\$14,080,000 (2020: HK\$Nil).
- (b) On 4 November 2010, Sinochem Overseas Capital Company Limited, a wholly-owned subsidiary of the Group, issued US\$500,000,000 6.30% guaranteed senior notes due 2040 (the "2040 Notes"). The 2040 Notes are unsecured.

On 21 August 2013, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$200,000,000 6.40% guaranteed senior notes due 2022 (the "2022 Notes 1"). The 2022 Notes 1 are unsecured, bear interest at a rate of 6.40% per annum and will mature on 27 April 2022. On 3 March 2017 issued US\$500,000,000 5.75% guaranteed senior notes due 2022 (the "2022 Notes 2"). The 2022 Notes 2 are unsecured, bear interest at a rate of 3.60% per annum and will mature on 3 March 2022.

On 24 June 2019, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$250,000,000 4.00% guaranteed senior notes due 2024 ("the 2024 Notes"). The 2024 Notes are unsecured, bear interest at a rate of 4.00% per annum and will mature on 24 June 2024.

On 23 July 2019, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$500,000,000 4.25% guaranteed senior notes due 2029 ("the 2029 Notes"). The 2029 Notes are unsecured, bear interest at a rate of 4.00% per annum and will mature on 23 July 2029.

On 4 April 2021, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$600,000,000 3.20% guaranteed senior notes due 2026 ("the 2026 Notes"). The 2029 Notes are unsecured, bear interest at a rate of 3.20% per annum and will mature on 23 July 2029.

33 Interest-bearing borrowings (continued)

- (c) Sinochem Offshore Capital Company Limited, a wholly-owned subsidiary of the Company, established a US\$3,000,000,000 Medium-Term Note Programme on 17 April 2014. According to the programme, the notes to be issued under the programme are unsecured and guaranteed on an unsubordinated basis by the Company. On 28 April 2017, Sinochem Offshore Capital Company Limited updated the programme to US\$5,000,000,000. On 21 October 2020, Sinochem Offshore Capital Company Limited updated the programme to US\$10,000,000,000.

On 17 June 2015 and 24 May 2017, Sinochem Offshore Capital Company Limited issued CHF250,000,000 0.76% senior guaranteed notes (due 2022), US\$300,000,000 3.124% senior guaranteed notes (due 2022) under this programme, respectively. The notes are unsecured and will be matured on 17 June 2022 and 24 May 2022, respectively.

On 29 October 2020, Sinochem Offshore Capital Company Limited issued US\$500,000,000 1.625% guaranteed notes due 2025. The note is unsecured and will be matured on 29 October 2025.

On 23 August 2021, Sinochem Offshore Capital Company Limited issued RMB1,944,000,000 3.12% guaranteed note due 2024. The note is unsecured and will be matured on 23 July 2024.

On 23 September 2021, Sinochem Offshore Capital Company Limited issued US\$400,000,000 1.00% guaranteed notes (due 2024), US\$600,000,000 1.500% guaranteed notes (due 2026), US\$500,000,000 2.375% guaranteed notes (due 2031), respectively. The notes are unsecured and will be matured on 23 September 2024, 23 September 2026 and 23 September 2031, respectively.

On 24 November 2021, Sinochem Offshore Capital Company Limited issued US\$300,000,000 1.50% guaranteed notes (due 2024), and US\$ 500,000,000 2.25% guaranteed notes (due 2026), respectively. The notes are unsecured and will be matured on 24 November 2024, and 24 November 2026, respectively.

On 25 November 2021, Sinochem Offshore Capital Company Limited issued EUR\$500,000,000 0.75% guaranteed notes (due 2025). The note is unsecured and will be matured on 25 November 2025.

- (d) On 22 February 2019, Jinmao Investment Management (Shanghai) Co., a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB1,800,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.72% for the first three years based on the book-building process with the lead underwriters.

On 28 August 2019, Jinmao Investment Management (Shanghai) Co., a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB2,000,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.65% for the first three years based on the book-building process with the lead underwriters.

33 Interest-bearing borrowings (continued)

On 13 March 2020, Jinmao Investment Management (Shanghai) Co., a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB2,500,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.10% for the first three years based on the book-building process with the lead underwriters.

On 10 July 2020, Jinmao Investment, a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB2,500,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.80% for the first three years based on the book-building process with the lead underwriters.

On 16 April 2021, Jinmao Investment, a wholly-owned subsidiary of Jinmao, issued three years domestic corporate bonds with an aggregate principal amount of RMB3,000,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.74% for the first three years based on the book-building process with the lead underwriters.

On 14 October 2021, Jinmao Investment, a wholly-owned subsidiary of Jinmao, issued three years domestic corporate bonds with an aggregate principal amount of RMB2,000,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.65% for the first three years based on the book-building process with the lead underwriters.

- (e) On 19 March 2020, Jinmao Holdings Group Limited issued medium-term notes with an aggregate principal amount of RMB500,000,000, with a maturity of three years at a rate of 3.28% per annum. The bond under current liability as at 31 December 2020 has already due and repaid on 12 April 2021.
- (f) The balance includes an amount due to a fellow subsidiary of the Group, loans from third parties and short-term notes.
- (g) The ranges of effective interest rates on the Group's borrowings are as follows:

	2021 HK\$'000	2020 HK\$'000
Effective interest rate:		
Fixed rate borrowings	0.75% to 6.90%	0.76% to 7.00%
Variable rate borrowings	1.12% to 5.39%	1.52% to 5.70%

34 Provision for land appreciation tax

	HK\$'000
At 1 January 2020	3,672,778
Charged to profit or loss during the year (note 8)	1,027,487
Payment during the year	(1,753,074)
Transfer from tax recoverable	(641,793)
Exchange adjustments	159,102
	<hr/>
At 31 December 2020 and at 1 January 2021	2,464,500
Charged to profit or loss during the year (note 8)	2,464,821
Payment during the year	(1,047,593)
Transfer from tax recoverable	(1,128,022)
Exchange adjustments	76,606
	<hr/>
At 31 December 2021	<u>2,830,312</u>

Details of provision for land appreciation tax are set out in note 8(a).

Effective from 1995, the local tax bureau requires the prepayment of LAT on the pre-sales and sales proceeds of properties. According to the relevant tax notices issued by local tax authorities, the Group is required to pay LAT in advance at 1% to 3.5% on the sales and pre-sales proceeds of the Group's properties.

Jinmao has estimated, made and included in taxation a provision for LAT according to the requirements set out in the relevant PRC tax laws and regulations. The actual LAT liabilities are subject to the determination by the tax authorities upon completion of the property development projects. The tax authorities might disagree with the basis on which the provision for LAT is calculated.

35 Lease liabilities

At 31 December 2021, the lease liabilities were repayable as follows:

	2021 HK\$'000	2020 HK\$'000
Within 1 year	143,353	114,719
After 1 year but after 2 years	148,400	118,846
After 2 years but within 5 years	211,633	208,950
After 5 years	800,400	864,001
	<hr/>	<hr/>
	<u>1,303,786</u>	<u>1,306,516</u>

36 Deferred tax assets/liabilities

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset.

	Depreciation allowance in excess of related depreciation HK\$'000	Fair value adjustments on business combinations HK\$'000	Accrued interest income HK\$'000	Revaluation of investment properties HK\$'000	Withholding taxes HK\$'000	Provision for LAT HK\$'000	Unrealised profits arising from intra-group transactions HK\$'000	Losses available for offsetting taxable profits HK\$'000	Others HK\$'000	Total HK\$'000
At 1 January 2020	(758,239)	(909,870)	(249,171)	(4,295,911)	(158,735)	867,482	1,313,484	793,653	(301,077)	(3,698,384)
Deferred tax credited/ (charged) to profit or loss during the year	(52,465)	461,786	180,950	(335,398)	-	(378,600)	54,042	(47,808)	322,182	204,689
Acquisition of subsidiaries (note 42)	-	(830,977)	-	-	-	-	-	16,314	-	(814,663)
Disposal of subsidiaries (note 43)	(51,808)	(79,518)	(5,799)	(287,905)	(10,224)	34,427	(34,601)	-	-	(34,601)
Exchange adjustments	(862,512)	(1,358,579)	(74,020)	(4,919,214)	(168,959)	523,309	1,418,627	49,335	(926)	(266,716)
At 31 December 2020	(862,512)	(1,358,579)	(74,020)	(4,919,214)	(168,959)	523,309	1,418,627	811,494	20,179	(4,609,675)
At 1 January 2021	(862,512)	(1,358,579)	(74,020)	(4,919,214)	(168,959)	523,309	1,418,627	811,494	20,179	(4,609,675)
Deferred tax credited/ (charged) to profit or loss during the year	(74,729)	516,748	28,209	(94,707)	-	(32,061)	(6,945)	520,341	(392,930)	463,926
Acquisition of subsidiaries (note 42)	-	(427,908)	-	-	-	-	-	70,432	-	(357,476)
Disposal of subsidiaries (note 43)	(26,422)	(38,594)	(1,761)	(24,754)	(4,961)	14,898	41,557	(30,028)	-	(30,028)
Exchange adjustments	(963,663)	(1,308,333)	(47,572)	(5,038,675)	(173,920)	506,146	1,453,239	1,404,279	(126,038)	(134,035)
At 31 December 2021	(963,663)	(1,308,333)	(47,572)	(5,038,675)	(173,920)	506,146	1,453,239	1,404,279	(498,789)	(4,667,288)

36 Deferred tax assets/liabilities (continued)

	2021 HK\$'000	2020 HK\$'000
Net deferred tax asset recognised in the consolidated statement of financial position	4,034,255	3,688,385
Net deferred tax liability recognised in the consolidated statement of financial position	(8,701,543)	(8,298,060)
	<u>(4,667,288)</u>	<u>(4,609,675)</u>

Deferred tax assets are recognised for tax losses carried forward to the extent that the realisation of the related tax benefits through the future taxable profits is probable. By reference to financial budgets, the management of the Group has assessed whether there will be sufficient future taxable profits or taxable temporary differences available in the future for the realisation of deferred tax assets which have been recognised in respect of tax losses and other temporary differences.

The Group has recognised deferred tax assets in respect of tax losses amounting to approximately HK\$5,617,116,000 (2020: HK\$3,245,977,000) that can be carried forward against taxable income in the coming five years in Mainland China.

No deferred tax assets were recognised on the remaining tax losses of approximately HK\$7,623,977,495 (2020: HK\$5,357,328,000) that will expire in one to five years as the Group determines that the realisation of the related tax benefit through future taxable profits is not considered probable that taxable profits will be available against which the tax losses can be utilised.

Pursuant to the PRC EIT Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. Jinmao is therefore liable for withholding taxes on dividends distributed by those subsidiaries established in Mainland China to foreign investors in respect of earnings generated from 1 January 2008. For the Group, the applicable rates is 5%. At 31 December 2021, the Group recognised deferred tax liabilities of approximately HK\$173,920,000 (2020: HK\$168,959,000) for withholding taxes that would be payable on the unremitted earnings in the PRC. As the Group controls the dividend policy of its PRC subsidiaries, it has the ability to control the timing of the reversal of temporary differences associated with the investments in subsidiaries. Furthermore, the Group has determined that certain profits earned by the PRC subsidiaries will not be distributed to foreign investors in the foreseeable future. As such, deferred taxation has not been provided for in respect of temporary differences attributable to retained profits of those PRC subsidiaries of approximately HK\$47,939,452,000 at 31 December 2021 (2020: HK\$37,666,590,000).

37 Issued capital

The movements in issued capital of the Company:

	2021 HK\$'000	2020 HK\$'000
Issued and fully paid:		
24,468,400 (2020: 24,468,400) ordinary shares	<u>24,468,400</u>	<u>24,468,400</u>

38 Perpetual capital securities

On 8 February 2021, Franshion Brilliant Limited issued subordinate guaranteed perpetual capital securities with an aggregate principal amount of HK\$3,898,278,000 (equivalent to RMB3,233,900,000). The direct transaction costs attributable to the issuance amounted to RMB10,964,000 (equivalent to approximately HK\$13,216,000).

On 29 June 2021, Suzhou Yongmao Properties Limited entered into a perpetual debt agreement, in an aggregate principal amount of HK\$1,205,442,000 (equivalent to RMB1,000,000,000) with Yangguang Asset Management Co., Ltd. The debts are guaranteed by Shanghai Jinmao Investment Management Group Co., Ltd. The debts confer a right to receive distribution at 5.40% per annum from and including 20 September 2021, payable quarterly on 20 March, 20 June, 20 September and 20 December of each year. The Group may at its sole discretion, elect to defer a distribution pursuant to the terms of the debts.

On 14 December 2020, Jinmao Investment Management (Tianjin) Co., Ltd. entered into a perpetual debt agreement, in an aggregate principal amount of HK\$5,622,500,000 (equivalent to RMB5,000,000,000) with the Company's intermediate holding company, Sinochem Corporation. The debts confer a right to receive distribution at 4.95% per annum payable annually in arrears beginning on 14 December 2021. Jinmao Investment Management (Tianjin) Co., Ltd., may at its sole discretion, elect to defer a distribution pursuant to the terms of the debts.

On 29 October 2020, Sinochem Offshore Capital Company Limited issued Guaranteed Subordinated Perpetual Securities of HK\$3,876,300,000 (equivalent to US\$500,000,000) under the Medium Term Note and Perpetual Securities Programme unconditionally and irrevocably guaranteed by the Company.

In the opinion of the directors, the Group is able to control the delivery of cash or other financial assets to the holders of the perpetual securities due to redemption other than an unforeseen liquidation of the Group. Accordingly, these securities are classified as equity instruments.

39 Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from previous years.

The capital structure of the Group consists of net debt including borrowings, net of cash and cash equivalents and equity attributable to owners of the Company comprising issued equity, retained profits and other reserves.

The directors of the Company review the capital structure on a semi-annual basis. As part of this review, the directors consider the cost of capital and the risks associated with each class of capital. The Group will balance its overall capital structure through the payment of dividends as well as the issue of new debt or the redemption of existing debt.

40 Financial risk management and fair value of financial instruments

Exposure to credit, liquidity, interest rate and currency risks arises in the normal course of the Group's business. The Group is also exposed to equity price risk arising from its equity investments in other entities.

The Group's exposure to these risks and the financial risk management policies and practices used by the Group to manage these risks are described below.

(a) Credit risk

The Group's credit risk is primarily attributable to cash and cash equivalents, restricted bank balances, amounts due from related parties, amounts due from non-controlling interests, trade receivables, contract assets and financial assets included in prepayments, other receivables and other assets. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

The Group's exposure to credit risk arising from cash and cash equivalents and restricted bank balances is limited because the counterparties are banks and financial institutions for which the Group considers to have low credit risk.

The related parties are subsidiaries of large group companies with sound credit ratings. Accordingly, in the opinion of the directors, the credit risk on amounts due from related parties is limited.

Individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. The Group generally requires customers to settle trade receivables in accordance with contracted terms and other debts in accordance with agreements. Credit terms may be granted to customers, depending on the nature of business. Debtors with balances that are past due are requested to settle all outstanding balances before any further credit is granted. Normally, the Group does not obtain collateral from customers.

40 Financial risk management and fair value of financial instruments (continued)

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer rather than the industry or country in which the customers operate. The Group has no concentration of credit risk in view of its large number customers.

The maximum consolidated exposure to credit risk is represented by the carrying amount of each financial asset, in the consolidated statement of financial position after deducting any impairment allowance.

Further quantitative disclosures in respect of the Group's exposure to credit risk arising from trade and other receivables are set out in note 27 and note 28.

The Group measures loss allowances for trade receivables and contract assets at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

The following table provide information about the Group's exposure to credit risk and ECLs for trade receivables:

	2021		
	Expected loss rate %	Gross carrying amount HK\$'000	Loss allowance HK\$'000
Current	0.04%	2,449,955	1,035
Less than 1 month	3.21%	5,943	191
1 to 3 months	8.16%	7,313	597
Over 3 months	27.32%	117,044	31,972
		<u>2,580,255</u>	<u>33,795</u>
	2020		
	Expected loss rate %	Gross carrying amount HK\$'000	Loss allowance HK\$'000
Current	0.02%	450,318	89
Less than 1 month	1.19%	4,710	56
1 to 3 months	1.40%	7,542	106
Over 3 months	27.06%	93,990	25,432
		<u>556,560</u>	<u>25,683</u>

40 Financial risk management and fair value of financial instruments (continued)

Expected loss rates are based on actual loss experience over the past 1 year. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

Movement in the loss allowance account in respect of trade receivables during the year is as follows:

	2021 HK\$'000	2020 HK\$'000
At 1 January	25,683	18,078
Impairment losses recognised (note 5)	7,252	6,095
Exchange adjustments	860	1,510
	<u>33,795</u>	<u>25,683</u>
At 31 December	<u>33,795</u>	<u>25,683</u>

(b) Liquidity risk

Individual operating entities within the Group are responsible for their own cash management, including the short-term investment of cash surpluses and the raising of loans to cover expected cash demands, subject to approval by the Company's board when the borrowings exceed certain predetermined levels of authority. The Group's policy is to regularly monitor its liquidity requirements to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

The following table details the Group's remaining contractual maturities at the end of reporting period of the Group's financial liabilities, which are based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

	<i>2021 Contractual undiscounted cash outflow</i>				
	<i>Less than 1 year or on demand HK\$'000</i>	<i>1 to 5 years HK\$'000</i>	<i>Over 5 years HK\$'000</i>	<i>Total HK\$'000</i>	<i>Carrying amount HK\$'000</i>
Trade and bills payables	35,410,423	-	-	35,410,423	35,410,423
Financial liabilities included in other payables and accruals	30,946,564	-	-	30,946,564	30,946,564
Derivative financial instruments	16,663	34,335	-	50,998	50,998
Interest-bearing borrowings	51,883,789	114,440,891	31,567,553	197,892,233	174,574,736
Lease liabilities	221,212	662,687	1,084,439	1,968,338	1,303,786
Amounts due to related parties	45,138,329	16,274,066	-	61,412,395	61,394,332
	<u>163,616,980</u>	<u>131,411,979</u>	<u>32,651,992</u>	<u>327,680,951</u>	<u>303,680,839</u>

40 Financial risk management and fair value of financial instruments (continued)

	<i>2020 Contractual undiscounted cash outflow</i>				<i>Carrying amount</i> HK\$'000
	<i>Less than 1 year or on demand</i> HK\$'000	<i>1 to 5 years</i> HK\$'000	<i>Over 5 years</i> HK\$'000	<i>Total</i> HK\$'000	
Trade and bills payables	26,029,716	-	-	26,029,716	26,029,716
Financial liabilities included in other payables and accruals	26,284,852	-	-	26,284,852	26,284,852
Derivative financial instruments	12,361	101,459	-	113,820	113,820
Interest-bearing borrowings	41,102,238	76,767,265	23,188,741	141,058,244	134,033,787
Lease liabilities	222,367	560,260	1,047,391	1,830,018	1,306,516
Amounts due to related parties	36,832,915	13,134,304	-	49,967,219	49,967,219
Other non-current liabilities	26,793	66,104	2,376	95,273	85,545
	<u>130,511,242</u>	<u>90,629,392</u>	<u>24,238,508</u>	<u>245,379,142</u>	<u>237,821,455</u>

(c) Interest rate risk

The Group's interest rate risk arises primarily from borrowings. Borrowings issued at variable rates and at fixed rates expose the Group to cash flow interest rate risk and fair value interest rate risk respectively. The Group's interest rate profile as monitored by management is set out in note(i) below.

(i) Interest rate profile

The following table details the interest rate profile of the Group's borrowings and lease liabilities at the end of the reporting period.

	<i>2021</i>		<i>2020</i>	
	<i>Effective interest rate</i> %	HK\$'000	<i>Effective interest rate</i> %	HK\$'000
Fixed rate borrowings:				
Lease liabilities (note 35)	4.75% - 4.90%	1,303,786	4.75% - 4.90%	1,306,516
Bank loans	0.95% - 5.50%	20,628,489	1.52% - 5.50%	9,830,330
Other loans & notes, unsecured	3.91% - 6.90%	38,559,739	4.10% - 7.00%	30,946,025
Guaranteed senior notes	3.20% - 6.40%	19,728,676	3.60% - 6.75%	19,520,997
Notes issued under the medium term note programme	0.75% - 3.12%	33,096,374	0.76% - 4.40%	9,910,613
Domestic corporate bonds	3.10% - 3.74%	16,878,669	3.10% - 3.72%	10,456,160
Bonds	3.28%	611,546	3.28% - 4.99%	4,157,372
		<u>130,807,279</u>		<u>86,128,013</u>
Variable rate borrowings:				
Bank loans	1.12% - 5.39%	39,246,985	2.15% - 5.70%	41,201,769
Other loans	2.65% - 4.75%	5,824,258	2.65% - 5.50%	8,010,521
		<u>45,071,243</u>		<u>49,212,290</u>
Total borrowings		<u>175,878,522</u>		<u>135,340,303</u>

40 Financial risk management and fair value of financial instruments (continued)

(ii) Sensitivity analysis

At 31 December 2021, it is estimated that a general increase/decrease of 50 basis points in interest rates, with all other variables held constant, would have decreased/increased the Group's profit for the year by approximately HK\$171,862,000 (2020: decreased/increased by approximately HK\$186,403,000), and decreased/increased the Group's retained profits by approximately HK\$171,862,000 (2020: decreased/increased by approximately HK\$186,403,000).

The sensitivity analysis above indicates the instantaneous change in the Group's profit after tax (and retained profits) that would arise assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group which expose to cash flow interest rate risk arising from floating rate non-derivative instruments held by the Group at the end of the reporting period, the impact on the Group's profit after tax (and retained profits) is estimated as an annualised impact on interest expense or income of such a change in interest rates.

(d) Currency risk

Certain bank balances, trade receivables, other receivables, trade and bills payables, other payables, amounts due from and to related companies, bank balances and borrowings are denominated in currencies other than the functional currencies of the respective group entities. The Group currently does not have a foreign currency hedging policy. However, management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise. The Group is mainly exposed to the risk of fluctuations in the rates of US\$, HK\$ and RMB.

The following table indicates the instantaneous change in the Group's profit after tax (and retained profits) and other components of consolidated equity that would arise if foreign exchange rates to which the Group has significant exposure at the end of the reporting period had changed at that date, assuming all other risk variables remained constant.

	2021			2020		
	Increase/ (decrease) in foreign exchange rates	Effect on results of the year and retained profits HK\$'000	Effect on other components of equity HK\$'000	Increase/ (decrease) in foreign exchange rates	Effect on results of the year and retained profits HK\$'000	Effect on other components of equity HK\$'000
US\$	2% (2%)	(401,857) 401,857	- -	2% (2%)	(182,190) 182,190	- -
RMB	2% (2%)	(169,434) 169,434	- -	2% (2%)	(37,133) 37,133	- -

Results of the analysis as presented in the above table represent an aggregation of the instantaneous effects on each of the Group entities' results of year and equity measured in the respective functional currencies, translated into HKD at the exchange rate ruling at the end of the reporting period for presentation purposes.

40 Financial risk management and fair value of financial instruments (continued)

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to re-measure those financial instruments held by the Group which expose the Group to foreign currency risk at the end of the reporting period, including inter-company payables and receivables within the Group which are denominated in a currency other than the functional currencies of the lender or the borrower. The analysis is performed on the same basis for 2020.

(e) Equity price risk

The Group is exposed to equity price changes arising from equity investments classified as equity investments designated at FVOCI and equity investments at fair value through profit or loss and convertible bond at fair value included in other financial assets (notes 20 and 24). The Group's listed investments are listed on the Hong Kong Stock Exchange. Listed investments have been chosen based on their longer term growth potential and are monitored regularly for performance against expectations.

Unlisted investments are held for long-term purposes. Their performance is assessed at least annually based on the information available to the Group, together with an assessment of their relevance to the Group's long-term strategic plans.

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to equity price risks for listed equity securities at the end of the reporting period.

At 31 December 2021, it is estimated that an increase/(decrease) of 5% (2020: 5%) in the prices of the respective listed equity securities would have increased/(decreased) the Group's profit after tax (and retained profits) and other components of consolidated equity as follows:

	2021			2020		
	Increase/ (decrease) in foreign exchange rates	Effect on profit after tax and retained profits HK\$'000	Effect on other components of equity HK\$'000	Increase/ (decrease) in foreign exchange rates	Effect on profit after tax and retained profits HK\$'000	Effect on other components of equity HK\$'000
Change in the relevant equity price risk variable:						
Increase	5%	-	62,585	5%	-	32,854
Decrease	(5%)	-	(62,585)	(5%)	-	(32,854)

(f) Fair value

(i) Financial assets and liabilities measured at fair value

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, *Fair value measurement*. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

40 Financial risk management and fair value of financial instruments (continued)

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.
- Level 3 valuations: Fair value measured using significant unobservable inputs.

Management has assessed that the fair values of cash and cash equivalents, restricted bank balances, trade receivables, equity investments designated at FVOCI, amounts due from/to related parties, financial assets included in other assets, amounts due from non-controlling interests, financial assets included in prepayments, other receivables and other assets, derivative financial instruments, trade and bills payables and financial liabilities included in other payables and accruals approximate to their carrying amounts largely due to the short-term maturities of these instruments.

The Group's corporate finance team is responsible for determining the policies and procedures for the fair value measurement of financial instruments.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

The fair values of interest-bearing borrowings, except for notes, have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The fair value of notes is based on quoted market prices. The Group's own non-performance risk for interest-bearing borrowings as at 31 December 2021 was assessed to be insignificant.

40 Financial risk management and fair value of financial instruments (continued)

The fair values of listed equity investments are based on quoted market prices. The fair values of unlisted equity investments designated at FVOCI have been estimated using a market-based valuation technique based on assumptions that are not supported by observable market prices or rates. The valuation requires the directors to determine comparable public companies (peers) based on industry, size, leverage and strategy, and calculates an appropriate price multiple, such as enterprise value to earnings before interest, taxes, depreciation and amortisation ("EV/EBITDA") multiple and price to earnings ("P/E") multiple, for each comparable company identified. The multiple is calculated by dividing the enterprise value of the comparable company by an earnings measure. The trading multiple is then discounted for considerations such as illiquidity and size differences between the comparable companies based on company-specific facts and circumstances. The discounted multiple is applied to the corresponding earnings measure of the unlisted equity investments to measure the fair value. The directors believe that the estimated fair values resulting from the valuation technique, which are recorded in the consolidated statement of financial position, and the related changes in fair values, which are recorded in other comprehensive income, are reasonable, and that they were the most appropriate values at the end of the reporting period.

The Group invests in unlisted investments, which represent wealth management products issued by banks in Mainland China. The Group has estimated the fair value of these unlisted investments by using a discounted cash flow valuation model based on the market interest rates of instruments with similar terms and risks.

The Group enters into derivative financial instruments with counterparties, principally financial institutions with good credit ratings. Derivative financial instruments are measured using present value calculations or similar calculations. The models incorporate market observable inputs including the foreign exchange spot and forward rates.

	<i>Fair value at 31 December 2021 HK\$'000</i>	<i>Fair value measurements as at 31 December 2021 categorised into</i>		
		<i>Level 1 HK\$'000</i>	<i>Level 2 HK\$'000</i>	<i>Level 3 HK\$'000</i>
Recurring fair value measurements				
Assets:				
Equity securities designated at FVOCI	265,401	265,401	-	-
Other financial assets	1,895,032	-	908,727	986,305
Derivative financial instruments	149,405	-	149,405	-
Liabilities:				
Derivative financial instruments	50,998	-	50,998	-

40 Financial risk management and fair value of financial instruments (continued)

	Fair value at 31 December 2020 HK\$'000	Fair value measurements as at 31 December 2020 categorised into		
		Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000
Recurring fair value measurements				
Assets:				
Equity securities designated at FVOCI	675,245	657,082	-	18,163
Other financial assets	769,616	-	769,616	-
Derivative financial instruments	89,011	-	89,011	-
Liabilities:				
Derivative financial instruments	113,820	-	113,820	-

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities (2020: Nil).

Below is a summary of significant unobservable inputs to the level 3 valuation of financial instruments together with a quantitative sensitivity analysis as at 31 December 2021:

	Valuation technique	Significant unobservable input	Sensitivity of fair value to the input
A convertible bond	Binomial option pricing	Share price(HK\$1.69 per share)	5% increase in share price would result in increase in fair value by HK\$95,000, 5% decrease in share price would not result in changes in fair value
		Expected volatility (20%)	5% increase in expected volatility would result in increase in fair value by HK\$95,000, 5% decrease in expected volatility would not result in changes in fair value

The movements during the period in the balance of these Level 3 fair value measurements are as follows:

	2021 HK\$'000	2020 HK\$'000
Equity securities designated at FVOCI		
At 1 January	18,163	18,163
Change in fair value during the year	<u>(18,163)</u>	<u>-</u>
At 31 December	<u>-</u>	<u>18,163</u>
Other financial assets		
At 1 January	-	-
Purchase	961,529	-
Total gains recognised in the statement of profit or loss included in other income	24,830	-
Total losses recognised in other comprehensive income	(14,287)	-
Exchange adjustments	<u>14,233</u>	<u>-</u>
At 31 December	<u>986,305</u>	<u>-</u>

(ii) Fair values of financial assets and liabilities carried at other than fair value

The carrying amounts of the Group's financial instruments carried at amortised cost were not materially different from their fair values as at 31 December 2020 and 2021.

41 Share option scheme

2007 Scheme

Jinmao operates a share option scheme (the "2007 Scheme") for the purpose of providing incentives and rewards to eligible participants who contribute to the success of Jinmao's operations. Eligible participants of the 2007 Scheme include the Jinmao's executive and non-executive directors and Jinmao's senior management, key technical and professional personnel, managers and employees, but do not include Jinmao's independent non-executive directors. The 2007 Scheme became effective on 22 November 2007 and expired on 22 November 2017, after 10 years from the effective date. However, the options granted under the 2007 Scheme continue to be valid and exercisable in accordance with the terms of issue.

The maximum number of unexercised share options currently permitted to be granted under the 2007 Scheme was an amount equivalent, upon their exercise, to 10% of the shares of Jinmao in issue at any time. The maximum number of shares issuable under share options to each eligible participant in the 2007 Scheme within any 12-month period is limited to 1% of the shares of Jinmao in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted to a director, chief executive or non-controlling interests of Jinmao, or to any of their associates, were subject to approval in advance by the independent non-executive directors. In addition, any share options granted to a director, chief executive or non-controlling interests of Jinmao, or to any of their associates, in excess of 0.1% of the shares of Jinmao in issue at any time or with an aggregate value (based on the price of Jinmao's shares at the date of grant) in excess of HK\$5 million, within any 12-month period, were subject to shareholders' approval in advance in a general meeting.

The offer of a grant of share options may be accepted within 28 days from the date of offer, upon payment of a nominal consideration of HK\$1 in total by the grantee. The exercise and exercisability of the share options are related to the performance of individuals and of Jinmao. The board of directors of Jinmao would determine performance targets concerned and set out in the grant notice. The share options granted would become exercisable after two years from the grant date or a later date as set out in the relevant grant notice, and in any event shall end not later than seven years from the grant date but subject to the provisions for early termination of employment.

The exercise price of share options was determinable by the directors, but may not be less than the highest of (i) the Hong Kong Stock Exchange closing price of Jinmao's shares on the grant date of the share options; (ii) the average Hong Kong Stock Exchange closing price of Jinmao's shares for the five trading days immediately preceding the grant date; and (iii) the par value of Jinmao's share.

Share options did not confer rights on the holders to dividends or to vote at shareholders' meetings of Jinmao.

41 Share option scheme (continued)

The following share options were outstanding under the 2007 Scheme during the year:

	2021		2020	
	Weighted average exercise price HK\$ per share	Number of options	Weighted average exercise price HK\$ per share	Number of options
At 1 January	2.20	73,169,200	2.20	89,258,000
Forfeited during the year	2.20	-	2.20	(1,160,000)
Exercised during the year	2.20	(3,700,800)	2.20	(14,928,800)
At 31 December	2.20	<u>69,468,400</u>	2.20	<u>73,169,200</u>

The weighted average share price at the date of exercise for shares options exercised during the year was HK\$3.0 per share (2020: HK\$5.4 per share) .

The exercise prices and exercise periods of the share options outstanding as at the end of the reporting period are as follows:

2021

Number of options	Exercise price* HK\$ per share	Exercise period
5,188,800	2.196	17 October 2018 to 16 October 2023
24,342,800	2.196	17 October 2019 to 16 October 2023
39,936,800	2.196	17 October 2020 to 16 October 2023
<u>69,468,400</u>		

2020

Number of options	Exercise price* HK\$ per share	Exercise period
5,458,800	2.196	17 October 2018 to 16 October 2023
25,799,200	2.196	17 October 2018 to 16 October 2023
41,911,200	2.196	17 October 2018 to 16 October 2023
<u>73,169,200</u>		

* The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in Jinmao's share capital.

The fair value of the share options granted during the year ended 31 December 2016 was HK\$80,332,000 (HK\$0.47 each), which has been fully recognised in prior years.

41 Share option scheme (continued)

The 3,700,800 share options exercised during the year resulted in the issue of 3,700,800 ordinary shares of Jinmao and new share capital of HK\$8,124,000 (before issue expenses).

New Scheme

On 29 January 2019, a new share option scheme (the "New Scheme") was adopted by Jinmao to enhance Jinmao's continuous commitment to eligible participants and enhance them to pursue the objectives of Jinmao. On 8 February 2019, an aggregate of 265,950,000 share options were granted under the New Scheme to eligible participants of the Group. These share options have an exercise price of HK\$3.99 per share. One-third of the share options granted will be vested in two years from 8 February 2019, one-third of the share options granted will be vested in three years from 8 February 2019 and one-third of the options granted will be vested in four years from 8 February 2019. Once the share options are vested, they are exercisable until 7 February 2026.

On 9 September 2019, an aggregate of 9,000,000 share options were granted under the New Scheme to eligible participants of the Group. These share options have an exercise price of HK\$4.58 per share. One-third of the share options granted will be vested in two years from 9 September 2019, one-third of the share options granted will be vested in three years from 9 September and one-third of the options granted will be vested in four years from 9 September. Once the share options are vested, they are exercisable until 8 September 2026.

According to the terms of the New Scheme, the board of directors of Jinmao shall at its absolute discretion grant to any participant a certain number of options at any time within 10 years after the adoption date of the New Scheme. Participants, i.e. recipients of the options granted, include any existing executive or non-executive directors of any member of Jinmao and any senior management, key technical and professional personnel, managers and employees of any member of Jinmao, but do not include any independent non-executive directors of Jinmao.

The number of shares to be issued at any time upon exercise of all options granted under the New Scheme and other share option schemes of Jinmao shall not in aggregate exceed 10% of the then issued share capital of Jinmao.

Unless an approval of shareholders is obtained at a general meeting, if the total number of shares issued and shares which may fall to be issued upon exercise of the share options (including exercised, cancelled and outstanding options) granted under the New Scheme and any other share option schemes of Jinmao to a participant in any 12-month period in aggregate exceeds 1% of the issued share capital of Jinmao at any time, no further options shall be granted to such participant. Upon acceptance of the grant, the grantee undertakes that he/she will, at the request of Jinmao, pay a consideration of HK\$1 or the equivalent (to be determined on the date when the offer of the grant is accepted) to Jinmao for acceptance of the offer of the grant of the share option.

Share options do not confer rights on the holders to dividends or to vote at shareholders' meetings of Jinmao.

41 Share option scheme (continued)

The following share options were outstanding under the New Scheme during the year:

	2021		2020	
	Weighted average exercise price HK\$ per share	Number of options	Weighted average exercise price HK\$ per share	Number of options
At 1 January	4.01	262,350,000	4.01	269,100,000
Forfeited during the year	3.99	(21,350,000)	3.99	(6,750,000)
At 31 December	4.01	<u>241,000,000</u>	4.01	<u>262,350,000</u>

The exercise prices and exercise periods of the share options outstanding under the New Scheme as at the end of the reporting period are as follows:

2021

Number of options	Exercise price* HK\$ per share	Exercise period
76,394,000	3.99	8 February 2021 to 7 February 2026
77,794,000	3.99	8 February 2022 to 7 February 2026
77,812,000	3.99	8 February 2023 to 7 February 2026
3,000,000	4.58	9 September 2021 to 8 September 2026
3,000,000	4.58	9 September 2022 to 8 September 2026
3,000,000	4.58	9 September 2023 to 8 September 2026
<u>241,000,000</u>		

2020

Number of options	Exercise price* HK\$ per share	Exercise period
84,444,000	3.99	8 February 2021 to 7 February 2026
84,444,000	3.99	8 February 2022 to 7 February 2026
84,462,000	3.99	8 February 2023 to 7 February 2026
3,000,000	4.58	9 September 2021 to 8 September 2026
3,000,000	4.58	9 September 2022 to 8 September 2026
3,000,000	4.58	9 September 2023 to 8 September 2026
<u>262,350,000</u>		

* The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in Jinmao's share capital.

41 Share option scheme (continued)

The fair value of the share options granted during the year ended 31 December 2019 was HK\$257,594,000, of which the Group recognised a share option expense of HK\$55,555,000 (2020: HK\$98,715,000) during the year ended 31 December 2021.

No other feature of the options granted was incorporated into the measurement of fair value.

At the end of the reporting period, Jinmao had 69,468,400 share options outstanding under the 2007 Scheme and 241,000,000 share options outstanding under the New Scheme. The exercise in full of the outstanding share options would, under the present capital structure of Jinmao, result in the issue of 310,468,400 additional ordinary shares of Jinmao and additional share capital of HK\$1,119,453,000 (before issue expenses).

42 Business combinations not under common control

Business combinations during the year mainly included Jinmao's acquisitions of a number of property development companies and acquisition of additional interests in joint ventures and associates (collectively referred to as the "Acquirees"). The directors of Jinmao consider that none of these subsidiaries acquired during the year was significant to Jinmao and thus the individual financial information of these subsidiaries on the acquisition date was not disclosed.

Jinmao remeasured the fair value of the equity interest previously held as joint ventures or associates at the date of acquisition, and fair value gains of HK\$320,868,000 (2020: HK\$1,470,234,000) were recognised in other income, gains and losses, net in the consolidated statement of comprehensive income during the year ended 31 December 2021 (note 5).

Jinmao has elected to measure the non-controlling interest in the Acquirees at the non-controlling interest's proportionate share of the Acquirees' identifiable net assets.

42 Business combinations not under common control (continued)

The fair values of the identifiable assets and liabilities of the Acquirees as at the date of acquisition were as follows:

	Note	2021 HK\$'000	2020 HK\$'000
Property, plant and equipment	11	183,160	3,474
Right-of-use assets	15	22,075	7,681
Intangible assets	17	92	2,061
Investments in associates		-	222,613
Properties under development	13	12,467,659	27,907,136
Properties held for sale		2,270,809	526,954
Deferred tax assets	36	70,432	16,314
Trade receivables		-	12,482
Prepayments, other receivables and other assets		3,113,560	2,181,300
Restricted bank balances		872,800	-
Cash and cash equivalents		3,003,192	540,904
Trade and bills payables		(458,902)	(519,949)
Other payables and accruals		(17,095,372)	(8,916,084)
Interest-bearing bank and other borrowings		(1,436,439)	(13,695,731)
Tax payable		(703)	(64,714)
Lease liabilities		(1,258)	(5,413)
Deferred tax liabilities	36	(427,908)	(830,977)
Total identifiable net assets at fair value		2,583,197	7,388,051
Non-controlling interests		(607,763)	(706,667)
Gain on bargain purchase recognised in other income, gains and losses, net in the consolidated statement of comprehensive income	5	(113,026)	(164,793)
		<u>1,862,408</u>	<u>6,516,591</u>
Satisfied by:			
Cash		1,155,662	4,823,234
Fair value of equity interest previously held as investments in joint ventures and associates		706,746	1,693,357
Total purchase consideration		<u>1,862,408</u>	<u>6,516,591</u>

The fair values of its prepayments, other receivables and other assets as at the date of acquisition amounted to HK\$2,381,812,000 (2020: HK\$1,215,800,000), which are equal to their gross contractual amounts. There was no estimated uncollectable amount of the contractual cash flows at the date of acquisition.

42 Business combinations not under common control (continued)

Jinmao incurred transaction costs of HK\$663,000 (2020: HK\$341,000) for these acquisitions. These transaction costs have been expensed and are included in administrative expenses in consolidated statement of comprehensive income.

Jinmao recognised a gain on bargain purchase of approximately HK\$113,026,000 and HK\$164,793,000 in consolidated statement of comprehensive income for the year ended 31 December 2021 and 31 December 2020, respectively, which was, in the opinion of the directors of Jinmao, primarily attributable to Jinmao's ability in negotiating the agreed terms of the transaction with the independent third parties, as Jinmao has good reputation and rich experience in the development and management of residential properties, commercial buildings and hotel properties, and has sufficient available funds for the ongoing development of the acquired projects.

An analysis of the cash flows in respect of the acquisition of the subsidiaries is as follows:

	2021 HK\$'000	2020 HK\$'000
Total cash consideration	(1,155,662)	(4,823,234)
Minus:		
Cash consideration pre-paid in prior year	193,875	2,590,596
Cash consideration payable	35,187	-
	<hr/>	<hr/>
Cash consideration paid during the year	(926,600)	(2,232,638)
Cash and cash equivalents acquired	3,003,192	540,904
	<hr/>	<hr/>
Net inflow/(outflow) of cash and cash equivalents included in cash flows from investing activities	2,076,592	(1,691,734)
Transaction costs of the acquisition included in cash flows used in operating activities	(663)	(341)
	<hr/>	<hr/>
	<u>2,075,929</u>	<u>(1,692,075)</u>

Since the acquisition, the Acquirees contributed HK\$4,472,034,000 and HK\$9,095,538,000 to the Group's revenue and incurred a loss of HK\$251,928,600 and HK\$554,847,000 to the consolidated profit for the year ended 31 December 2021 and 31 December 2020, respectively in aggregate.

Had the combination taken place at the beginning of the year, the revenue of the Group and the profit for the year of the Group would have been HK\$108,882,717,000 (2020: HK\$69,231,268,000) and HK\$9,142,045,000 (2020: HK\$6,304,041,000), respectively.

43 Disposal of subsidiaries

Jinmao lost control over certain subsidiaries during the year ended 31 December 2021 and 2020. Details of financial impact of Jinmao's disposals are summarised below:

	Note	2021 HK\$'000	2020 HK\$'000
Net assets/liabilities disposed of:			
Property, plant and equipment	11	2,195	4,888
Properties under development	13	12,761,902	30,960,921
Intangible assets	17	-	747
Deferred tax assets	36	30,028	34,601
Prepayments, other receivables and other assets		1,805,821	3,213,857
Tax recoverable		438,765	512,905
Cash and cash equivalents		1,066,964	3,586,032
Trade and bills payables		(666,263)	(1,246,354)
Other payables and accruals		(11,143,493)	(25,489,615)
Interest-bearing borrowings		(1,562,735)	(5,484,299)
Non-controlling interests		-	(1,151,423)
		<u>2,733,184</u>	<u>4,942,260</u>
Translation reserve		<u>58,884</u>	<u>378,265</u>
		<u>2,792,068</u>	<u>5,320,525</u>
Gain on disposal of subsidiaries	5	<u>1,288,405</u>	<u>1,735,279</u>
		<u>4,080,473</u>	<u>7,055,804</u>
Satisfied by:			
Cash		3,329,980	3,165,360
Fair value of interests retained by the Group		<u>750,493</u>	<u>3,890,444</u>
		<u>4,080,473</u>	<u>7,055,804</u>

An analysis of the net outflow of cash and cash equivalents in respect of the disposal of subsidiaries is as follows:

	2021 HK\$'000	2020 HK\$'000
Cash consideration	3,329,980	3,165,360
Cash and cash equivalents disposed of	<u>(1,066,964)</u>	<u>(3,586,032)</u>
Net inflow/(outflow) of cash and cash equivalents in respect of the disposal of subsidiaries	<u>2,263,016</u>	<u>(420,672)</u>

44 Contingent liabilities

At the end of the reporting period, Jinmao has provided guarantees in respect of mortgage facilities for certain purchasers of Jinmao's properties amounting to approximately HK\$47,286,235,000 (2020: HK\$36,047,364,000).

45 Commitments

(a) *The Group had the following commitments at the end of the reporting period:*

	2021 HK\$'000	2020 HK\$'000
Contracted but not provided for		
Properties under development	96,108,244	51,651,633
Land under development	7,988,774	5,992,057
Property, plant and equipment	34,744	344,877
Capital contributions to joint ventures and associates	10,939,258	6,600,826
	<u>115,071,020</u>	<u>64,589,393</u>

(b) The Group has various lease contracts that have not yet commenced as at 31 December 2021. The future lease payments for these non-cancellable lease contracts are HK\$31,920,000 due within one year.

46 Related party transactions

(a) In addition to the transaction disclosed elsewhere in the financial statements, the Group entered into the following significant transactions with its ultimate holding company, Sinochem Group and other related parties during the year:

	2021 HK\$'000	2020 HK\$'000
The ultimate parent:		
Rental income	9,534	8,895
Interest expense	-	992
Property management fee income	876	-
The immediate parent:		
Interest income	37,163	87,485
Rental income	129,832	99,596
Property management fee income	10,874	12,995
Building decoration services income	7,587	-
Interest expense	820,969	748,420

46 Related party transactions (continued)

	2021 HK\$'000	2020 HK\$'000
Fellow subsidiaries:		
Interest expense	174,413	291,055
Rental income	267,790	277,201
Property management fee income	44,751	55,310
Interest income	370,494	250,227
Associates:		
Interest income	8,705	898,775
Interest expense	244,081	157,058
Building decoration service income	396,786	461,819
Consulting fee income	49,619	77,720
Property management fee income	95,873	73,368
Rental income	3,625	-
Other service income	999	-
Joint ventures:		
Rental income	2,839	3,089
Building decoration service income	786,941	451,960
Property management fee income	134,479	97,939
Interest income	2,017,009	1,999,211
Consulting fee income	66,113	49,963
Interest expense	429,588	236,029
Consulting fee expense	-	265,725
Other service income	681	-
Associates of the Group's ultimate parent:		
Rental income	47,289	9,177
Property management fee income	6,840	738
Non-controlling interests:		
Interest income	140,056	99,871
Interest expense	8,720	20,910

- (b) At the end of the reporting period, certain bank borrowings granted to the Group are guaranteed by its ultimate parent or immediate parent.

46 Related party transactions (continued)

(c) Compensation of key management personnel

	2021 HK\$'000	2020 HK\$'000
Short-term employee benefits	58,253	56,670
Post-employment benefits	3,341	2,800
Share-based payments	5,603	7,656
	<hr/>	<hr/>
Total compensation paid to key management personnel	67,197	67,126
	<hr/>	<hr/>

47 Investments in subsidiaries

The following list contains only the particulars of subsidiaries which principally affected the results, assets or liabilities of the Group. The class of shares held is ordinary unless otherwise stated.

Name of subsidiary	Place of incorporation/ registration	Issued ordinary/ registered share capital	Proportion of ownership interest		Principal activities
			Held by the Company	Held by a subsidiary	
Jinmao (note a)	Hong Kong	HK\$12,688,342,090	35.28%	-	Investment holding
Sinochem International Oil (Hong Kong) Company Limited	Hong Kong	HK\$20,000,000	100.00%	-	Investment holding
Sinochem Asia Holdings Co., Ltd.	Singapore	US\$50,642,154	100.00%	-	Investment holding
Sinochem Europe Holdings PLC	United Kingdom	US\$13,031,000	100.00%	-	Investment holding
Sinochem Overseas Capital Company Limited	British Virgin Islands ("BVI")	US\$1	100.00%	-	Financing vehicle for issuance of notes
Sinochem Offshore Capital Company Limited	BVI	US\$1	100.00%	-	Financing vehicle for issuance of notes
Sinochem Overseas Trading Co., Ltd.	BVI	US\$1	100.00%	-	Investment holding
Sinochem CP Co., Ltd.	BVI	US\$1	100.00%	-	Financing vehicle for issuance of notes
Shanghai International Shipping Service Center Co., Ltd. (note b)	PRC/Mainland China	RMB3,150,000,000	-	35.28%	Property development
Sinochem Franchison Property (Beijing) Co., Ltd. (note b)	PRC/Mainland China	US\$635,000,000	-	35.28%	Property development
Chongqing Xingqian Properties Development Co., Ltd. (note b)	PRC/Mainland China	RMB2,884,540,000	-	25.75%	Property development
Jinmao Hangzhou Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB3,200,000,000	-	35.28%	Property development
Nanjing Xingtu Investment Co., Ltd. (note b)	PRC/Mainland China	RMB3,000,000,000	-	28.22%	Land development
Beijing Chemsunny Property Co., Ltd. (note b)	PRC/Mainland China	US\$102,400,000	-	35.28%	Property investment
Sinochem Jinmao Property Management (Beijing) Co., Ltd. (note b)	PRC/Mainland China	RMB5,000,000	-	35.28%	Property management
Jinmao (China) Hotel Investments and Management Limited ("JCHIML") (notes b and c)	Cayman Islands/Hong Kong	HK\$2,000,000	-	35.28%	Investment holding
Wangfujing Hotel Management Co., Ltd. (note b)	PRC/Mainland China	US\$73,345,000	-	35.28%	Hotel operation
China Jin Mao Group Co., Ltd. (note b)	PRC/Mainland China	RMB2,635,000,000	-	35.28%	Hotel operation and property investment
Jin Mao (Beijing) Real Estate Co., Ltd. (note b)	PRC/Mainland China	RMB1,600,000,000	-	35.28%	Hotel operation
Jin Mao Sanya Resort Hotel Co., Ltd. (note b)	PRC/Mainland China	RMB300,000,000	-	35.28%	Hotel operation
Jin Mao Sanya Tourism Co., Ltd. (note b)	PRC/Mainland China	RMB500,000,000	-	35.28%	Hotel operation

47 Investments in subsidiaries (continued)

Name of subsidiary	Place of incorporation/ registration	Issued ordinary/ registered share capital	Proportion of ownership interest		Principal activities
			Held by the Company	Held by a subsidiary	
Jin Mao Shenzhen Hotel Investment Co., Ltd. (note b)	PRC/Mainland China	RMB700,000,000	-	35.28%	Hotel operation
Jin Mao (Li Jiang) Hotel Investment Co., Ltd. (note b)	PRC/Mainland China	RMB1,500,000,000	-	35.28%	Hotel operation
Changsha Jin Mao Meixi Lake International Plaza Properties Limited (note b)	PRC/Mainland China	US\$600,000,000	-	35.28%	Property development
Jin Mao Investment (Changsha) Co., Ltd. (note b)	PRC/Mainland China	RMB3,000,000,000	-	28.22%	Land development
Franshion Brilliant Limited (note b)	British Virgin Islands/Hong Kong	US\$1	-	35.28%	Investment holding
Franshion Properties (Suzhou) Limited (note b)	PRC/Mainland China	US\$395,000,000	-	35.28%	Property development
Guangzhou Xingluo Properties Limited (note b)	PRC/Mainland China	RMB 250,000,000	-	31.75%	Property development
Changsha Jinmao City Construction Limited (note b)	PRC/Mainland China	RMB2,962,500,000	-	35.28%	Land development
Jinmao Assets Management Limited Partnership (note b)	Cayman Islands/ Hong Kong	RMB11,811,608,710	-	35.28%	Property investment
Suzhou Anmao Property Co., Ltd. ("Suzhou Anmao") (note d)	PRC/Mainland China	RMB4,500,000,000	-	9.35%	Property development
Ningbo Xingmao Property Development Co., Ltd. (note b)	PRC/Mainland China	US\$200,000,000	-	35.28%	Property development
Shanghai Franshion Development Co., Ltd. (note b)	PRC/Mainland China	RMB7,000,000,000	-	31.75%	Property development
Nanjing Runmao Property Development Co., Ltd. ("Nanjing Runmao") (note e)	PRC/Mainland China	RMB3,000,000,000	-	9.70%	Property development
Hangzhou Yimao Property Development Co., Ltd. ("Hangzhou Yimao") (note f)	PRC/Mainland China	RMB2,500,000,000	-	12.70%	Property development
Beijing Franshion Tuoying Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB10,000,000	-	35.28%	Property development
Foshan Maoying Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB820,000,000	-	22.93%	Property development
Beijing Jinfeng Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB11,112,000	-	35.28%	Property development
Jinmao Investment Management (Tianjin) Co., Ltd. (note b)	PRC/Mainland China	RMB50,000,000	-	35.28%	Investment management
Hangzhou Qinmao Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB4,000,000,000	-	21.17%	Property development
Wuhan Huazi Enterprise Management Consulting Co., Ltd. (note b)	PRC/Mainland China	RMB6,520,000,000	-	35.28%	Investment holding
Jinan Yuanmao Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB3,162,657,760	-	35.28%	Property development
Tianjin Jinhui Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB2,580,000,000	-	35.28%	Property development
Shenzhen Yuemao Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB500,000,000	-	28.22%	Property development
Zhengzhou Maohui Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB1,530,000,000	-	35.28%	Property development
Ningbo Cimao Real Estate Development Co., Ltd. (notes b and g)	PRC/Mainland China	RMB410,000,000	-	12.70%	Property development
Ningbo Yongmao Construction Development Co., Ltd. (note b)	PRC/Mainland China	RMB400,000,000	-	28.22%	Land development
Wuhan Xingmao Enterprise Management Consulting Co., Ltd. (note b)	PRC/Mainland China	RMB8,000,000	-	35.28%	Property development
Kaimao Property (Hangzhou) Co., Ltd. (notes b and g)	PRC/Mainland China	RMB2,150,000,000	-	17.64%	Property development
Beijing Xingluo Real Estate Co., Ltd. (note b)	PRC/Mainland China	RMB50,000,000	-	35.28%	Property development

47 Investments in subsidiaries (continued)

- (a) Jinmao is accounted for as a subsidiary of the Group based on the factors explained in note 3 to the consolidated financial statements even though the Group has only a 35.28% equity interest in this company.
- (b) Jinmao holds more than 50% of the registered capital of these entities or the parent company of these entities. Therefore, these entities are accounted for as subsidiaries by virtue of the Company's control over them.
- (c) Ordinary shares of JCHIML are stapled to units of a trust namely Jinmao Hotel and are listed on the Main Board of the Stock Exchange of Hong Kong Limited (the "Stock Exchange"). JCHIML and its subsidiaries are collectively referred to as the JCHIML Group. On 5th October 2020, JCHIML Group finished its privatisation transaction and withdrawal of its listing of the share stapled units on the Stock Exchange.
- (d) Jinmao is entitled to 52% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.
- (e) Jinmao is entitled to 57.5% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.
- (f) Jinmao is entitled to 60% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.
- (g) Jinmao is entitled to 51% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.

The following table lists out the information relating to certain subsidiaries which were acquired or established by the Group and have material non-controlling interests (NCI). The summarised financial information presented below represents the amounts before any inter-company elimination.

47 Investments in subsidiaries (continued)

	2021		
	Jinmao HK\$'000	Nanjing Runmao HK\$'000	Suzhou Anmao HK\$'000
NCI percentage	64.72%	90.30%	90.65%
Profit/(loss) for the year allocated to non-controlling interests	7,409,879	(414,078)	386,264
Dividends declared to non-controlling interests	3,603,415	-	163,911
Accumulated balances of non-controlling interests at the reporting date	110,683,358	2,769,799	5,558,596
Current assets	251,848,444	5,572,095	7,450,846
Non-current assets	252,068,268	1,641,813	176
Current liabilities	246,140,997	3,622,957	1,316,315
Non-current liabilities	127,157,286	523,552	2,830
Revenue	108,562,010	6,000,656	4,150,985
Profit/(loss) for the year	9,287,725	(458,568)	426,102
Total comprehensive income for the year	11,125,026	(458,568)	426,102
Cash flows generated from/(used in) operating activities	5,349,862	(427,333)	1,628,995
Cash flows used in investing activities	(14,220,023)	(106)	(1,145,170)
Cash flows used in financing activities	(2,058,057)	(112,841)	(910,004)
Net decrease in cash and cash equivalents	(10,928,218)	(540,280)	(426,178)
	2020		
	Jinmao HK\$'000	Nanjing Runmao HK\$'000	Suzhou Anmao HK\$'000
NCI percentage	64.85%	90.33%	90.69%
Profit/(loss) for the year allocated to non-controlling interests	5,434,806	(22,442)	285,572
Dividends declared to non-controlling interests	4,272,969	-	152,963
Accumulated balances of non-controlling interests at the reporting date	103,664,233	3,112,297	5,176,069
Current assets	267,613,258	8,394,489	8,868,920
Non-current assets	193,118,628	3,942,159	309
Current liabilities	234,170,426	8,153,594	2,720,718
Non-current liabilities	105,570,521	741,241	431,413
Revenue	67,530,586	4,284	5,700,938
Profit/(loss) for the year	6,966,414	(24,842)	314,905
Total comprehensive income for the year	9,584,661	(24,842)	314,905
Cash flows generated from/(used in) operating activities	35,240,881	(367,667)	3,132,755
Cash flows used in investing activities	(341,095)	(208)	(2,024,100)
Cash flows used in financing activities	(9,878,288)	(408,037)	(891,742)
Net increase/(decrease) in cash and cash equivalents	25,021,498	(775,912)	216,913

48 Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2021

Up to the date of issue of the financial statements, the HKICPA has issued a number of amendments and a new standard, HKFRS 17, *Insurance contracts*, which are not yet effective for the year ended 31 December 2021 and which have not been adopted in the financial statements. These developments include the followings which may be relevant to the Group.

	<i>Effective for accounting periods beginning on or after</i>
Amendments to HKFRS 3, <i>Reference to the Conceptual Framework</i>	1 January 2022
Amendments to HKAS 16, <i>Property, Plant and Equipment: Proceeds before Intended Use</i>	1 January 2022
Annual improvements to HKFRSs 2018-2020 cycle	
Amendments to HKAS 37, <i>Onerous Contracts — Cost of Fulfilling a Contract</i>	1 January 2022
Annual Improvements to HKFRSs 2018-2020 Cycle	1 January 2022
Amendments to HKAS 1, <i>Classification of liabilities as current or non-current</i>	1 January 2023
Amendments to HKAS 1 and HKFRS Practice Statement 2, <i>Disclosure of accounting policies</i>	1 January 2023
Amendments to HKAS 8, <i>Definition of accounting estimates</i>	1 January 2023
Amendments to HKAS 12, <i>Deferred tax related to assets and liabilities arising from a single transaction</i>	1 January 2023

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. So far it has concluded that the adoption of them are unlikely to have a significant impact on the consolidated financial statements.

49 Events after the reporting period

- (a) On 18 January 2022, Jinmao completed the redemption and cancellation of the 2017 Subordinate Guaranteed Perpetual Capital Securities with a principal amount of US\$500,000,000 (equivalent to approximately HK\$3,889,750,000).
- (b) On 16 February 2022, Shanghai Jinmao Investment Management Group Co., Ltd. ("Shanghai Jinmao"), a wholly-owned subsidiary of Jinmao, completed the issue of the first tranche of corporate bonds with an amount of RMB1,800,000,000 (equivalent to approximately HK\$2,201,566,000). The corporate bonds are unsecured and have a term of 5 years with a fixed rate of 3.20% per annum. The issuer shall be entitled to adjust the coupon rate and the investors shall be entitled to sell back the corporate bonds at the end of the third year.

49 Events after the reporting period (continued)

On 25 March 2022, Shanghai Jinmao completed the issue of the second tranche of corporate bonds with an amount of RMB1,500,000,000 (equivalent to approximately HK\$1,834,638,000). The corporate bonds are unsecured and have a term of 5 years with a fixed rate of 3.50% per annum. The issuer shall be entitled to adjust the coupon rate and the investors shall be entitled to sell back the corporate bonds at the end of the third year.

- (c) On 18 February 2022, Jinmao declared a conditional special dividend by mean of distribution in specie of 191,680,031 ordinary shares of Jinmao Property Services Co., Limited (the "Jinmao Services") to the qualifying shareholders, which is conditional to the separate listing of the shares of Jinmao Services on the Hong Kong Stock Exchange (the "Global Offering"). The distribution became unconditional on 10 March 2022 upon the completion of the Global Offering as further described below.

On 10 March 2022, Jinmao Services completed its Global Offering and 101,411,500 shares were issued at offering price of HK\$8.14 per share. Upon completion of the distribution and the Global Offering, Jinmao holds approximately 67.5% of the total number of issued shares of Jinmao Services and Jinmao Services remains as a subsidiary of Jinmao. 67,616,133 shares were distributed to the Company and recognised as dividend received.

- (d) On 4 March 2022, Franshion Brilliant Limited, a wholly-owned subsidiary of Jinmao, completed the issue of guaranteed senior notes with a principal amount of US\$200,000,000 (equivalent to approximately HK\$1,555,900,000) (the "Original Notes"). On 22 March 2022, Franshion Brilliant Limited completed an additional issue of guaranteed senior notes with a principal amount of US\$150,000,000 (equivalent to approximately HK\$1,166,925,000) (the "New Notes"). The New Notes were consolidated and formed a single series with the Original Notes with an aggregate principal amount of US\$350,000,000 (equivalent to approximately HK\$2,722,825,000) (the "Notes"). The Notes were unsecured, interest-bearing at 4.40% per annum payable semi-annually in arrears and will mature on 4 March 2025.

Directors' Report

The directors submit herewith their annual report together with the audited consolidated financial statements for Sinochem Hong Kong (Group) Company Limited (the "Company") and its subsidiaries (collectively the "Group") the year ended 31 December 2020.

Principal place of business

The Company is a company incorporated and domiciled in Hong Kong and has its registered office and principal place of business at 46th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong.

Principal activities

The principal activities of the Company is investment holding. Details of the principal activities of the Company's principal subsidiaries, joint ventures and associates are set out in notes 49, 19 and 20 to the consolidated financial statements, respectively.

Dividends

Dividends amounting to RMB5,878,000 (equivalent to HK\$6,689,000) and US\$270,000,000 (equivalent to HK\$2,093,202,000) were declared to the immediate parent during the year ended 31 December 2020, and was paid on 30 September 2020 and 31 December 2020 respectively.

Details of dividends distribution during the year are set out in note 11 to the consolidated financial statements.

Share capital

Details of share capital of the Company are set out in note 38 to the financial statements. There were no movements during the year.

Directors

The directors during the financial year were:

Li Lin (resigned on 23 September 2020)
Lin Yu
Ning Gaoning
Wen Jie (appointed on 23 September 2020)

In accordance with the Company's Articles of Association, all the remaining directors shall retire and, being eligible, offer themselves for re-election.

At no time during the year was the Company, or any of its holding company or fellow subsidiaries a party to any arrangement to enable the directors of the Company to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Indemnity of directors

A permitted indemnity provision (as defined in section 469 of the Hong Kong Companies Ordinance) for the benefit of the directors of the Company is currently in force and was in force throughout this year.

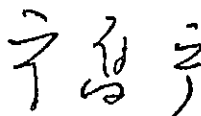
Directors' interests in transactions, arrangements or contracts

No transaction, arrangement and contract of significance to which the Company, or any of its holding company or fellow subsidiaries was a party, and in which a director of the Company had a material interest, subsisted at the end of the year or at any time during the year.

Auditors

KPMG retire and, being eligible, offer themselves for re-appointment. A resolution for the re-appointment of KPMG as auditors of the Company is to be proposed at the forthcoming Annual General Meeting.

By order of the board



Ning Gaoning
Director

15 June 2021



Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited *(incorporated in Hong Kong with limited liability)*

Opinion

We have audited the consolidated financial statements of Sinochem Hong Kong (Group) Company Limited ("the Company") and its subsidiaries ("the Group") set out on pages 13 to 133, which comprise the consolidated statement of financial position as at 31 December 2020, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* ("the Code") and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited (continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing potential impairment of goodwill	
Refer to note 17 to the consolidated financial statements and the accounting policies on note 2(g).	
The Key Audit Matter	How the matter was addressed in our audit
<p>As at 31 December 2020, the Group had a goodwill of approximately HK\$2 billion which was arisen from the acquisitions of subsidiaries of the real estate business segments in prior year.</p> <p>Management determined the recoverable amounts of the cash-generating unit ("CGU") to which the goodwill was allocated for annual impairment testing by preparing discounted cash flow forecasts prepared for the CGU.</p> <p>Management's impairment assessment of goodwill involves significant judgement, particularly in determining the estimated future revenue, growth rates and the discounted rates applied, all of which can be inherently uncertain.</p> <p>We identified assessing potential impairment of goodwill as a key audit matter because determining the key impairment assumptions involves a significant degree of management judgement and may be subject to management bias.</p>	<p>Our audit procedures to assess potential impairment of goodwill included the following:</p> <ul style="list-style-type: none"> • assessing management's identification of the CGU and the allocation of assets and liabilities to the CGU with reference to the requirements of the prevailing accounting standards; • discussing future operating plans with management and comparing the estimated revenue used in the discounted cash flow forecasts with the approved budget and evaluating the estimated revenue and growth rates with reference to our understanding of the business, historical trends and available industry information and available market data; • engaging our internal valuation specialists to assist us in assessing the impairment assessment methodology adopted and the discount rates used in the discounted cash flow forecasts by comparing with market and other external available information derived from companies in the similar industries; • evaluating the sensitivity analysis prepared by management for each of the key assumptions adopted in the discounted cash flow forecasts and considering the possibility of error or management bias;



Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing potential impairment of goodwill	
<i>Refer to note 17 to the consolidated financial statements and the accounting policies on note 2(g).</i>	
The Key Audit Matter	How the matter was addressed in our audit
	<ul style="list-style-type: none">• performing retrospective review of last year's impairment assessment and comparing the forecast data with the current year's results to assess the effectiveness of management's forecasting process and considering if there was any indication of management bias; and• assessing the reasonableness of the disclosures in the consolidated financial statements in respect of the impairment assessment with reference to the requirements of the prevailing accounting standards.



**Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)**

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Valuation of investment properties	
<i>Refer to note 15 to the consolidated financial statements and the accounting policies on note 2(k).</i>	
The Key Audit Matter	How the matter was addressed in our audit
<p>The fair value of the Group's investment properties as at 31 December 2020 totalled HK\$40.59 billion.</p> <p>The fair value of the Group's investment properties as at 31 December 2020 was assessed by the Group based on independent valuations prepared by qualified external property valuers. The changes in fair value of investment properties recorded in the consolidated statement of comprehensive income amounted to HK\$960.52 million for the year ended 31 December 2020.</p> <p>The Group's investment properties, which are located in Hong Kong, Singapore and Mainland China, comprise shopping malls, office premises and car parks. Different valuation methodologies were applied to different types of investment properties.</p>	<p>Our audit procedures to valuation of investment properties included the following:</p> <ul style="list-style-type: none"> • obtaining and inspecting the valuation reports prepared by the qualified external property valuer engaged by the Group on which the Group's assessment of valuation of investment properties was based; • assessing the qualifications of the external property valuers and their experience and expertise in the properties being valued, and considering their objectivity; • with the assistance of our internal valuation specialists, discussing with the external property valuers and assessing their valuation methodology and challenging the key estimates and assumptions adopted in the valuations, including the capitalisation rates, market rent, term yield and reversionary yield by comparing assumptions made in prior years with the current year's assumptions and current publicly available data;

Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited (continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Valuation of investment properties (continued)	
Refer to note 15 to the consolidated financial statements and the accounting policies on note 2(k).	
The Key Audit Matter	How the matter was addressed in our audit
We identified the valuation of investment properties as a key audit matter because of the significance of investment properties to the Group's total assets and the significance of the changes in fair value of investment properties to the Group's profit before taxation and because the valuation of investment properties can be inherently subjective and requires significant judgement and estimation, particularly in relation to the selection of the appropriate valuation methodology, market rent, capitalisation rates, term yield and reversionary yield which increases the risk of error or potential management bias.	<ul style="list-style-type: none"> comparing tenancy information, including committed rents, provided by the Group to the external property valuers with underlying contracts and related documentation, on a sample basis; and assessing the reasonableness of the disclosures in the consolidated financial statements in respect of the investment properties with reference to the requirements of the prevailing accounting standards.



Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing the net realisable value of properties under development and properties held for sale	
<i>Refer to note 14 and note 27 to the consolidated financial statements and the accounting policies on note 2(q) and 2(r).</i>	
The Key Audit Matter	How the matter was addressed in our audit
<p>As at 31 December 2020, the Group's properties under development and properties held for sale are located in certain cities across Mainland China. As at 31 December 2020, the aggregate carrying value of the Group's properties under development and properties held for sale amounted to HK\$188.00 billion, and a provision for diminution in value of the Group's properties under development and properties held for sale of HK\$3.44 billion was made during the year ended 31 December 2020..</p> <p>These properties are stated at the lower of cost and net realisable value. The determination of the net realisable value of these properties requires estimations, including expected future selling prices and costs necessary to complete the sale of these properties. Changes in government policies, which affect interest rates, the required reserve ratio for banks and/or mortgage requirements for second-home buyers, could lead to volatility in property prices.</p>	<p>Our audit procedures to assess the net realisable value of properties under development and properties held for sale included the following:</p> <ul style="list-style-type: none">• evaluating the design, implementation and operating effectiveness of key internal controls over the preparation and monitoring of management budgets and forecasts of construction and other costs for each property development project;• conducting site visits to properties under development, on a sample basis, to observe the development progress and evaluating the management's development budgets reflected in the latest forecasts with reference to the signed construction contracts and/or unit construction costs of recently completed projects.

Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited (continued)

(incorporated in Hong Kong with limited liability)

Key audit matters (continued)

Assessing the net realisable value of properties under development and properties held for sale (continued)	
<i>Refer to note 14 and note 27 to the consolidated financial statements and the accounting policies on note 2(q) and 2(r).</i>	
The Key Audit Matter	How the matter was addressed in our audit
We identified the assessment of the net realisable value of properties under development and properties held for sale as a key audit matter because of the significance of these properties to the Group's total assets and because the assessment of net realisable value is inherently subjective and requires significant management judgement and estimation in relation to estimating future selling prices and future construction costs which increases the risk of error or potential management bias.	<ul style="list-style-type: none"> discussing with management and assessing their methodologies applied in determining the net realisable value and assessing the key estimates and assumptions adopted, including expected future selling prices and costs to completion by, on a sample basis, comparing expected future selling prices to, where available, recently transacted prices for similar properties or the prices of comparable properties located in the nearby vicinity of each property development project as well as comparing expected future construction costs to, where available, recently incurred construction costs for similar properties or related construction contracts and other relevant documents; and re-calculating the net realisable value of properties under development and properties held for sale at the year end on a sampling basis based on management's methodology.



Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited (continued)

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Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all the information included in the directors' report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Independent auditor's report to the sole member of Sinochem Hong Kong (Group) Company Limited (continued)

(incorporated in Hong Kong with limited liability)

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.



Independent auditor's report to the sole member of
Sinochem Hong Kong (Group) Company Limited
(continued)

(incorporated in Hong Kong with limited liability)

**Auditor's responsibilities for the audit of the consolidated financial statements
(continued)**

We communicate with the board of directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the board of directors with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the board of directors, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Maggie L.T. Lee.

Certified Public Accountants

8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

15 June 2021

Consolidated statement of comprehensive income for the year ended 31 December 2020

(Expressed in Hong Kong dollars)

	Note	2020 HK\$'000	2019 HK\$'000 (Restated)
Continuing operations			
Revenue	4	67,776,383	49,613,113
Cost of sales		<u>(53,916,628)</u>	<u>(34,778,180)</u>
Gross profit		13,859,755	14,834,933
Other income, gains and losses, net	5	3,832,610	6,838,014
Selling and distribution expenses		(1,799,854)	(1,479,788)
Administrative expenses		(4,012,295)	(3,470,280)
Fair value changes of investment properties	15	960,516	513,625
Finance costs	6	(3,853,026)	(3,440,435)
Share of profits and losses of:			
Joint ventures		417,299	820,779
Associates		<u>801,977</u>	<u>(111,291)</u>
Profit before tax from continuing operations	7	10,206,982	14,505,557
Income tax expense	8(a)	<u>(3,906,716)</u>	<u>(4,865,893)</u>
Profit for the year from continuing operations		6,300,266	9,639,664
Discontinued operations	10		
Profit for the year from discontinued operations		<u>-</u>	<u>737,739</u>
Profit for the year		<u>6,300,266</u>	<u>10,377,403</u>
Attributable to:			
Owners of the parent		865,460	3,421,819
Non-controlling interests		<u>5,434,806</u>	<u>6,955,584</u>
Profit for the year		<u>6,300,266</u>	<u>10,377,403</u>

The notes on pages 28 to 133 form part of these financial statements. Details of dividends payable to equity shareholders of the Company for the year are set out in note 11.

Consolidated statement of comprehensive income for the year ended 31 December 2020 (continued)

(Expressed in Hong Kong dollars)

	Note	2020 HK\$'000	2019 HK\$'000 (Restated)
Profit for the year		<u>6,300,266</u>	<u>10,377,403</u>
Other comprehensive income for the year from continuing operations	9		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:			
Exchange differences on translation of financial statements of foreign operations		7,675,241	(2,789,703)
Share of other comprehensive income of associates and joint ventures		1,883,636	(451,901)
Reclassification adjustments for foreign operations disposed of during the year		378,265	(59,220)
Cash flow hedges, net of tax		<u>(91,605)</u>	<u>(17,005)</u>
Other comprehensive income that may be reclassified to profit or loss in subsequent periods		<u>9,845,537</u>	<u>(3,317,829)</u>
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:			
Gain on property revaluation, net of tax		-	139,615
Changes in fair value of equity investments at fair value through other comprehensive income ("FVOCI"), net of tax		<u>(234,847)</u>	<u>(148,194)</u>
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods		<u>(234,847)</u>	<u>(8,579)</u>
Other comprehensive income for the year from continuing operations, net of tax		<u>9,610,690</u>	<u>(3,326,408)</u>

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of comprehensive income for the year ended 31 December 2020 (continued)

(Expressed in Hong Kong dollars)

	Note	2020 HK\$'000	2019 HK\$'000 (Restated)
Other comprehensive income for the year from discontinued operations, net of tax	10	<u>-</u>	<u>(242,518)</u>
Total comprehensive income for the year		<u>15,910,956</u>	<u>6,808,477</u>
Attributable to:			
Owners of the parent		4,055,612	2,060,670
Non-controlling interests		<u>11,855,344</u>	<u>4,747,807</u>
Total comprehensive income for the year		<u>15,910,956</u>	<u>6,808,477</u>

Note: Comparative information has been restated due to the business combination under common control. See note 44.

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of financial position at 31 December 2020 (Expressed in Hong Kong dollars)

	Note	31 December 2020 HK\$'000	31 December 2019 HK\$'000 (Restated)
Non-current assets			
Property, plant and equipment	12	13,470,395	12,215,995
Land under development	13	12,469,731	11,950,229
Properties under development	14	70,517,248	77,317,837
Investment properties	15	40,586,363	35,954,909
Right-of-use assets	16	1,952,677	1,806,467
Goodwill	17	1,999,570	1,999,570
Intangible assets	18	127,698	55,841
Investments in joint ventures	19	19,390,762	12,850,159
Investments in associates	20	13,195,044	8,980,672
Financial assets at fair value through other comprehensive income	21	675,245	910,090
Amounts due from related parties	23	37,973,684	32,265,148
Deferred tax assets	37	3,688,385	3,084,322
Amounts due from non-controlling shareholders	24	1,029,948	1,194,261
Other assets	25	662,126	4,448,313
		<u>217,738,876</u>	<u>205,033,813</u>
Current assets			
Inventories	26	208,995	194,430
Land under development	13	1,698,257	2,222,109
Properties under development	14	94,430,489	69,479,933
Properties held for sale	27	23,050,610	13,154,012
Trade receivables	28	530,877	1,614,284
Contract assets	30	937,880	298,062
Prepayments, other receivables and other assets	29	45,247,314	33,778,257
Amounts due from related parties	23	45,686,876	53,339,125
Tax recoverable		5,597,992	4,534,617
Derivative financial instruments	22	89,011	-
Restricted bank balances	31(a)	10,244,867	8,384,251
Cash and cash equivalents	31(a)	48,537,270	21,085,060
Other assets	25	4,516,403	51,627
		<u>280,776,841</u>	<u>208,135,767</u>

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of financial position at 31 December 2020 (continued)

(Expressed in Hong Kong dollars)


	Note	31 December 2020 HK\$'000	31 December 2019 HK\$'000 (Restated)
Current liabilities			
Trade and bills payables	32	26,029,716	21,306,750
Other payables and accruals	33	124,671,048	92,602,042
Derivative financial instruments	22	12,361	120,962
Interest-bearing borrowings	34	38,911,605	41,650,145
Lease liabilities	36	114,719	78,283
Amounts due to related parties	23	36,832,915	24,799,462
Tax payable		2,713,169	2,875,046
Provision for land appreciation tax	35	2,464,500	3,672,778
		<u>231,750,033</u>	<u>187,105,468</u>
Net current assets		<u>49,026,808</u>	<u>21,030,299</u>
Total assets less current liabilities		<u>266,765,684</u>	<u>226,064,112</u>
Non-current liabilities			
Interest-bearing borrowings	34	95,122,182	87,287,543
Lease liabilities	36	1,191,797	134,365
Deferred tax liabilities	37	8,298,060	6,782,706
Amounts due to related parties	23	13,134,304	-
Derivative financial instruments	22	101,459	39,060
Other non-current liabilities		85,545	78,138
		<u>117,933,347</u>	<u>94,321,812</u>
Net assets		<u>148,832,337</u>	<u>131,742,300</u>

The notes on pages 28 to 133 form part of these financial statements.

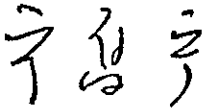
**Consolidated statement of financial position
at 31 December 2020 (continued)**
(Expressed in Hong Kong dollars)

	Note	31 December 2020 HK\$'000	31 December 2019 HK\$'000 (Restated)
Capital and reserves			
Issued capital	38	24,468,400	24,468,400
Reserves		20,699,704	20,291,249
Equity attributable to owners of the parent		45,168,104	44,759,649
Non-controlling interests		103,664,233	86,982,651
Total equity		148,832,337	131,742,300

Approved and authorised for issue by the board of directors on 15 June 2021.



Director



Director

Note: Comparative information has been restated due to the business combination under common control. See note 44.

The notes on pages 28 to 133 form part of these financial statements.

**Consolidated statement of changes in equity
for the year ended 31 December 2020 (continued)**
(Expressed in Hong Kong dollars)

Note	Issued capital HK\$'000	Capital reserve HK\$'000 (Note (a))	Asset revaluation reserve HK\$'000 (Note (b))	Merger reserve (Restated) HK\$'000 (Note (c))	Statutory reserve (Restated) HK\$'000 (Note (d))	Fair value reserve HK\$'000 (Note (e))	Translation reserve HK\$'000 (Note (f))	Other contribution reserve HK\$'000 (Note (g))	Cash flow hedge reserve HK\$'000 (Note (h))	Share option reserve HK\$'000	Retained profits (Restated) HK\$'000	Total (Restated) HK\$'000	Non-controlling interests (Restated) HK\$'000	Total equity (Restated) HK\$'000
At 1 January 2019 as originally stated	24,468,400	(2,345,619)	603,820	(3,836,771)	4,572,120	102,849	(1,344,925)	2,432,886	22,850	-	20,373,872	45,049,492	73,889,585	118,938,087
Effect of adopting merger accounting for common control combination	-	-	-	3,699,058	12,308	-	-	2,432,886	-	-	36,428	3,747,794	3,791,522	7,539,316
At 1 January 2019 as restated	24,468,400	(2,345,619)	603,820	(137,713)	4,584,428	102,849	(1,344,925)	2,432,886	22,850	-	20,410,300	48,797,286	77,680,117	126,477,403
Profit for the year (Restated)	-	-	-	-	-	-	-	-	-	-	3,421,819	3,421,819	6,955,584	10,377,403
Other comprehensive income for the year	-	-	-	-	-	(197,311)	-	-	-	-	-	(197,311)	(44,172)	(241,483)
Changes in fair value of equity investments designated at FVOCI, net of tax	-	-	-	-	-	-	-	-	(80,856)	-	-	(80,856)	63,951	(17,005)
Cash flow hedges, net of tax	-	-	-	-	-	-	-	-	-	-	-	-	29,611	139,615
Gains on property revaluation, net of tax	-	-	110,004	-	-	-	-	-	-	-	-	110,004	-	-
Redesignation adjustments of exchange differences for foreign operations	-	-	-	-	-	-	(20,763)	-	-	-	-	(20,763)	(38,457)	(59,220)
Disposal of foreign operations	-	-	-	-	-	-	(1,172,123)	-	-	-	-	(1,172,123)	(2,218,710)	(3,390,833)
Exchange differences on translation of foreign operations	-	-	-	-	-	-	(1,172,123)	-	-	-	-	(1,172,123)	(2,218,710)	(3,390,833)
Total comprehensive income for the year, net of tax (Restated)	-	-	110,004	(197,311)	-	(197,311)	(1,192,886)	-	(80,856)	-	3,421,819	2,060,670	4,747,807	6,808,477
Issue of perpetual securities by a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	3,192,699	3,192,699
Exercise of share options	-	79,538	-	-	-	-	-	-	-	(8,178)	-	71,359	30,665	102,024
Placing of existing shares and subscription of new shares under general mandate	-	1,409,916	-	(1,087,171)	-	-	-	-	-	-	-	322,745	8,335,847	8,658,592
Equity-settled share-based payments of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Acquisition of non-controlling interests	-	(351,334)	-	-	-	-	-	-	-	33,573	-	33,573	61,929	95,502
Transfer from retained profits	-	-	-	-	331,500	-	-	(331,500)	-	-	(331,500)	(351,334)	(4,243,645)	(4,594,979)
Dividends declared by the Company	-	-	-	-	-	-	-	(389,393)	-	-	-	(389,393)	-	(389,393)
Dividends declared by subsidiaries to non- controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	(2,698,597)	(2,698,597)
Transfer of share option reserve upon the forfeiture or expiry of share options	-	-	-	-	-	-	-	-	-	(1,014)	1,014	-	-	-
Capital injection to a subsidiary, solely by the Group	-	(14,512)	-	-	-	104,124	-	(104,124)	-	-	(14,512)	(14,512)	14,512	-
Disposal of investment at FVOCI	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital contribution from non-controlling interests	-	4,905	-	-	-	-	-	-	-	-	-	4,905	7,245,774	7,250,679
Disposal of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	(908,519)	(908,519)
De-registration of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	(28,435)	(28,435)
Reacquisition of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	801,353	801,353
Redemption of perpetual securities by a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	(2,272,400)	(2,272,400)
Distributions paid for perpetual securities by a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	(1,138,763)	(1,138,763)
Maintenance and production fund	-	(100,278)	-	(164,842)	(270,648)	48,193	(353,215)	3,156	-	-	(3,156)	(5,775,650)	(3,939,693)	(9,715,343)
Deemed distributions	-	-	-	-	-	-	-	(131,762)	-	-	-	-	-	-
At 31 December 2019	24,468,400	(1,317,384)	713,824	(1,389,726)	4,645,280	57,895	(2,891,026)	2,304,290	(58,106)	24,380	18,201,862	44,759,649	86,982,651	131,742,300

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of changes in equity for the year ended 31 December 2020 (continued) (Expressed in Hong Kong dollars)

Notes:

- (a) The capital reserve of the Group mainly comprises (i) contributions from owners in respect of settlement of doubtful receivables; (ii) contributions made by owners for the transfer of equity interest in a joint venture, associates and subsidiaries to the Group in previous years; (iii) the differences between the cost of acquisitions and the non-controlling interests acquired upon the acquisitions made by the Company of additional equity interests in a non-wholly-owned subsidiary and (iv) contributions made by owners to the Company's subsidiaries.
- (b) The asset revaluation reserve of the Group arose from the change in use from owner-occupied properties to investment properties carried at fair value.
- (c) The merger reserve of the Group comprises the difference between the nominal value of the shares of the subsidiaries acquired and the nominal value of the shares issued by the holding companies of the acquirees as consideration for the group restructuring transactions.
- (d) The statutory reserve comprises the statutory reserve fund, reserve fund and enterprise expansion fund. In accordance with the relevant rules and regulations in the People's Republic of China ("PRC"), each of the Group's PRC subsidiaries is required to transfer an amount of its profit after income tax to the statutory reserve fund, until the accumulated total of the fund reaches 50% of its registered capital. The appropriations to the reserve fund and enterprise expansion fund are determined by the articles of association of the Company's subsidiaries and are subject to the approval by the board of directors of the respective subsidiaries.
- (e) Fair value reserve comprises the cumulative net change in the fair value, of equity investments designated at FVOCI under HKFRS 9 that are held at the end of reporting period.
- (f) Translation reserve comprises all foreign currency differences arising from the translation of the financial statements presented in any currencies other than Hong Kong dollars which are dealt with in accordance with the accounting policies as set out in note 2(dd).
- (g) The other contribution reserve mainly comprises capital contributions, maintenance and production fund, capital contribution for energy saving and emission reduction projects, and deemed contributions from equity owners net of deemed distributions to equity owners. The maintenance and production fund is appropriated/utilised in accordance with relevant PRC regulations on certain enterprises.

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of changes in equity for the year ended 31 December 2020 (continued) (Expressed in Hong Kong dollars)

- (h) The cashflow hedge reserve comprises the effective portion of the cumulative net change in the fair value of hedging instruments used in cash flow hedges pending subsequent recognition of the hedged cash flow in accordance with the accounting policy adopted for cash flow hedges in note 2(j).
- (i) On 13 July 2020, China Jinmao Holdings Group Limited ("Jinmao") issued 602,340,000 new ordinary shares (the "Placing") at a price of HK\$5.70 per share. The net proceeds from the Placing amounted to approximately HK\$3,416,000,000.

On 31 August 2020, Jinmao issued 349,450,000 ordinary shares to the Company (the "Subscription") at a price of HK\$5.70 per share. The net proceeds from the Subscription were approximately HK\$1,992,000,000.

During the year ended 31 December 2020, 14,928,800 share options of Jinmao were exercised at the subscription price of HK\$2.196 per share for a total cash consideration, before issue expenses, of HK\$32,604,000.

Upon completion of the above transactions, the Group's equity interest in Jinmao increased from 35.06% as at 31 December 2019 to 35.15% as at 31 December 2020.

- (j) On 22 December 2017, Jinmao Investment Management (Shanghai) Co., Ltd., a wholly-owned subsidiary of the Company, completed an issue of the guaranteed perpetual capital securities, in an aggregate principal amount of RMB621,000,000 (equivalent to approximately HK\$737,996,000) with the trust plan established by Hwabao Trust Co., Ltd.

On 29 December 2020, the Group redeemed all of these guaranteed perpetual capital securities with a principal amount of RMB621,000,000 (equivalent to approximately HK\$698,315,000).

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2020 (Expressed in Hong Kong dollars)

	Note	2020 HK\$'000	2019 HK\$'000 (Restated)
Cash flows from operating activities			
Profit before tax, including discontinued operations		10,186,955	15,251,316
Adjustments for:			
Losses/(gains) on disposal of:	5		
Property, plant and equipment		(581)	6,994
Subsidiaries		(1,735,279)	(1,156,681)
Joint ventures and associates		(417,197)	(874,651)
Equity investments designated at fair value through profit or loss		(31,922)	-
Intangible assets		(345)	-
Gain on bargain purchase	5	(164,793)	(456,718)
Write-off of payables		-	(12,104)
Impairment losses on:	5		
Property, plant and equipment		-	15,409
Trade receivables and other receivables		9,619	11,752
Amounts due from related parties		1,474,422	-
Properties under development		1,735,623	-
Properties held for sale		1,704,171	-
Write-down of inventories		-	9,725
Fair value losses/(gains) on:	5		
Other financial assets		(16,010)	13,746
Derivative financial instruments - transactions not qualifying as hedges		(20,487)	16,674
Transfers from properties held for sale to investment properties		-	(404,538)
Equity interest previously held as investments in joint ventures or associates		(1,470,234)	(393,398)
Finance costs		3,873,053	3,634,184
Share of profits and losses of joint ventures		(417,299)	(820,450)
Share of profits and losses of associates		(801,977)	88,157
Interest and investment income		(4,273,521)	(3,315,048)
Fair value changes of investment properties	15	(960,516)	(513,625)
Depreciation of:			
Property, plant and equipment	12	522,663	739,068
Right-of-use assets	16	185,953	175,345
Amortisation of:			
Other non-current assets		8,013	8,013
Intangible assets	18	23,547	52,799

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2020 (continued) (Expressed in Hong Kong dollars)

	Note	2020 HK\$'000	2019 HK\$'000 (Restated)
Cash flows from operating activities (continued)			
Adjustments for (continued):			
Dividend income from equity investments designated at FVOCI		-	(5,772)
Equity-settled share-based payment expense	7	98,715	95,502
		9,512,573	12,165,699
Changes in working capital:			
(Increase)/decrease in inventories		(1,932)	141,315
Decrease in land under development		1,081,441	243,182
Increase in properties under development		(60,222,758)	(49,961,729)
Decrease in properties held for sale		48,173,024	31,697,130
Decrease/(increase) in trade receivables		1,129,966	(588,162)
Increase in prepayments, other receivables and other assets		(13,000,766)	(7,970,323)
Decrease in amounts due from related parties		2,816,426	6,168,148
Increase in contract assets		(587,348)	(127,833)
Increase in trade and bills payables		3,897,376	8,749,684
Increase in other payables and accruals		40,573,650	6,817,371
Increase in amounts due to related parties		5,661,668	15,788,295
Increase in deferred income and other non- current liabilities		-	64,828
Cash generated from operations		39,033,320	23,187,605
Income tax paid		(3,340,475)	(2,743,877)
Land appreciation tax paid		(2,808,763)	(1,984,270)
Net cash flows generated from operating activities		<u>32,884,082</u>	<u>18,459,458</u>

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2020 (continued) (Expressed in Hong Kong dollars)

	Note	2020 HK\$'000	2019 HK\$'000 (Restated)
Cash flows from investing activities			
Interest received		3,308,859	2,914,866
Dividends received from:			
Associates		16,742	-
Joint ventures		204,277	931,684
Equity investments designated at FVOCI		-	5,772
Purchase of property, plant and equipment		(971,769)	(1,310,093)
Proceeds from disposal of property, plant and equipment		67,929	43,349
Proceeds from disposal of intangible assets		593	762
Additions of prepaid lease payments		-	(46,774)
Additions to investment properties	15	(369,059)	(784,803)
Proceeds from disposal/liquidation of joint ventures and associates		1,417,741	1,181,919
Disposal of subsidiaries	44	(420,672)	(123,737)
Increase in other assets and intangible assets		(87,081)	(29,170)
Acquisition of subsidiaries	43	(1,691,734)	236,950
Additional investments in joint ventures		(6,126,428)	(4,410,485)
Additional investments in associates		(2,925,641)	(1,810,847)
Increase in restricted bank balances and long-term deposits		(1,249,795)	(7,186,148)
Payment for purchase of other financial assets		-	(3,845,854)
(Increase)/decrease in other financial assets		(329,349)	4,666,925
Proceeds from disposal of financial assets at FVOCI		215,364	912,246
Decrease/(increase) in amounts due from related parties		17,743,025	(2,694,873)
Increase in advance of loans to non-controlling interests		(3,511,078)	(1,082,755)
(Increase)/decrease in entrusted loans to third parties		(731,001)	1,579,009
Increase in entrustment loans to non-controlling interests of a subsidiary		(334,492)	(1,631,501)
Prepaid investment cost		(1,133,512)	(500,599)
Net cash flows generated from/(used in) investing activities		<u>3,092,919</u>	<u>(12,984,157)</u>

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of cash flows for the year ended 31 December 2020 (continued) (Expressed in Hong Kong dollars)

	Note	2020 HK\$'000	2019 HK\$'000 (Restated)
Cash flows from financing activities			
Distribution paid for perpetual securities		(1,275,276)	(1,138,763)
Issue of perpetual securities, net of issue expenses		9,498,800	3,192,699
New bank and other borrowings	31(b)	107,640,653	117,070,659
Repayment of bank and other borrowings	31(b)	(115,231,993)	(115,358,405)
Increase in other non-current liabilities	31(b)	2,245	79,534
Capital contribution from non-controlling interests		7,377,915	7,250,679
Dividends paid	31(b)	(389,393)	(391,645)
Dividends paid to non-controlling interests of subsidiaries	31(b)	(2,343,696)	(2,778,599)
Advance from non-controlling interests	31(b)	1,897,460	636,388
Placing of existing shares of Jinmao		3,414,752	8,658,592
Deemed distributions		-	(1,945,709)
Repayment of loans from non-controlling interests	31(b)	(1,084,169)	(8,779,212)
Interest paid	31(b)	(10,153,936)	(8,380,202)
Advance of investments from third parties	31(b)	2,040,066	4,658,837
Decrease in amounts due to related parties	31(b)	(122,390)	(8,938,356)
Proceeds from exercise of share options		32,604	102,024
Redemption of perpetual securities		(698,315)	(2,272,400)
Acquisition of subsidiaries under common control		(7,702,825)	-
Acquisition of non-controlling interests		(4,180,245)	(4,594,979)
Capital element of lease rentals paid	31(b)	(150,158)	(84,015)
Interest element of lease rentals paid	31(b)	(45,878)	(8,293)
Net cash flows used in financing activities		<u>(11,473,779)</u>	<u>(13,021,166)</u>

The notes on pages 28 to 133 form part of these financial statements.

Consolidated statement of cash flows

for the year ended 31 December 2020 (continued)

(Expressed in Hong Kong dollars)

	<i>Note</i>	2020 HK\$'000	2019 HK\$'000 (Restated)
Net increase/(decrease) in cash and cash equivalents		24,503,222	(7,545,865)
Cash and cash equivalents at the beginning of the year	31(a)	21,085,060	29,432,015
Effect of foreign exchange rate changes, net		2,948,988	(801,090)
Cash and cash equivalents at the end of the year	31(a)	48,537,270	21,085,060

Note: Comparative information has been restated due to the business combination under common control. See note 44.

The notes on pages 28 to 133 form part of these financial statements.

Notes to the consolidated financial statements

(Expressed in Hong Kong dollars unless otherwise indicated)

1 General

Sinochem Hong Kong (Group) Company Limited (the "Company") is a limited company incorporated in Hong Kong. Its registered office is located at 46th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong.

The principal activity of the Company is investment holding. Details of the principal activities of the Company's principal subsidiaries, joint ventures and associates are set out in notes 49, 19 and 20 to the consolidated financial statements, respectively.

2 Significant accounting policies

(a) Statement of compliance

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and accounting principles generally accepted in Hong Kong. Significant accounting policies adopted by the Group are disclosed below.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 2(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these financial statements.

The financial information relating to the year ended 31 December 2020 included in these consolidated financial statements are not the Company's statutory annual financial statements for the year. Further information relating to those statutory financial statements required to be disclosed in accordance with section 436 of the Companies Ordinance is as follows:

As the Company is a private company, the Company is not required to deliver its statutory financial statements to the Registrar of Companies, and has not done so.

The Company's auditor has reported on the financial statements for the year ended 31 December 2019. The auditor's report was unqualified; and did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports. The Company's auditor has yet to report on the financial statements for the year ended 31 December 2020.

(b) Basis of preparation of the financial statements

The consolidated financial statements for the year ended 31 December 2020 comprise the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in associates and joint ventures.

2 Significant accounting policies (continued)

The measurement basis used in the preparation of the financial statements is the historical cost basis except that the following assets are stated at their fair value as explained in the accounting policies set out below:

- investment properties (see note 2(k));
- derivative financial instruments (see note 2(i)); and
- other investments in debt and equity securities (see note 2(h)).

The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of HKFRSs that have significant effect on the financial statements and major sources of estimation uncertainty are discussed in note 3.

(c) *Changes in accounting policies*

The Group has applied the following amendments to HKFRSs issued by the HKICPA to these financial statements for the current accounting period:

- Amendments to HKFRS 3, *Definition of a Business*
- Amendments to HKFRS 9, HKAS 39 and HKFRS 7, *Interest Rate Benchmark Reform*
- Amendments to HKFRS 16, *COVID-19 Related Rent Concessions*
- Amendments to HKAS 1 and HKAS 8, *Definition of Material*

None of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period except for the amendment to HKFRS 16, *Covid-19-Related Rent Concessions*, which provides a practical expedient that allows lessees not to assess whether particular rent concessions occurring as a direct consequence of the COVID-19 pandemic are lease modifications and, instead, account for those rent concessions as if they were not lease modifications.

2 Significant accounting policies (continued)

The Group has elected to early adopt the amendment to HKFRS 16, *Covid-19-Related Rent Concessions* and applies the practical expedient to all qualifying COVID-19-related rent concessions granted to the Group during the current reporting period. The amendment did not have significant impact on the financial position and performance of the Group.

Adoption of merger accounting and restatement

As disclosed in note 44, a business combination under common control was effected during the current accounting period, where the business acquired in the business combination and the Company are both ultimately controlled by Sinochem Group Co., Ltd. ("Sinochem Group"). The Group has applied merger accounting to account for the business combination under common control.

Under merger accounting, the consolidated financial information incorporates the financial statement items of the combining entities or businesses in which the common control combination occurs as if they had been combined from the earliest date presented or since the date when the combining entities or businesses first came under the control of the controlling party, where this is a shorter period, regardless of the date of the business combination under common control.

The net assets of the combining entities are consolidated using the existing book values from the controlling party's perspective. No adjustments are made to reflect fair values, or recognise any new assets or liabilities as a result of the business combination under common control and no amount is recognised in respect of goodwill.

The comparative amounts in the consolidated financial statements are restated as if the combining entities or businesses had been combined at the beginning of the previous reporting period or when they first came under common control, whichever is later. The impact on the Group arising from the common control combination is disclosed in note 44.

(d) Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances, transactions, and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to the Company, and in respect of which the Group has not agreed any additional terms with the holders of those interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. For each business combination, the Group choose to measure any non-controlling interests at fair value of the subsidiary's net identifiable assets.

2 Significant accounting policies (continued)

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from equity attributable to the equity shareholders of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated statement of profit or loss and other comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between non-controlling interests and the owners of the parent.

Changes in the Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions, whereby adjustments are made to the amounts of controlling and non-controlling interests within consolidated equity to reflect the change in relative interests, but no adjustments are made to goodwill and no gain or loss is recognised.

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interest in that subsidiary, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former subsidiary at the date when control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 2(h)) or, when appropriate, the cost on initial recognition of an investment in an associate or a joint venture (see note 2(e)).

(e) *Associates and joint ventures*

An associate is an entity in which the Group has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.

A joint venture is an arrangement whereby the Group and other parties contractually agree to share control of the arrangement, and have rights to the net assets of the arrangement.

An investment in an associate or a joint venture is accounted for in the consolidated financial statements under the equity method, unless it is classified as held for sale (or included in a disposal group that is classified as held for sale). Under the equity method, the investment is initially recorded at cost, adjusted for any excess of the Group's share of the acquisition-date fair values of the investee's identifiable net assets over the cost of the investment (if any). The cost of the investment includes purchase price, other costs directly attributable to the acquisition of the investment, and any direct investment into the associate or joint venture that forms part of the Group's equity investment. Thereafter, the investment is adjusted for the post acquisition change in the Group's share of the investee's net assets and any impairment loss relating to the investment (see notes 2(g) and 2(s)(ii)). Any acquisition-date excess over cost, the Group's share of the post-acquisition, post-tax results of the investees and any impairment losses for the year are included in the Group's consolidated profit or loss, whereas the Group's share of the post-acquisition post-tax items of the investees' other comprehensive income is recognised in the Group's other comprehensive income.

When the Group's share of losses exceeds its interest in the associate or the joint venture, the Group's interest is reduced to nil and recognition of further losses is discontinued except to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the investee. For this purpose, the Group's interest is the carrying amount of the investment under the equity method together with any other long-term interests that in substance form part of the Group's net investment in the associate or the joint venture.

2 Significant accounting policies (continued)

Unrealised profits and losses resulting from transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in the investee, except where unrealised losses provide evidence of an impairment of the asset transferred, in which case they are recognised immediately in profit or loss.

If an investment in an associate becomes an investment in a joint venture or vice versa, retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method.

In all other cases, when the Group ceases to have significant influence over an associate or joint control over a joint venture, it is accounted for as a disposal of the entire interest in that investee, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former investee at the date when significant influence or joint control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 2(h)).

A decrease in interest in an equity-accounted investee while maintaining equity accounting can result from a dilution. The Group's policy is to recognise any gain or loss on dilution directly in equity, except when impairment indicators exist then the Group first assesses and recognises any impairment loss in accordance with the accounting policies described in note 2(s)(ii).

(f) *Interests in joint operations*

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, the obligations for the liabilities, relating to the arrangement.

The Group recognises in relation to its interests in a joint operation:

- its assets, including its share of any assets held jointly;
- its liabilities, including its share of any liabilities incurred jointly;
- its revenue from the sale of its share of the output arising from the joint operations;
- its share of the revenue from the sale of the output by the joint operations; and
- its expenses, including its share of any expenses incurred jointly.

The assets, liabilities, revenues and expenses relating to the Group's interest in a joint operation are accounted for in accordance with the HKFRSs applicable to the particular assets, liabilities, revenues and expenses.

(g) *Goodwill*

Goodwill represents the excess of

- (i) the aggregate of the fair value of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the Group's previously held equity interest in the acquiree; over
- (ii) the net fair value of the acquiree's identifiable assets and liabilities measured as at the acquisition date.

2 Significant accounting policies (continued)

When (ii) is greater than (i), then this excess is recognised immediately in profit or loss as a gain on a bargain purchase.

Goodwill is stated at cost less accumulated impairment losses. Goodwill arising on a business combination is allocated to each cash-generating unit, or groups of cash-generating units ("CGUs"), that is expected to benefit from the synergies of the combination and is tested annually for impairment (see note 2(s)(ii)).

On disposal of a cash-generating unit during the year, any attributable amount of purchased goodwill is included in the calculation of the profit or loss on disposal.

(h) Other investments in debt and equity securities

The Group's policies for investments in debt and equity securities, other than investments in subsidiaries, associates and joint ventures, are set out below.

Investments in debt and equity securities are recognised/derecognised on the date the Group commits to purchase/sell the investment. The investments are initially stated at fair value plus directly attributable transaction costs, except for those investments measured at fair value through profit or loss ("FVPL") for which transaction costs are recognised directly in profit or loss. For an explanation of how the Group determines fair value of financial instruments, see note 41(f). These investments are subsequently accounted for as follows, depending on their classification.

(i) Investments other than equity investments

Non-equity investments held by the Group are classified into one of the following measurement categories:

- amortised cost, if the investment is held for the collection of contractual cash flows which represent solely payments of principal and interest. Interest income from the investment is calculated using the effective interest method (see note 2(cc)(ix)).
- FVOCI (recycling), if the contractual cash flows of the investment comprise solely payments of principal and interest and the investment is held within a business model whose objective is achieved by both the collection of contractual cash flows and sale. Changes in fair value are recognised in other comprehensive income, except for the recognition in profit or loss of expected credit losses, interest income (calculated using the effective interest method) and foreign exchange gains and losses. When the investment is derecognised, the amount accumulated in other comprehensive income is recycled from equity to profit or loss.
- FVPL if the investment does not meet the criteria for being measured at amortised cost or FVOCI (recycling). Changes in the fair value of the investment (including interest) are recognised in profit or loss.

2 Significant accounting policies (continued)

(ii) Equity investments

An investment in equity securities is classified as FVPL unless the equity investment is not held for trading purposes and on initial recognition of the investment the Group makes an irrevocable election to designate the investment at FVOCI (non-recycling) such that subsequent changes in fair value are recognised in other comprehensive income. Such elections are made on an instrument-by-instrument basis, but may only be made if the investment meets the definition of equity from the issuer's perspective. Where such an election is made, the amount accumulated in other comprehensive income remains in the fair value reserve (non-recycling) until the investment is disposed of. At the time of disposal, the amount accumulated in the fair value reserve (non-recycling) is transferred to retained profits. It is not recycled through profit or loss. Dividends from an investment in equity securities, irrespective of whether classified as at FVPL or FVOCI, are recognised in profit or loss as other income in accordance with the policy set out in note 2(cc)(viii).

(i) *Derivative financial instruments*

Derivative financial instruments are recognised at fair value. At the end of each reporting period the fair value is remeasured. The gain or loss on remeasurement to fair value is recognised immediately in profit or loss, except where the derivatives qualify for cash flow hedge accounting or hedges of net investment in a foreign operation, in which case recognition of any resultant gain or loss depends on the nature of the item being hedged (see note 2(j)).

(j) *Hedging*

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with highly probable forecast transactions arising from changes in foreign exchange rates and variable rate borrowings (cash flow hedges). Some borrowings are designated as hedges of the foreign exchange risk of a net investment in a foreign operation.

(i) Cash flow hedges

Where a derivative financial instrument is designated as a hedging instrument in a cash flow hedge, the effective portion of any gain or loss on the derivative financial instrument is recognised in other comprehensive income and accumulated separately in equity in the hedging reserve. The ineffective portion of any gain or loss is recognised immediately in profit or loss.

If a hedge of a forecast transaction subsequently results in the recognition of a non-financial asset such as inventory, the associated gain or loss is reclassified from equity to be included in the initial cost of the non-financial asset.

For all other hedged forecast transactions, the amount accumulated in the hedging reserve is reclassified from equity to profit or loss in the same period or periods during which the hedged cash flows affect profit or loss (such as when a forecast sale occurs or interest expense is recognised).

2 Significant accounting policies (continued)

If a hedge no longer meets the criteria for hedge accounting (including when the hedging instrument expires or is sold, terminated or exercised), then hedge accounting is discontinued prospectively. When hedge accounting is discontinued, but the hedged forecast transaction is still expected to occur, the amount that has been accumulated in the hedging reserve remains in equity until the transaction occurs and it is recognised in accordance with the above policy. If the hedged transaction is no longer expected to take place, the amount that has been accumulated in the hedging reserve is reclassified from equity to profit or loss immediately.

(ii) Hedge of net investments in foreign operations

The effective portion of any foreign exchange gain or loss on the borrowings is recognised in other comprehensive income and accumulated in equity in the translation reserve until the disposal of the foreign operation, at which time the cumulative gain or loss is reclassified from equity to profit or loss. The ineffective portion is recognised immediately in profit or loss.

(k) *Investment property*

Investment properties are land and/or buildings which are owned or held under a leasehold interest (see note 2(o)) to earn rental income and/or for capital appreciation. These include land held for a currently undetermined future use and property that is being constructed or developed for future use as investment property.

Investment properties are stated at fair value, unless they are still in the course of construction or development at the end of the reporting period and their fair value cannot be reliably measured at that time. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 2(cc)(vii).

For a transfer from investment properties to owner-occupied properties or inventories, the deemed cost of a property for subsequent accounting is its fair value at the date of change in use. If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under "Property, plant and equipment" up to the date of change in use, and any difference at that date between the carrying amount and the fair value of the property is accounted for as a revaluation with surplus credited to the asset revaluation reserve and deficit charged to profit or loss. For a transfer from inventories to investment properties, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the consolidated statement of comprehensive income.

(l) *Property, plant and equipment*

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (see note 2(s)) including the interests in leasehold land and buildings where the Group is the registered owner of the property interest (see note 2(o)).

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

2 Significant accounting policies (continued)

Depreciation is calculated to write-off the cost of items of property, plant and equipment, less their estimated residual value, if any, using the straight-line method over their estimated useful lives. The principal annual rates used for this purpose are as follows:

<i>Category</i>	<i>Annual depreciation rate</i>
Hotel properties	1.70% to 9.50%
Buildings	2.00% to 5.00%
Leasehold improvements	18.00% to 20.00%
Furniture and fixtures	3.80% to 33.33%
Office and machinery equipment	7.14% to 25.00%
Motor vehicles	8.30% to 30.00%

Where parts of an item of property, plant and equipment have different useful lives, the cost of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

(m) Construction in progress

Construction in progress is stated at cost less impairment losses (see note 2(s)(ii)). Cost comprises direct costs of construction as well as interest expense capitalised during the periods of construction and installation. Capitalisation of these costs ceases when substantially all the activities necessary to prepare the assets for their intended use are completed. No depreciation is provided for in respect of construction in progress until it is completed and ready for its intended use.

(n) Intangible assets (other than goodwill)

Intangible assets that are acquired by the Group are stated at cost less accumulated amortisation (where the estimated useful life is finite) and impairment losses (see note 2(s)(ii)). Expenditure on internally generated goodwill and brands is recognised as an expense in the period in which it is incurred.

Amortisation of intangible assets with finite useful lives is charged to profit or loss on a straight-line basis over the assets' estimated useful lives. The following intangible assets with finite useful lives are amortised from the date they are available for use and their estimated useful lives are as follows:

- Pipeline usage rights are amortised based on the units of production method;
- Mining rights are amortised based on the units of production method utilising only recoverable reserves as the depletion base; and
- Computer software is amortised on the straight-line basis over its estimated useful life of 5 to 10 years.

Both the period and method of amortisation are reviewed annually.

2 Significant accounting policies (continued)

Intangible assets are not amortised while their useful lives are assessed to be indefinite. Any conclusion that the useful life of an intangible asset is indefinite is reviewed annually to determine whether events and circumstances continue to support the indefinite useful life assessment for that asset. If they do not, the change in the useful life assessment from indefinite to finite is accounted for prospectively from the date of change and in accordance with the policy for amortisation of intangible assets with finite lives as set out above.

(o) **Leased assets**

At inception of a contract, the Group assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to direct the use of the identified asset and to obtain substantially all of the economic benefits from that use.

(i) As a lessee

Where the contract contains lease component(s) and non-lease component(s), the Group has elected not to separate non-lease components and accounts for each lease component and any associated non-lease components as a single lease component for all leases.

At the lease commencement date, the Group recognises a right-of-use asset and a lease liability, except for short-term leases that have a lease term of 12 months or less and leases of low-value assets. When the Group enters into a lease in respect of a low-value asset, the Group decides whether to capitalise the lease on a lease-by-lease basis. The lease payments associated with those leases which are not capitalised are recognised as an expense on a systematic basis over the lease term.

Where the lease is capitalised, the lease liability is initially recognised at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. After initial recognition, the lease liability is measured at amortised cost and interest expense is calculated using the effective interest method. Variable lease payments that do not depend on an index or rate are not included in the measurement of the lease liability and hence are charged to profit or loss in the accounting period in which they are incurred.

The right-of-use asset recognised when a lease is capitalised is initially measured at cost, which comprises the initial amount of the lease liability plus any lease payments made at or before the commencement date, and any initial direct costs incurred. Where applicable, the cost of the right-of-use assets also includes an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, discounted to their present value, less any lease incentives received. The right-of-use asset is subsequently stated at cost less accumulated depreciation and impairment losses (see note 2(s)(ii)).

2 Significant accounting policies (continued)

The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, or there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or there is a change arising from the reassessment of whether the Group will be reasonably certain to exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The lease liability is also remeasured when there is a change in the scope of a lease or the consideration for a lease that is not originally provided for in the lease contract ("lease modification") that is not accounted for as a separate lease. In this case the lease liability is remeasured based on the revised lease payments and lease term using a revised discount rate at the effective date of the modification. The only exceptions are any rent concessions which arose as a direct consequence of the Covid-19 pandemic and which satisfied the conditions set out in paragraph 46B of HKFRS 16 *Leases*. In such cases, the Group took advantage of the practical expedient set out in paragraph 46A of HKFRS 16 and recognised the change in consideration as if it were not a lease modification.

In the consolidated statement of financial position, the current portion of long-term lease liabilities is determined as the present value of contractual payments that are due to be settled within twelve months after the reporting period.

The Group presents right-of-use assets and lease liabilities separately in the statement of financial position.

(ii) As a lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to the ownership of an underlying assets to the lessee. If this is not the case, the lease is classified as an operating lease.

When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. The rental income from operating leases is recognised in accordance with note 2(cc)(vii).

When the Group is an intermediate lessor, the sub-leases are classified as a finance lease or as an operating lease with reference to the right-of-use asset arising from the head lease. If the head lease is a short-term lease to which the Group applies the exemption described in note 2(o)(i), then the Group classifies the sub-lease as an operating lease.

(p) Land under development

Land under development is stated at the lower of cost and net realisable value and comprises the compensation for land requisition, project costs, other preliminary infrastructure costs, borrowing costs, professional fees and other costs directly attributable to such land under development during the development period.

2 Significant accounting policies (continued)

Land under development which has been pre-sold or intended for sale and is expected to be completed within one year from the end of the reporting period is classified under current assets. Net realisable value takes into account the Group's proceeds derived from the sale of land under development by government authorities, less costs to completion and the costs to be incurred in realising the revenue derived from the sale of land under development based on prevailing market conditions.

(g) *Properties under development*

Properties under development are stated at the lower of cost and net realisable value and comprise construction costs, borrowing costs, professional fees and other costs directly attributable to such properties incurred during the development period.

Properties under development which have been pre-sold or intended for sale and are expected to be completed within one year from the end of the reporting period are classified under current assets. On completion, the properties are transferred to properties held for sale.

(r) *Properties held for sale*

Properties held for sale are stated at the lower of cost and net realisable value.

Cost of properties held for sale is determined by an apportionment of total land and building costs attributable to the unsold properties.

Net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses, or by management's estimates based on the prevailing market conditions, on an individual property basis.

(s) *Credit losses and impairment of assets*

(i) Credit losses from financial instruments, contract assets and lease receivables

The Group recognises a loss allowance for expected credit losses ("ECLs") on financial assets measured at amortised cost (including cash and cash equivalents, trade and other receivables, contract assets and loans to related parties).

Other financial assets measured at fair value, including equity and debt securities measured at FVPL and equity securities designated at FVOCI (non-recycling) are not subject to the ECL assessment.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all expected cash shortfalls (i.e. the difference between the cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive).

2 Significant accounting policies (continued)

The expected cash shortfalls are discounted using the following discount rates where the effect of discounting is material:

- fixed-rate financial assets and trade and other receivables: effective interest rate determined at initial recognition or an approximation thereof;
- variable-rate financial assets: current effective interest rate.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

In measuring ECLs, the Group takes into account reasonable and supportable information that is available without undue cost or effort. This includes information about past events, current conditions and forecasts of future economic conditions.

ECLs are measured on either of the following bases:

- 12-month ECLs: these are losses that are expected to result from possible default events within the 12 months after the reporting date; and
- lifetime ECLs: these are losses that are expected to result from all possible default events over the expected lives of the items to which the ECL model applies.

Loss allowances for trade receivables, lease receivables and contract assets are always measured at an amount equal to lifetime ECLs. ECLs on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors and an assessment of both the current and forecast general economic conditions at the reporting date.

For all other financial instruments, the Group recognises a loss allowance equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

Significant increases in credit risk

In assessing whether the credit risk of a financial instrument has increased significantly since initial recognition, the Group compares the risk of default occurring on the financial instrument assessed at the reporting date with that assessed at the date of initial recognition. In making this reassessment, the Group considers that a default event occurs when (i) the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or (ii) the financial asset is 180 days past due. The Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

2 Significant accounting policies (continued)

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- failure to make payments of principal or interest on their contractually due dates;
- an actual or expected significant deterioration in a financial instrument's external or internal credit rating (if available);
- an actual or expected significant deterioration in the operating results of the debtor; and
- existing or forecast changes in the technological, market, economic or legal environment that have a significant adverse effect on the debtor's ability to meet its obligation to the Group.

Depending on the nature of the financial instruments, the assessment of a significant increase in credit risk is performed on either an individual basis or a collective basis. When the assessment is performed on a collective basis, the financial instruments are grouped based on shared credit risk characteristics, such as past due status and credit risk ratings.

ECLs are remeasured at each reporting date to reflect changes in the financial instrument's credit risk since initial recognition. Any change in the ECL amount is recognised as an impairment gain or loss in profit or loss. The Group recognises an impairment gain or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt securities that are measured at FVOCI (recycling), for which the loss allowance is recognised in other comprehensive income and accumulated in the fair value reserve (recycling).

Write-off policy

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

Subsequent recoveries of an asset that was previously written off are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

(ii) Impairment of other non-current assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the following assets may be impaired or, except in the case of goodwill, an impairment loss previously recognised no longer exists or may have decreased:

- property, plant and equipment, including construction in progress;
- right-of-use assets;
- goodwill;
- intangible assets;
- investments in joint ventures;
- investments in associates; and
- other non-current assets.

2 Significant accounting policies (continued)

If any such indication exists, the asset's recoverable amount is estimated. In addition, for goodwill, the recoverable amount is estimated annually whether or not there is any indication of impairment.

- Calculation of recoverable amount

The recoverable amount of an asset is the greater of its fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

- Recognition of impairment losses

An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment losses recognised in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the CGUs (or group of units) and then, to reduce the carrying amount of the other assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs of disposal (if measurable) or value in use (if determinable).

- Reversals of impairment losses

In respect of assets other than goodwill, an impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not reversed.

A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to profit or loss in the year in which the reversals are recognised.

(t) **Inventories and other contract costs**

(i) Inventories

Inventories are assets which are held for sale in the ordinary course of business, in the process of production for such sale or in the form of materials or supplies to be consumed in the production process or in the rendering of services.

Inventories are carried at the lower of cost and net realisable value. Cost is calculated using the moving weighted-average method, and comprises all costs of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

2 Significant accounting policies (continued)

When inventories are sold, the carrying amount of those inventories is recognised as an expense in the period in which the related revenue is recognised.

The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs. The amount of any reversal of any write-down of inventories is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

(ii) Other contract costs

Other contract costs are either the incremental costs of obtaining a contract with a customer or the costs to fulfil a contract with a customer which are not capitalised as land under development (see note 2(p)), properties under development (see note 2(q)), inventory (see note 2(t)(i)), property, plant and equipment (see note 2(l)) or intangible assets (see note 2(n)).

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained e.g. an incremental sales commission. Incremental costs of obtaining a contract are capitalised when incurred if the costs relate to revenue which will be recognised in a future reporting period and the costs are expected to be recovered. Other costs of obtaining a contract are expensed when incurred.

Costs to fulfil a contract are capitalised if the costs relate directly to an existing contract or to a specifically identifiable anticipated contract; generate or enhance resources that will be used to provide goods or services in the future; and are expected to be recovered. Costs that relate directly to an existing contract or to a specifically identifiable anticipated contract may include direct labour, direct materials, allocations of costs, costs that are explicitly chargeable to the customer and other costs that are incurred only because the Group entered into the contract (for example, payments to sub-contractors). Other costs of fulfilling a contract, which are not capitalised as inventory, property, plant and equipment or intangible assets, are expensed as incurred.

Capitalised contract costs are stated at cost less accumulated amortisation and impairment losses. Impairment losses are recognised to the extent that the carrying amount of the contract cost asset exceeds the net of (i) remaining amount of consideration that the Group expects to receive in exchange for the goods or services to which the asset relates, less (ii) any costs that relate directly to providing those goods or services that have not yet been recognised as expenses.

Amortisation of capitalised contract costs is charged to profit or loss when the revenue to which the asset relates is recognised. The accounting policy for revenue recognition is set out in note 2(cc).

(u) Contract assets and contract liabilities

A contract asset is recognised when the Group recognises revenue (see note 2(cc)) before being unconditionally entitled to the consideration under the payment terms set out in the contract. Contract assets are assessed for ECLs in accordance with the policy set out in note 2(s)(i) and are reclassified to receivables when the right to the consideration has become unconditional (see note 2(v)).

2 Significant accounting policies (continued)

A contract liability is recognised when the customer pays consideration before the Group recognises the related revenue (see note 2(cc)). A contract liability would also be recognised if the Group has an unconditional right to receive consideration before the Group recognises the related revenue. In such cases, a corresponding receivable would also be recognised (see note 2(v)).

For a single contract with the customer, either a net contract asset or a net contract liability is presented. For multiple contracts, contract assets and contract liabilities of unrelated contracts are not presented on a net basis.

When the contract includes a significant financing component, the contract balance includes interest accrued under the effective interest method (see note 2(cc)).

(v) *Trade and other receivables*

A receivable is recognised when the Group has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

Receivables are stated at amortised cost using the effective interest method less allowance for credit losses (see note 2(s)(i)).

(w) *Cash and cash equivalents*

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows. Cash and cash equivalents are assessed for ECL in accordance with the policy set out in note 2(s)(i).

(x) *Trade and other payables*

Trade and other payables are initially recognised at fair value and subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

(y) *Interest-bearing borrowings*

Interest-bearing borrowings are measured initially at fair value less transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method. Interest expense is recognised in accordance with the Group's accounting policy for borrowing costs (see note 2(ee)).

2 Significant accounting policies (continued)

(z) Employee benefits

Salaries, annual bonuses, paid annual leave and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

(i) Short term employee benefits and contributions to defined contribution retirement plans

Salaries, annual bonuses, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance for all of its employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' basic salaries and are charged to the statement of profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme.

The employees of the Group's subsidiaries which operate in the PRC are required to participate in a central pension scheme operated by the local municipal government. The subsidiaries are required to contribute certain percentages of their payroll costs to the central pension scheme. The contributions are charged to the statement of profit or loss as they become payable in accordance with the rules of the central pension scheme.

(ii) Share-based payments

Jinmao operates a share option scheme for the purpose of providing incentives and rewards to eligible participants who contribute to the success of Jinmao's operations. Employees (including directors) of Jinmao receive remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments ("equity-settled transactions").

The cost of equity-settled transactions with employees for grants is measured by reference to the fair value at the date at which they are granted. The fair value is determined by an external valuer using a binomial model, further details of which are given in note 41 to the financial statements.

The cost of equity-settled transactions is recognised in employee benefit expense, together with a corresponding increase in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognised for equity-settled transactions at the end of each reporting period until the vesting date reflects the extent to which the vesting period has expired and Jinmao's best estimate of the number of equity instruments that will ultimately vest. The charge or credit to profit or loss for a period represents the movement in the cumulative expense recognised as at the beginning and end of that period.

2 Significant accounting policies (continued)

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of Jinmao's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

For awards that do not ultimately vest because non-market performance and/or service conditions have not been met, no expense is recognised. Where awards include a market or non-vesting condition, the transactions are treated as vesting irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

Where the terms of an equity-settled award are modified, as a minimum an expense is recognised as if the terms had not been modified, if the original terms of the award are met. In addition, an expense is recognised for any modification that increases the total fair value of the share-based payments, or is otherwise beneficial to the employee as measured at the date of modification.

Where an equity-settled award is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognised for the award is recognised immediately. This includes any award where non-vesting conditions within the control of either the Group or the employee are not met. However, if a new award is substituted for the cancelled award, and is designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

(iii) Termination benefits

Termination benefits are recognised at the earlier of when the Group can no longer withdraw the offer of those benefits and when it recognises restructuring costs involving the payment of termination benefits.

(aa) Income tax

Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in profit or loss except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the relevant amounts of tax are recognised in other comprehensive income or directly in equity, respectively.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.

Deferred tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arise from unused tax losses.

2 Significant accounting policies (continued)

Apart from certain limited exceptions, all deferred tax liabilities, and all deferred tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised. Future taxable profits that may support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences, provided those differences relate to the same taxation authority and the same taxable entity, and are expected to reverse either in the same period as the expected reversal of the deductible temporary difference or in periods into which a tax loss arising from the deferred tax asset can be carried back or forward. The same criteria are adopted when determining whether existing taxable temporary differences support the recognition of deferred tax assets arising from unused tax losses and credits, that is, those differences are taken into account if they relate to the same taxation authority and the same taxable entity, and are expected to reverse in a period, or periods, in which the tax loss or credit can be utilised.

The limited exceptions to recognition of deferred tax assets and liabilities are those temporary differences arising from goodwill not deductible for tax purposes, the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided they are not part of a business combination), and temporary differences relating to investments in subsidiaries to the extent that, in the case of taxable differences, the Group controls the timing of the reversal and it is probable that the differences will not reverse in the foreseeable future, or in the case of deductible differences, unless it is probable that they will reverse in the future.

Where investment properties are carried at their fair value in accordance with the accounting policy set out in note 2(k), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and is reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

Additional income taxes that arise from the distribution of dividends are recognised when the liability to pay the related dividends is recognised.

2 Significant accounting policies (continued)

Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities, and deferred tax assets against deferred tax liabilities, if the Group has the legally enforceable right to set off current tax assets against current tax liabilities and the following additional conditions are met:

- in the case of current tax assets and liabilities, the Group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or
- in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:
 - the same taxable entity; or
 - different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

(bb) Provisions and contingent liabilities

Provisions are recognised when the Group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(cc) Revenue and other income

Income is classified by the Group as revenue when it arises from the sale of goods, the provision of services or the use by others of the Group's assets under leases in the ordinary course of the Group's business.

Revenue is recognised when control over a product or service is transferred to the customer, or the lessee has the right to use the asset, at the amount of promised consideration to which the Group is expected to be entitled, excluding those amounts collected on behalf of third parties. Revenue excludes value added tax or other sales taxes and is after deduction of any trade discounts.

2 Significant accounting policies (continued)

Where the contract contains a financing component which provides a significant financing benefit to the customer for more than 12 months, revenue is measured at the present value of the amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction with the customer at contract inception. Where the contract contains a financing component which provides a significant financing benefit to the Group, revenue recognised under that contract includes the interest expense accreted on the contract liability under the effective interest method. The Group takes advantage of the practical expedient in paragraph 63 of HKFRS 15 and does not adjust the consideration for any effects of a significant financing component if the period of financing is 12 months or less.

Further details of the Group's revenue and other income recognition policies are as follows:

(i) Sale of industrial products (including fertilisers and chemical products)

Revenue from the sale of industrial products is recognised when the customers collect the products from the Group's premises or when the products are delivered to the location designated by customers. If the products are a partial fulfilment of a contract covering other goods and/or services, then the amount of revenue recognised is an appropriate proportion of the total transaction price under the contract, allocated between all the goods and services promised under the contract on a relative stand-alone selling price basis.

The products can only be returned due to product quality issue. Because the number of return is extremely low in previous years, it is highly probable that a significant reversal in the cumulative revenue recognised will not occur.

(ii) Sale of completed properties

Revenue from the sale of completed properties is recognised at the point in time when control of the asset is transferred to the customer, revenue is recognised when the customer obtains the physical possession or the legal title of the completed property and the Group has obtained the right to payment and the collection of the consideration is probable.

(iii) Land development

Revenue from land development is recognised at the point in time when control of the asset is transferred to the customers, that is when the related construction works have been completed as well as land is sold, and the collectability of the proceeds from land sales is reasonably assured.

(iv) Hotel operations

Hotel and other service income is recognised in the period in which such services are rendered.

(v) Property management services

Revenue from the rendering of property management services is recognised over the scheduled period on a straight-line basis.

2 Significant accounting policies (continued)

(vi) Design and decoration services

Revenue from the rendering of design and decoration services is recognised over time, using an input method to measure progress towards complete satisfaction of the service, because the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced. The input method recognises revenue based on the proportion of the actual costs incurred relative to the estimated total costs for satisfaction of the design and decoration services.

(vii) Rental income

Rental income is recognised on a time proportion basis over the lease terms. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are incurred.

(viii) Dividends

Dividend income from unlisted investments is recognised when the shareholder's right to receive payment is established.

Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.

(ix) Interest income

Interest income is recognised as it accrues using the effective interest method. For financial assets measured at amortised cost that are not credit-impaired, the effective interest rate is applied to the gross carrying amount of the asset. For credit impaired financial assets, the effective interest rate is applied to the amortised cost (i.e. gross carrying amount net of loss allowance) of the asset (see note 2(s)(i)).

(x) Government grants

Government grants are recognised in the consolidated statement of financial position initially when there is reasonable assurance that they will be received and that the Group will comply with the conditions attaching to them. Grants that compensate the Group for expenses incurred are recognised as income in profit or loss on a systematic basis in the same periods in which the expenses are incurred. Grants that compensate the Group for the cost of an asset are recognised as deferred income and subsequently recognised in profit or loss over the useful life of the related asset on a reasonable and systematic manner or deducted from the carrying amount of the asset and consequently are effectively recognised in profit or loss over the useful life of the asset by way of reduced depreciation expenses.

2 Significant accounting policies (continued)

(dd) Translation of foreign currencies

Foreign currency transactions during the year are translated at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the foreign exchange rates ruling at the end of the reporting period. Exchange gains and losses are recognised in profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates. The transaction date is the date on which the Company initially recognises such non-monetary assets or liabilities. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated using the foreign exchange rates ruling at the dates the fair value was measured.

The results of foreign operations are translated into Hong Kong dollars at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Consolidated statement of financial position items, including goodwill arising on consolidation of foreign operations acquired on or after 1 January 2005, are translated into Hong Kong dollars at the closing foreign exchange rates at the end of the reporting period. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the translation reserve. Goodwill arising on consolidation of a foreign operation acquired before 1 January 2005 is translated at the foreign exchange rate that applied at the date of acquisition of the foreign operation. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the translation reserve.

On disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation is reclassified from equity to profit or loss when the profit or loss on disposal is recognised.

(ee) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

(ff) Discontinued operations

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which represents a separate major line of business or geographical area of operations, or is part of a single coordinated plan to dispose of a separate major line of business or geographical area of operations, or is a subsidiary acquired exclusively with a view to resale.

2 Significant accounting policies (continued)

Classification as a discontinued operation occurs upon disposal or when the operation meets the criteria to be classified as held for sale, if earlier. It also occurs if the operation is abandoned.

Where an operation is classified as discontinued, a single amount is presented on the face of the consolidated statement of comprehensive income, which comprises:

- the post-tax profit or loss of the discontinued operation; and
- the post-tax gain or loss recognised on the measurement to fair value less costs to sell, or on the disposal, of the assets or disposal group(s) constituting the discontinued operation.

(gg) Related parties

- (i) A person, or a close member of that person's family, is related to the Group if that person:
 - (A) has control or joint control over the Group;
 - (B) has significant influence over the Group; or
 - (C) is a member of the key management personnel of the Group or the Group's parent.
- (ii) An entity is related to the Group if any of the following conditions applies:
 - (A) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
 - (B) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
 - (C) Both entities are joint ventures of the same third party.
 - (D) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
 - (E) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.
 - (F) The entity is controlled or jointly controlled by a person identified in (i).
 - (G) A person identified in (i)(A) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
 - (H) The entity, or any member of a group of which it is apart, provides key management personnel services to the Group or to the Group's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

2 Significant accounting policies (continued)

(hh) Segment reporting

Operating segments, and the amounts of each segment item reported in the financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

3 Accounting judgements and estimates

In the application of the Group's accounting policies which are described in note 2, the directors of the Company have made judgements, estimates and assumptions concerning the future that have a significant risk of material adjustments on the amounts recognised in the consolidated financial statements within the next financial year.

(a) Critical accounting judgements in applying the Group's accounting policies

(i) Classification between investment properties and properties held for sale

The Group develops properties held for sale and properties held to earn rentals and/or for capital appreciation or both. Judgement is made by management in determining whether a property is designated as an investment property or a property held for sale. The Group considers its intention of holding the properties at the early development stage of the related properties. During the course of construction, the related properties under construction are accounted for as properties under development if the properties are intended for sale after completion. Upon completion of construction, properties under development are transferred to properties held for sale and are stated at cost. Properties under construction are accounted for as investment properties if the properties are intended to be held to earn rentals and/or for capital appreciation after completion.

(ii) Consolidation of an entity in which the Group holds less than a majority of voting rights

The Group considers that it controls Jinmao even though it owns less than 50% of the voting rights. This is because the Group is the single largest shareholder of Jinmao with a 35.15% equity interest. The remaining 64.85% of the equity shares in Jinmao are widely held by many other shareholders. There has been no history of the other shareholders collaborating to exercise their votes collectively or to outvote the Group.

3 Accounting judgements and estimates (continued)

(b) Sources of estimation uncertainty

Notes 15, 17, 41(f) and 42 contain information about the assumptions and their risk factors relating to valuation of investment property, goodwill impairment, financial instruments, and fair value of share options granted. Other significant sources of estimation uncertainty are as follows:

(i) Measurement of land under development

The Group's land under development is stated at the lower of cost and net realisable value. Cost of land under development during the construction stage, before the final settlement of the development cost, and other costs relating to the land under development are accrued by the Group based on management's best estimate. Where the final settlement of costs and the related cost allocation is different from the initial estimates, any increase or decrease in the development costs and other costs would affect profit or loss in future years. Based on the Group's recent experience and the nature of the subject land development, the Group makes estimates of cost allocated to each parcel of land under development, and its net realisable value, i.e., the revenue to be derived from the land under development for sale by government authorities, less costs to completion and the costs to be incurred in realising the revenue from the sale of land under development based on prevailing market conditions.

If the cost is higher than the estimated net realisable value, provision for the excess of cost of land under development over its net realisable value should be made. Such provision would require the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying amount and provision for land under development in the period in which such estimate is changed will be adjusted accordingly. The carrying amount of land under development at 31 December 2020 was HK\$14,167,988,000 (2019: HK\$14,172,338,000).

(ii) Measurement of properties under development

The Group's properties under development is stated at the lower of cost and net realisable value. Development costs of properties are recorded as properties under development during the construction stage and will be transferred to completed properties held for sale upon completion. An apportionment of these costs will be recognised in profit or loss upon recognition of the sale of properties. Before the final settlement of the development costs and other costs relating to the sale of the properties, these costs are accrued by the Group based on management's best estimate.

When developing properties, the Group may divide the development projects into phases. Specific costs directly related to the development of a particular phase are recorded as the cost of that phase. Common costs are allocated to individual phases based on the estimated saleable area of the entire development project. Where the final settlement of costs and the related cost allocation is different from the initial estimates, any increase or decrease in the development costs and other costs would affect profit or loss in future years.

Based on the Group's recent experience and the nature of the subject project, the Group makes estimates of cost of properties under development, and its net realisable value, i.e., the revenue to be derived from the properties under development for sale, less costs to completion and the costs to be incurred in realising the revenue from the sale of properties under development based on prevailing market conditions.

3 Accounting judgements and estimates (continued)

If the cost is higher than the estimated net realisable value, provision for the excess of cost of properties under development over its net realisable value should be made. Such provision would require the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying amount and provision for properties under development in the period in which such estimate is changed will be adjusted accordingly. The carrying amount of properties under development at 31 December 2020 was HK\$164,947,737,000 (2019: HK\$146,797,770,000).

(iii) Estimation of net realisable value of properties held for sale

Properties held for sale are stated at the lower of cost and net realisable value. The net realisable value is assessed with reference to market conditions and prices existing at the end of the reporting period and is determined by the Group having taken suitable external advice and in light of recent market transactions. The carrying amount of properties held for sale at 31 December 2020 was HK\$23,050,610,000 (2019: HK\$13,154,012,000).

(iv) Provision for expected credit losses on amounts due from joint ventures and associates

The Group uses general approach to calculate ECLs on the amounts due from joint ventures and associates. For those associates and joint ventures undertaking property development projects, if applicable, the provision is measured at an amount equal to the lifetime ECL which would be calculated by taking into account the impairment losses of the properties under development and properties held for sale held by the associates and joint ventures. The ECLs reflect the current conditions and forecasts of future economic conditions, as appropriate. The assessment of the carrying value properties under development and properties held for sale held by the associates and joint ventures and ECLs is a significant estimate. As at 31 December 2020, the loss allowance was assessed and recognised at an amount of HK\$1,474,422,000 (2019: Nil).

(v) Provision for impairment of properties held for sale

Management reviews the market conditions of properties for sale held by the Group and associates and joint ventures at the end of each reporting period, and makes provision for impairment of properties for sale identified that the net realisable value is lower than cost. Management estimates the net realisable value for properties for sale based primarily on the latest selling prices and current market conditions. If the condition was to deteriorate so that the actual provision might be higher than expected, the Group would be required to revise the basis of making the provision and its future results would be affected.

4 Revenue and segment reporting

(a) Revenue

The principal activities of the Group are (i) manufacturing and sales of fertilisers (see note 10, "discontinued operations"), (ii) properties and land development, property investment, hotel operations and provision of property management service, and (iii) trading of chemical products (see note 10, "discontinued operations"). Further details regarding the Group's principal activities are disclosed in note 4(b).

(i) Disaggregation of revenue

Disaggregation of revenue by major products or service lines is as follow:

	Continuing operations		Discontinued operations		Total	
	2020	2019	2020	2019	2020	2019
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Revenue from contracts with customers within the scope of HKFRS 15						
Disaggregated by major products or service lines						
Sale of fertilisers	-	-	-	26,076,860	-	26,076,860
Sale of chemical products	-	-	-	2,017	-	2,017
Sale of completed properties	53,282,508	37,983,635	-	-	53,282,508	37,983,635
Land development	7,852,661	4,875,423	-	-	7,852,661	4,875,423
Hotel operations	1,414,439	2,235,039	-	-	1,414,439	2,235,039
Property management	3,337,695	2,523,096	-	-	3,337,695	2,523,096
Revenue from other sources						
Gross rentals from investment properties	1,653,497	1,633,046	-	-	1,653,497	1,633,046
- Variable lease payments that do not depend on an index or a rate	1,504,211	1,625,139	-	-	1,504,211	1,625,139
- Other lease payments, including fixed payments	149,286	7,907	-	-	149,286	7,907
Others	235,583	362,874	-	-	235,583	362,874
	67,776,383	49,613,113	-	26,078,877	67,776,383	75,691,990

4 Revenue and segment reporting (continued)

No revenue from a single external customer accounts for 10% or more of the Group's revenue during both years.

Disaggregation of revenue from contracts with customers by the timing of revenue recognition is disclosed in note 4(b)(i).

(ii) Performance obligations

Information about the Group's performance obligations is summarised below:

Sale of fertilisers and chemical products (discontinued operations)

The performance obligation is satisfied upon delivery of the industrial products and payment is generally due within 30 to 90 days from delivery. Sale of goods is made in a short period of time and the performance obligation is mostly satisfied in one year or less from the end of each year.

Sale of completed properties

The performance obligation is satisfied upon delivery of the completed properties.

Land development

The performance obligation is satisfied when the land development is completed.

Hotel operations

The performance obligation is satisfied as services are rendered. Short-term advances are sometimes required before rendering the services.

Property management services

The performance obligation is satisfied over time as services are rendered and short-term advances are normally required before rendering the services. Property management service contracts are for periods of one year or less, or are billed based on the time incurred.

Design and decoration services

The performance obligation is satisfied over time as services are rendered and payment is generally due within 60 days from the date of billing. A certain percentage of payment is retained by customers until the end of the retention period as the Group's entitlement to the final payment is conditional on the customer satisfaction of the service quality over a certain period as stipulated in the contracts.

4 Revenue and segment reporting (continued)

- (iii) Revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date

The amount of remaining performance obligation of pre-completion sales contracts for properties under development is approximately the same as the balance of contract liabilities associated to sales of properties as of 31 December 2020.

The Group has applied the practical expedient in paragraph 121 of HKFRS 15 to its sales contracts such that the above information does not include information about revenue that the Group will be entitled to when it satisfies the remaining performance obligations under the contracts for sales that had an original expected duration of one year or less or are billed based on performance completed.

(b) Segment reporting

The Group organises its business activities into the following operating segments: (i) fertilisers (discontinued operations), (ii) real estate, and (iii) others (mainly chemical product trading (discontinued operations) and securities investment).

4 Revenue and segment reporting (continued)

(i) Segment results

The Group disposed of its fertilisers business in the fertilisers segment and chemical product trading business in the others segment during the year ended 31 December 2019. Accordingly, the fertilisers segment and chemical product trading business in the others segment have been classified as discontinued operations and excluded from the segment information for the continuing operations for the year ended 31 December 2019.

The following is an analysis of the Group's revenue and results by operating segment.

	Continuing operations		Discontinued operations		Total	
	Real estate 2020 HK\$'000	Others 2019 HK\$'000 (Restated)	2020 HK\$'000	2019 HK\$'000	2020 HK\$'000	2019 HK\$'000 (Restated)
Disaggregated by timing of revenue recognition						
Point in time	61,135,170	42,859,058	-	26,076,860	61,135,170	68,937,935
Over time	6,395,416	6,372,935	-	-	6,641,213	6,754,055
Revenue from external customers	67,530,586	49,231,993	-	26,076,860	67,776,383	75,691,990
Inter-segment revenue	-	29,026	-	-	1,180,874	1,604,564
Reportable segment revenue	67,530,586	49,261,019	-	26,076,860	68,957,257	77,296,554
Reportable segment result (adjusted profit/(loss) before taxes)	6,140,724	11,411,305	-	753,090	7,428,728	13,909,764

Note: Comparative information has been restated as a result of the business combination under common control. See note 44.

4 Revenue and segment reporting (continued)

(ii) Reconciliations of reportable segment revenues and profit or loss

	Continuing operations		Discontinued operations		Total	
	2020	2019	2020	2019	2020	2019
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		(Restated)				(Restated)
Revenue						
Reportable segment revenue	68,957,257	51,199,656	-	26,096,898	68,957,257	77,296,554
Elimination of inter-segment revenue	(1,180,874)	(1,586,543)	-	(18,021)	(1,180,874)	(1,604,564)
Consolidated revenue (note 4(a))	67,776,383	49,613,113	-	26,078,877	67,776,383	75,691,990
Profit/(loss)						
Reportable segment profit	7,428,728	13,153,984	-	755,780	7,428,728	13,909,764
Elimination of inter-segment profits	(1,177,050)	(1,559,668)	-	13	(1,177,050)	(1,559,655)
Consolidated profit	6,251,678	11,594,317	-	755,793	6,251,678	12,350,109
Interest income	4,273,521	3,156,716	-	158,332	4,271,785	3,315,049
Finance costs	(3,873,053)	(3,440,435)	-	(193,750)	(3,873,053)	(3,634,185)
Gains on disposal of subsidiaries (note 5)	1,735,279	1,156,681	-	-	1,735,279	1,156,681
Gains on disposal of joint ventures and associates	417,197	872,072	-	2,579	417,197	874,651
Gain on bargain purchase (note 5)	164,793	456,718	-	-	164,793	456,718
Share of profits and losses of:						
Joint ventures	417,299	820,779	-	(329)	417,299	820,450
Associates	801,977	(111,291)	-	23,134	801,977	(88,157)
Consolidated profit before taxation	10,186,955	14,505,557	-	745,759	10,186,955	15,251,316

4 Revenue and segment reporting (continued)

(iii) Geographical information

The Group principally operates in the PRC and its major operating assets are located in the PRC. The following table sets out information about the geographical locations of the Group's revenue from external customers. The geographical locations of customers are based on the locations at which the services were provided or the goods were delivered.

	Continuing operations				Discontinued operations				Total	
	Real estate		Others		Fertilisers		Others			
	2020 HK\$'000	2019 HK\$'000	2020 HK\$'000	2019 HK\$'000	2020 HK\$'000	2019 HK\$'000	2020 HK\$'000	2019 HK\$'000	2020 HK\$'000	2019 HK\$'000
Geographical										
Mainland China	67,530,586	49,231,993	-	-	-	25,138,510	-	2,017	67,530,586	74,372,520
Other countries/regions	-	-	245,797	381,120	-	938,350	-	-	245,797	1,319,470
Total revenue	67,530,586	49,231,993	245,797	381,120	-	26,076,860	-	2,017	67,776,383	75,691,990

5 Other income, gains and losses, net

	2020 HK\$'000	2019 HK\$'000 (Restated)
Other income		
Interest on bank and other deposits	681,180	666,161
Interest on other advances	2,949,977	2,232,014
Investment income on other financial assets	642,364	258,541
Government grants (note)	112,537	65,956
Default penalty income	48,607	25,421
Sundry income	136,707	434,410
	<u>4,571,372</u>	<u>3,682,503</u>
Gains and losses		
Gains/(losses) on disposal of:		
Property, plant and equipment	581	(56)
Subsidiaries (note 45)	1,735,279	1,156,681
Joint ventures and associates	417,197	872,072
Equity investment designed at fair value through profit or loss	31,922	-
Intangible assets	345	-
Gain on bargain purchase (note 43)	164,793	456,718
Impairment losses on:		
Trade receivables	(6,095)	(7,433)
Prepayments, other receivables and other assets (note 29)	(3,524)	-
Properties under development (note 14)	(1,735,623)	-
Properties held for sale (note 27)	(1,704,171)	-
Amounts due from related parties	(1,474,422)	-
Foreign exchange differences, net	332,164	(87,427)
Fair value gains/(losses), net:		
Other financial assets	16,010	(15,939)
Derivative financial instruments - transactions not qualifying as hedges	20,487	(16,674)
Transfers from properties held for sale to investment properties	-	404,538
Equity interest previously held as investments in joint ventures and associates (note 43)	1,470,234	393,398
Others	(3,939)	(367)
	<u>(738,762)</u>	<u>3,155,511</u>
Other income, gains and losses, net	<u>3,832,610</u>	<u>6,838,014</u>

Note: Government grants mainly comprised payments from the government to support the business development of the entities within the Group in accordance with applicable law and regulations in the PRC.

6 Finance costs

	2020 HK\$'000	2019 HK\$'000 (Restated)
Interest on bank and other loans, overdrafts, notes and bonds	8,190,012	8,341,473
Interest on advances from related parties	1,456,497	393,890
Interest on lease liabilities	46,000	6,522
	<hr/>	<hr/>
Total borrowing costs	9,692,509	8,741,885
Less: Interest capitalised in properties under development	(5,840,467)	(5,331,211)
	<hr/>	<hr/>
Total interest expenses	3,852,042	3,410,674
Transaction costs	984	29,761
	<hr/>	<hr/>
	<u>3,853,026</u>	<u>3,440,435</u>

7 Profit before tax from continuing operations

Profit before tax from continuing operations is arrived at after charging:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Cost of properties sold	46,059,865	28,564,125
Cost of land development	4,242,496	2,815,224
Cost of services provided	3,603,883	3,378,370
Depreciation of property, plant and equipment	522,663	467,198
Depreciation of right-of-use assets	185,953	159,117
Amortisation of intangible assets	23,547	15,233
Auditors' remuneration	10,723	8,532
Direct operating expenses arising from investment properties that generated rental income	224,922	245,765
Staff costs:		
Directors' emoluments	4,617	5,767
Wages and salaries	2,438,135	2,458,216
Equity-settled share-based payment expense	98,715	95,502
Contributions to retirement benefit schemes	71,705	141,600
	<hr/>	<hr/>

8 Income tax in the consolidated statement of comprehensive income

(a) Taxation in the consolidated statement of comprehensive income represents:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Hong Kong profits tax:		
Current tax	-	-
PRC tax:		
Enterprise income tax ("EIT")	3,090,201	3,193,028
Land appreciation tax ("LAT") (note 35)	1,027,487	2,108,305
(Over)/ Under-provision in prior years	(7,174)	70,807
	<u>4,110,514</u>	<u>5,372,140</u>
Other jurisdictions:		
Current tax	984	961
Over-provision in prior years	(93)	(96)
	<u>891</u>	<u>865</u>
Deferred taxation	<u>(204,689)</u>	<u>(507,112)</u>
Total tax charge for the year	<u>3,906,716</u>	<u>4,865,893</u>

- (i) Pursuant to the income tax rules and regulations of Bermuda and the British Virgin Islands ("BVI"), the Group is not subject to income tax in Bermuda and the BVI.
- (ii) The provision for Hong Kong Profits Tax for 2020 is calculated at 16.5% (2019: 16.5%) of the estimated assessable profits arising in Hong Kong for the year.
- (iii) The provision for the PRC EIT is based on the statutory rate of 25% on the estimated taxable profits determined in accordance with the relevant income tax rules and regulations of the PRC for the year.
- (iv) According to the requirements of the Provisional Regulations of the PRC on LAT (中華人民共和國土地增值稅暫行條例) effective from 1 January 1994, and the Detailed Implementation Rules on the Provisional Regulations of the PRC on LAT (中華人民共和國土地增值稅暫行條例實施細則) effective from 27 January 1995, all gains arising from a transfer of real estate properties in Mainland China effective from 1 January 1994 are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of properties less deductible expenditures including borrowing costs and all property development expenditures.

8 Income tax in the consolidated statement of comprehensive income (continued)

(b) Reconciliation between tax expense and accounting profit at applicable tax rates:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Profit before tax from continuing operations	10,206,982	14,505,557
Tax at the statutory income tax rate	2,599,783	3,602,698
LAT (note 35)	1,027,487	2,108,305
Tax effect of LAT	(256,872)	(527,076)
Withholding tax on interest income from group companies	(33,841)	73,264
Under-provision in prior years	(7,267)	70,711
Income not subject to tax	(797,998)	(634,590)
Expenses not deductible for tax	1,304,398	488,480
Tax effect of share of profits and losses of associates and joint ventures	(300,634)	(174,020)
Tax losses utilised from previous periods	(128,126)	(379,778)
Tax effect of tax losses and deductible temporary differences not recognised	499,786	237,899
Income tax expense for the year	3,906,716	4,865,893

9 Other comprehensive income

Tax effects relating to each component of other comprehensive income

	2020			2019		
	Before-tax amount HK\$'000	Tax expense HK\$'000	Net-of-tax HK\$'000	Before-tax amount HK\$'000 (Restated)	Tax expense HK\$'000 (Restated)	Net-of-tax HK\$'000 (Restated)
Exchange differences on translation of:						
- Financial statements of foreign operations	7,675,241	-	7,675,241	(2,789,703)	-	(2,789,703)
- Share of associates and joint ventures	1,883,636	-	1,883,636	(451,901)	-	(451,901)
- Foreign operations disposed during the year	378,265	-	378,265	(59,220)	-	(59,220)
	9,937,142	-	9,937,142	(3,300,824)	-	(3,300,824)
Gain on property revaluation	-	-	-	175,222	(35,607)	139,615
Cash flow hedge: net movement in hedging reserve	(91,605)	-	(91,605)	(17,005)	-	(17,005)
Changes in fair value of equity investments at FVOCI	(234,847)	-	(234,847)	(148,194)	-	(148,194)
Other comprehensive income	9,610,690	-	9,610,690	(3,290,801)	(35,607)	(3,326,408)

10 Discontinued operations

According to the “Response to the Approval of Assets Reorganization of Agricultural Businesses of Sinochem Group and ChemChina (Zhonghuaban [2019] No.79)” (關於同意兩化農業業務資產重組的批復 (中化辦 [2019] 79 號)) approved and issued by Sinochem Group and China National Chemical Corporation Ltd. (“ChemChina”), both of which are state-owned enterprises under the direct supervision and administration of State-owned Assets Supervision and Administration Commission (“SASAC”), on 30 December 2019, Sinochem Group would transfer 52.65% of the equity interests in Sinofert Holdings Limited (“Sinofert”) and 100% of equity interests in Sinochem (United Kingdom) Limited (“Sinochem UK”) to ChemChina with the benchmark date on 31 December 2018 and for a nominal consideration of US\$1, respectively. According to the share transfer agreements signed between the Company and Chem China, except for the retained profits distributed or declared to be distributed by Sinofert and Sinochem UK prior to the execution of the share transfer agreements, all the remaining undistributed retained profits, asset appreciations and other interests associated with the equity interests in Sinofert and Sinochem UK which were accrued by Sinofert and Sinofert UK as of the benchmark date, and the profits and losses of Sinofert and Sinochem UK during the transition period from the signing date of the share transfer agreements to the date of closing of the transfers corresponding to the equity interests in Sinofert and Sinochem UK, should be enjoyed or assumed by Chem China.

On 30 December 2019, the Company, a subsidiary of Sinochem Group, disposed of all of its equity interests in Sinofert to China Chemical (Shanghai) Agriculture Technology Corporation Ltd., a subsidiary of ChemChina. The loss arising from the transfer of HK\$9,662,495,000 was recognised directly in equity as deemed distributions.

On 30 December 2019, the Company disposed of all of its equity interests in Sinochem UK to CNAC (HK) Holdings Company Limited., a subsidiary of ChemChina. The loss arising from the transfer of HK\$48,379,000 was recognised directly in equity as deemed distributions.

On 30 December 2019, the Group disposed of all of its equity interests in Sinochem Trading (Singapore) Pte Ltd. to Sinochem Lantian Co., Ltd., a fellow subsidiary of the Company, for a cash consideration of US\$8,542,382.57 (equivalent to HK\$66,548,000). The loss arising from the transfer of HK\$4,469,000 was recognised directly in equity as deemed distributions.

11 Dividends

	2020 HK\$'000	2019 HK\$'000
Dividends declared during the year	<u>2,099,891</u>	<u>389,393</u>

According to the board of directors' meetings on 30 September 2020 and 31 December 2020, dividends amounting to RMB5,878,000 (equivalent to HK\$6,689,000) and US\$270,000,000 (equivalent to HK\$2,093,202,000) were declared to the immediate parent respectively, among which RMB5,878,000 (equivalent to HK\$6,689,000) was paid on 30 September 2020 and US\$270,000,000 (equivalent to HK\$2,093,202,000) was paid on 31 December 2020.

According to the board of directors' meeting on 27 December 2019, dividends amounting to US\$50,000,000 (equivalent to HK\$389,393,000) were declared to the immediate parent, which was paid on 23 April 2020.

12 Property, plant and equipment

	Hotel properties HK\$'000	Buildings HK\$'000	Leasehold improvements HK\$'000	Furniture and fixtures HK\$'000	Office and machinery equipment HK\$'000	Motor vehicles HK\$'000	Construction in progress HK\$'000	Total HK\$'000
At 31 December 2019:								
As originally stated	7,542,495	629,122	1,002	1,017,192	136,346	13,074	2,876,381	12,215,612
Restatement (note 44)	-	-	-	-	383	-	-	383
As restated	<u>7,542,495</u>	<u>629,122</u>	<u>1,002</u>	<u>1,017,192</u>	<u>136,729</u>	<u>13,074</u>	<u>2,876,381</u>	<u>12,215,995</u>
At 31 December 2019 and at 1 January 2020:								
Cost	9,770,376	897,263	28,210	2,225,971	338,887	70,009	2,876,381	16,207,097
Accumulated depreciation and impairment	(2,227,881)	(268,141)	(27,208)	(1,208,779)	(202,158)	(56,935)	-	(3,991,102)
Net carrying amount	<u>7,542,495</u>	<u>629,122</u>	<u>1,002</u>	<u>1,017,192</u>	<u>136,729</u>	<u>13,074</u>	<u>2,876,381</u>	<u>12,215,995</u>
At 1 January 2020, net of accumulated depreciation and impairment	7,542,495	629,122	1,002	1,017,192	136,729	13,074	2,876,381	12,215,995
Additions	56,581	216,249	2,123	20,444	48,892	4,806	631,289	980,384
Acquisition of subsidiaries (note 43)	-	-	-	234	2,980	260	-	3,474
Transfers	4,284	-	422	20,831	15,651	-	(41,188)	-
Transfer from investment properties (note 15)	-	55,707	-	-	-	-	-	55,707
Other disposals	(66)	(17)	(1,066)	(1,099)	(1,492)	(843)	(62,822)	(67,405)
Disposal of subsidiaries (note 45)	-	-	-	(759)	(3,740)	(389)	-	(4,888)
Depreciation charge for the year	(303,769)	(49,179)	(368)	(115,785)	(47,675)	(5,887)	-	(522,663)
Exchange adjustments	472,042	51,038	128	61,098	9,625	726	215,134	809,791
At 31 December 2020, net of accumulated depreciation and impairment	<u>7,771,567</u>	<u>902,920</u>	<u>2,241</u>	<u>1,002,156</u>	<u>160,970</u>	<u>11,747</u>	<u>3,618,794</u>	<u>13,470,395</u>
At 31 December 2020:								
Cost	10,463,516	1,234,119	31,195	2,404,993	420,319	75,330	3,618,794	18,248,266
Accumulated depreciation and impairment	(2,691,949)	(331,199)	(28,954)	(1,402,837)	(259,349)	(63,583)	-	(4,777,871)
Net carrying amount	<u>7,771,567</u>	<u>902,920</u>	<u>2,241</u>	<u>1,002,156</u>	<u>160,970</u>	<u>11,747</u>	<u>3,618,794</u>	<u>13,470,395</u>

12 Property, plant and equipment (continued)

	Hotel properties HK\$'000	Buildings HK\$'000	Leasehold improvements HK\$'000	Furniture and fixtures HK\$'000	Office and machinery equipment HK\$'000	Motor vehicles HK\$'000	Construction in progress HK\$'000	Total HK\$'000
At 1 January 2019:								
As originally stated	8,037,239	2,442,598	-	1,147,018	729,728	46,459	3,136,252	15,539,294
Restatement (note 44)	-	-	-	-	462	-	-	462
As restated	8,037,239	2,442,598	-	1,147,018	730,190	46,459	3,136,252	15,539,756
At 1 January 2019:								
Cost	10,007,879	4,177,025	33,954	2,720,526	3,667,004	147,924	3,157,771	23,912,083
Accumulated depreciation and impairment	(1,970,640)	(1,734,427)	(33,954)	(1,573,508)	(2,936,814)	(101,465)	(21,519)	(8,372,327)
Net carrying amount	8,037,239	2,442,598	-	1,147,018	730,190	46,459	3,136,252	15,539,756
At 1 January 2019, net of accumulated depreciation and impairment	8,037,239	2,442,598	-	1,147,018	730,190	46,459	3,136,252	15,539,756
Additions	20,003	65,517	1,550	126,906	82,589	9,334	883,202	1,189,101
Acquisition of subsidiaries (note 43)	-	-	-	87,191	4,522	151	83,854	175,718
Transfers	(65,701)	29,205	-	65,506	134,363	-	(163,373)	-
Transfer to investment properties (note 15)	(103,859)	(537,592)	-	(7)	-	-	-	(641,458)
Transfer from properties under development (note 14)	-	126,493	-	-	-	-	-	126,493
Other disposals	(4,807)	(4,279)	(1)	(3,565)	(4,088)	(2,914)	(30,689)	(50,343)
Discontinued operations	-	(995,447)	-	(205,717)	(493,265)	(28,108)	(950,626)	(2,673,163)
Disposal of subsidiaries (note 45)	-	-	-	-	(1,014)	(161)	-	(1,175)
Gains on property revaluation in relation to the transfers to investment properties	77,242	97,980	-	-	-	-	-	175,222
Depreciation charge for the year	(247,248)	(136,580)	(549)	(154,689)	(188,287)	(11,715)	-	(739,068)
Impairment loss	-	(6,420)	-	(176)	(8,813)	-	-	(15,409)
Others	-	(407,625)	-	(9,070)	(120,337)	(27)	-	(537,059)
Exchange adjustments	(170,374)	(44,728)	2	(36,205)	869	55	(82,239)	(332,620)
At 31 December 2019, net of accumulated depreciation and impairment	7,542,495	629,122	1,002	1,017,192	136,729	13,074	2,876,381	12,215,995
At 31 December 2019:								
Cost	9,770,376	897,263	28,210	2,225,971	338,887	70,009	2,876,381	16,207,097
Accumulated depreciation and impairment	(2,227,881)	(268,141)	(27,208)	(1,208,779)	(202,158)	(56,935)	-	(3,991,102)
Net carrying amount	7,542,495	629,122	1,002	1,017,192	136,729	13,074	2,876,381	12,215,995

- (i) In the opinion of the directors, certain ownership interests in land continue to be accounted for as property, plant and equipment as the allocation between the land and building elements cannot be made reliably.
- (ii) At the end of the reporting period, certain of the Group's property, plant and equipment with an aggregate net carrying amount of approximately HK\$261,383,000 (2019: HK\$332,004,000) were pledged to secure bank loans granted to the Group (note 34).

13 Land under development

Land under development represents the project cost, land requisition cost, compensation cost and other preliminary infrastructure costs in relation to the Group's land development projects (the "Projects") in Mainland China. Though the Group does not have the ownership title or land use right to such land, the Group is given the right to carry out construction and preparation works in respect of land infrastructure and ancillary public facilities as well as other development works in the Projects. When the land plots are sold by the local government, the Group is entitled to receive from the local authorities the land development fee.

	2020 HK\$'000	2019 HK\$'000
Carrying amount:		
At 1 January	14,172,338	14,461,633
Additions	3,360,132	3,101,411
Recognised in profit or loss during the year	(4,228,140)	(3,073,436)
Exchange adjustments	863,658	(317,270)
	<hr/>	<hr/>
At 31 December	14,167,988	14,172,338
Current portion	<hr/> (1,698,257) <hr/>	<hr/> (2,222,109) <hr/>
Non-current portion	<hr/> 12,469,731 <hr/>	<hr/> 11,950,229 <hr/>

14 Properties under development

	2020 HK\$'000	2019 HK\$'000 (Restated)
Carrying amount:		
At 1 January	146,797,770	116,430,694
Additions	70,932,032	55,021,783
Acquisition of subsidiaries (note 43)	27,907,136	11,357,673
Disposal of subsidiaries (note 45)	(30,960,921)	(9,198,216)
Transfer to properties held for sale	(57,914,460)	(23,550,264)
Transfer to property, plant and equipment (note 12)	-	(126,493)
Impairment (note 5)	(1,735,623)	-
Exchange adjustments	9,921,803	(3,137,407)
	<hr/>	<hr/>
At 31 December	164,947,737	146,797,770
Current portion	<hr/> (94,430,489) <hr/>	<hr/> (69,479,933) <hr/>
Non-current portion	<hr/> 70,517,248 <hr/>	<hr/> 77,317,837 <hr/>

At 31 December 2020, certain of the Group's properties included in properties under development with a net carrying amount of approximately HK\$89,477,391,000 (2019: HK\$58,744,966,000) were pledged to secure bank loans granted to the Group (note 34).

15 Investment properties

	2020 HK\$'000	2019 HK\$'000
Fair value:		
At 1 January	35,954,909	33,856,049
Additions	369,059	784,803
Fair value changes recognised in profit or loss	960,516	513,625
Transfer from property, plant and equipment (note 12)	-	641,458
Transfer to property, plant and equipment (note 12)	(55,707)	-
Transfer from properties held for sale	-	918,856
Transfer from right-of-use assets (note 16)	978,249	2,199
Exchange adjustments	2,379,337	(762,081)
At 31 December	<u>40,586,363</u>	<u>35,954,909</u>

At 31 December 2020, certain of the Group's investment properties with a carrying value of HK\$13,447,964,000 (2019: HK\$14,403,217,000) were pledged to secure bank loans granted to the Group (note 34).

(a) Fair value measurement of properties

(i) Fair value hierarchy

The following table presents the fair value of the Group's properties measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, *Fair value measurement*. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available
- Level 3 valuations: Fair value measured using significant unobservable inputs

	<i>Fair value measurement as at 31 December 2020 using</i>		
	<i>Significant observable inputs (Level 2) HK\$'000</i>	<i>Significant unobservable inputs (Level 3) HK\$'000</i>	<i>Total HK\$'000</i>
Recurring fair value measurement for:			
Commercial properties	<u>417,254</u>	<u>40,169,109</u>	<u>40,586,363</u>

15 Investment properties (continued)

	<i>Fair value measurement as at 31 December 2019 using</i>		<i>Total HK\$'000</i>
	<i>Significant observable</i>	<i>Significant unobservable</i>	
	<i>inputs</i>	<i>inputs</i>	
	<i>(Level 2)</i>	<i>(Level 3)</i>	
	HK\$'000	HK\$'000	
Recurring fair value measurement for:			
Commercial properties	403,966	35,550,943	35,954,909

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 (2019: Nil).

The Group's investment properties mainly belong to Jinmao. Jinmao's investment properties consist of 19 commercial properties in Mainland China. The directors of Jinmao have determined that the investment properties consist of one class of asset, i.e., commercial, based on the nature, characteristics and risks of each property. Except for two investment properties which were valued by Jinmao's management, Jinmao's investment properties were revalued individually on 31 December 2020 based on valuations performed by Cushman & Wakefield Limited, Shanghai Cairui Real Estate Land Appraisal Co., Ltd., Beijing Renda Real Estate Appraisal Co., Ltd., and Beijing Zhuoxindahua Appraisal Co., Ltd., independent professionally qualified valuers. Jinmao's management has discussions with the valuers on the valuation assumptions and valuation results twice a year when the valuation is performed for interim and annual financial reporting.

As at 31 December 2020, three of Jinmao's investment properties were right-of-use assets with total carrying amount of HK\$1,114,433,000 relating to buildings which were leased out under one or more operating leases.

The Company has one investment property located in Hong Kong. The investment property was revalued on 31 December 2020 based on valuation performed by Knight Frank Petty Limited, an independent professionally qualified valuer.

Each year, the Group's management decides to appoint which external valuers to be responsible for the external valuations of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

15 Investment properties (continued)

(ii) Information about Level 3 fair value measurements

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

	Valuation techniques	Significant unobservable inputs	Range or weighted average	
			2020	2019
Property 1 - Beijing Chemsunny World Trade Centre	Term and reversion method	Term yield Reversionary yield Market rent (per square metre ("sqm") per annum ("p.a."))	5.25% 5.75% HK\$6,510 - HK\$11,037	5.50% 6.00% HK\$8,075 - HK\$11,051
Property 2 - Sinochem Tower	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	3.00% - 5.50% 3.50% - 6.00% HK\$3,676 - HK\$10,795	3.00% - 5.50% 3.50% - 6.00% HK\$3,597 - HK\$10,908
Property 3 - Jin Mao Tower	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	3.50% - 4.00% 4.00% - 4.50% HK\$4,994 - HK\$20,241	3.50% - 4.50% 4.00% - 5.00% HK\$5,248 - HK\$13,634
Property 4 - Zhuhai Every Garden	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	5.00% - 6.25% 5.50% - 6.50% HK\$578 - HK\$875	5.00% - 6.25% 5.50% - 6.50% HK\$589 - HK\$818
Property 5 - Nanjing Xuanwu Lake Jin Mao Plaza	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	3.50% - 4.50% 4.00% - 5.00% HK\$2,429 - HK\$8,501	3.50% - 4.50% 4.00% - 5.00% HK\$2,454 - HK\$8,590
Property 6 - Changsha Melxi Lake International R&D Centre	Discounted cash flow method	Estimated rental value (per sqm p.a.) Rental growth p.a. Long term vacancy rate Discount rate	HK\$3,036 3.00% 8.22% 6.00%	HK\$1,157 0.00% - 3.00% (3.00%) 8.22% 6.00%
Property 7 - Lijiang J-LIFE	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	5.00% 5.50% HK\$1,205	5.50% 5.50% HK\$1,186
Property 8 - Shanghai International Shipping Service Centre	Market comparable method	Price per sqm	HK\$64,687 - HK\$101,767	HK\$64,984 - HK\$102,570
Property 9 - Qingdao Jinmao Harbour Shopping Mall	Term and reversion method Discounted cash flow method and market comparable method	Term yield Reversionary yield Market rent (per sqm p.a.) Estimated rental value (per sqm p.a.) Rental growth p.a. Long term vacancy rate Discount rate Price per sqm	NA NA NA HK\$931 5.00% - 7.00% 5.00% 5.50% HK\$16,975	4.00% 4.50% HK\$1,868 NA NA NA NA
Property 10 - Ningbo Jiayuan Plaza	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	4.00% 4.50% HK\$783 - HK\$5,802	4.00% 4.50% HK\$777 - HK\$5,726
Property 11 - Ningbo Huijin Tower	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	4.00% 4.50% HK\$1,004 - HK\$5,667	4.00% 4.50% HK\$994 - HK\$5,726
Property 12 - Changsha Jinmao Mall of Splendor	Discounted cash flow method and market comparable method	Estimated rental value (per sqm p.a.) Rental growth p.a. Long term vacancy rate Discount rate Price per sqm	HK\$731 3.50% - 5.00% 5.00% 6.00% HK\$15,745	HK\$1,365 3.00% 5.00% 6.76% NA
Property 13 - Beijing Chaoyang Jinmao Centre Project	Residual method Term and reversion method	Developer's profit rate Reversionary yield Market rent (per sqm p.a.)	5.00% 5.00% - 5.50% HK\$2,564 - HK\$4,048	5.00% 5.00% - 5.50% HK\$2,591 - HK\$4,090
Property 14 - Nanjing Southern Hexi Yuzui Land Parcel No.G97	Residual method Term and reversion method	Developer's profit rate Reversionary yield Market rent (per sqm p.a.)	5.00% 3.00% - 6.00% HK\$1,869 - HK\$2,861	5.00% 3.00% - 6.00% HK\$1,909 - HK\$2,890
Property 15 - Hangzhou Shangtang Project	Residual method Term and reversion method	Developer's profit rate Reversionary yield Market rent (per sqm p.a.)	5.00% 2.00% HK\$1,565	5.00% 2.00% HK\$1,582
Property 16 - Wangfujing Quadrangle Courtyard	Term and reversion method	Term yield Reversionary yield Market rent (per sqm p.a.)	4.00% 4.50% HK\$7,084	4.00% 4.50% HK\$7,022

15 Investment properties (continued)

	Valuation techniques	Significant unobservable inputs	Range or weighted average	
			2020	2019
Property 17 - Jinmao Boile-Wisdom Valley Executive Apartment	Term and reversion method Discounted cash flow method	Term yield	NA	4.84%
		Reversionary yield	NA	4.84%
		Market rent (per sqm p.a.)	NA	HK\$756
		Estimated rental value (per sqm p.a.)	HK\$1,226	NA
		Rental growth p.a.	1.00%-3.00%	NA
		Long term vacancy rate	10.00%	NA
		Discount rate	4.84%	NA
Property 18 - Jinmao Boile-Wisdom Valley Youth Apartment	Discounted cash flow method	Estimated rental value (per sqm p.a.)	HK\$1,150	NA
		Rental growth p.a.	3.00%	NA
		Long term vacancy rate	5.00%	NA
		Discount rate	4.04%	NA
Property 19 - Beijing Royal International Mansion	Term and reversion method	Developer's profit rate	5.00% - 5.50%	NA
		Reversionary yield	5.50% - 6.00%	NA
		Market rent (per sqm p.a.)	HK\$1,876 - HK\$2,793	NA
Property 20 - Hong Kong Convention Plaza Office Building 47/F	Term and reversion method	Estimated rental value (per sq. ft/per month)	HK\$97	HK\$107 - HK\$109
		Capitalisation rate	2.70%	2.70%

The term and reversion method measures the fair value of the property by taking into account the rental income derived from the existing leases with due allowance for the reversionary income potential of the leases, which are then capitalised into the value at appropriate rates.

A significant increase/(decrease) in the term yield and the reversionary yield in isolation would result in a significant decrease/(increase) in the fair value of the investment properties. A significant increase/(decrease) in the market rent would result in a significant increase/(decrease) in the fair value of the investment properties.

Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a property interest. A market-derived discount rate is applied to the projected cash flow in order to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related reletting, redevelopment or refurbishment. The appropriate duration is driven by market behaviour that is a characteristic of the class of property. The periodic cash flow is estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance costs, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

A significant increase/(decrease) in the estimated rental value and the market rent growth rate per annum in isolation would result in a significant increase/(decrease) in the fair value of the investment properties. A significant increase/(decrease) in the long term vacancy rate and the discount rate in isolation would result in a significant decrease/(increase) in the fair value of the investment properties. Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum and the discount rate and an opposite change in the long term vacancy rate.

15 Investment properties (continued)

Under the market comparable method, a property's fair value is estimated based on comparable transactions. Although property interests are not homogeneous, the International Valuation Standards Council considers the market approach most commonly applied. "In order to compare the subject of the valuation with the price of other real property interests that have been recently exchanged or that may be currently available in the market, it is usual to adopt a suitable unit of comparison. Units of comparison that are commonly used include analysing sales prices by calculating the price per square meter of a building or per hectare for land. Other units used for price comparison where there is sufficient homogeneity between the physical characteristics include a price per room or a price per unit of output, e.g., crop yields. A unit of comparison is only useful when it is consistently selected and applied to the subject property and the comparable properties in each analysis".

The market comparable method is based upon the principle of substitution under which a potential buyer will not pay more for the property than it will cost to buy a comparable substitute property. In theory, the best comparable sale would be an exact duplicate of the subject property and would indicate, by the known selling price of the duplicate, the price for which the subject property could be sold. The unit of comparison applied by the Group is the price per square metre. The market comparable approach is often used in combination with either the discounted cash flow or the term and reversion method as many inputs to these methods are based on market comparison.

A significant increase/(decrease) in the price per square metre would result in a significant increase/(decrease) in the fair value of the investment properties.

The residual method is essentially a mean of valuing land with reference to its development potential by deducting construction cost, interest and developer's profit from its estimated gross development value assuming it would have been completed as at the valuation date in accordance with the latest development scheme provided to the Group by relevant parties. The estimated total and outstanding construction costs and development schedule to be advised by the relevant parties will also be considered.

A significant increase/(decrease) in the developer's profit rate would result in a significant decrease/(increase) in the fair value of the investment properties.

15 Investment properties (continued)

(b) The Group as a lessor

The Group leases out investment properties under operating leases.

At 31 December 2020, the undiscounted lease payments under non-cancellable operating leases will be receivable by the Group in future periods as follows:

	2020 HK\$'000	2019 HK\$'000
Within one year	1,495,989	1,500,154
After one year but within two years	1,168,527	1,039,343
After two years but within three years	434,234	443,033
After three years but within four years	251,955	197,104
After four years but within five years	131,127	148,903
After five years	384,463	248,505
	<u>3,866,295</u>	<u>3,577,042</u>

16 Right-of-use assets

(a) The analysis of the net book value of right-of-use assets by class of underlying asset is as follows:

	Prepaid land lease payments HK\$'000	Office properties and staff quarters HK\$'000	Total HK\$'000
As at 1 January 2020	1,649,971	156,496	1,806,467
Other additions	-	1,179,764	1,179,764
Additions as a result of acquisition of subsidiaries (note 43)	-	7,681	7,681
Transfer to investment properties (note 15)	-	(978,249)	(978,249)
Depreciation charge	(61,654)	(124,299)	(185,953)
Exchange adjustments	98,379	24,588	122,967
As at 31 December 2020	<u>1,686,696</u>	<u>265,981</u>	<u>1,952,677</u>

At 31 December 2020, none of the Group's right-of-use assets (2019: HK\$159,487,000) were pledged to secure bank loans granted to the Group (note 34).

16 Right-of-use assets (continued)

(b) The analysis of expense items in relation to leases recognised in profit or loss for continuing operations is as follows:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Depreciation charge of right-of-use assets	185,953	159,118
Interest on lease liabilities	46,000	6,522
Expense relating to short-term leases and other leases with remaining lease term ending on or before 31 December 2019	-	7,574
Expense relating to short-term leases	7,344	-
Expense relating to leases of low-value assets	29,366	8,566
	<u>185,953</u>	<u>173,180</u>

Details of total cash outflow for leases and the maturity analysis of lease liabilities are set out in notes 31(c) and 36, respectively.

(c) The analysis of the net book value of right-of-use assets by class of underlying asset is as follows:

	31 December 2020 HK\$'000	31 December 2019 HK\$'000
Ownership interests in leasehold land held for own use	1,686,696	1,649,971
Other properties leased for own use	265,981	156,496
	<u>1,952,677</u>	<u>1,806,467</u>

17 Goodwill

	2020 HK\$'000	2019 HK\$'000
At 1 January:		
Cost and net carrying amount	<u>1,999,570</u>	<u>4,027,608</u>
Cost at 1 January, net of accumulated impairment	-	4,027,608
Decrease due to discontinued operations	-	(2,014,752)
Exchange adjustments	-	(13,286)
Net carrying amount at 31 December	<u>1,999,570</u>	<u>1,999,570</u>
At 31 December:		
Cost and net carrying amount	<u>1,999,570</u>	<u>1,999,570</u>

17 Goodwill (continued)

Impairment testing on goodwill

For the purposes of impairment testing, goodwill has been allocated to the CGUs of the related segments as follows:

	2020 HK\$'000	2019 HK\$'000
Real estate division	<u>1,999,570</u>	<u>1,999,570</u>

The recoverable amounts of the CGU have been determined on the basis of value in use calculations by estimating the future cash flows expected from the CGU. The key assumptions for the value in use calculations are those regarding the discount rates, growth rates and expected changes to revenue and direct cost used in the cash flow forecasts. Cash flow forecasts are based on past practices and expectations of future changes in the market.

Management estimates discount rates that reflect current market assessments of the time value of money and the risks specific relating to the CGU.

At the end of the reporting period, the recoverable amount of the real estate division was determined based on a value in use calculation using cash flow projections based on financial budgets of 2020 covering a certain period approved by the directors of Jinmao. The pre-tax discount rate applied to the cash flow projection was 11.4% (2019: 10.7%). Cash flows were extrapolated using a growth rate of 3% (2019: 5%) for the first two years and a steady growth rate of 1.0% (2019: 3.0%) for the following years.

The value in use calculated by using the discount rate is higher than the carrying amount of this group of CGU, and therefore, there is no impairment of goodwill attributable to the real estate division.

18 Intangible assets

	<i>Computer software</i> HK\$'000
At 31 December 2019 and at 1 January 2020:	
Cost	168,127
Accumulated amortisation	(112,286)
Net carrying amount	<u>55,841</u>
At 1 January 2020, net of accumulated amortisation	55,841
Additions	87,081
Acquisition of subsidiaries (note 43)	2,061
Amortisation for the year	(23,547)
Disposal of subsidiaries (note 45)	(747)
Other disposals	(247)
Exchange adjustments	<u>7,256</u>
At 31 December 2020, net of accumulated amortisation	<u><u>127,698</u></u>
At 31 December 2020:	
Cost	232,098
Accumulated amortisation	(104,400)
Net carrying amount	<u><u>127,698</u></u>

18 Intangible assets (continued)

	Pipeline usage rights HK\$'000	Mining rights HK\$'000	Computer software HK\$'000	Total HK\$'000
At 31 December 2018 and at 1 January 2019:				
Cost	202,505	876,678	147,506	1,226,689
Accumulated amortisation	(202,505)	(253,327)	(96,359)	(552,191)
Net carrying amount	-	623,351	51,147	674,498
At 1 January 2019, net of accumulated amortisation	-	623,351	51,147	674,498
Additions	-	-	21,296	21,296
Acquisition of subsidiaries (note 43)	-	-	617	617
Amortisation for the year	-	(37,566)	(15,233)	(52,799)
Other disposals	-	-	(762)	(762)
Discontinued operations	-	(572,788)	-	(572,788)
Exchange adjustments	-	(12,997)	(1,224)	(14,221)
At 31 December 2019, net of accumulated amortisation	-	-	55,841	55,841
At 31 December 2019:				
Cost	-	-	168,127	168,127
Accumulated amortisation	-	-	(112,286)	(112,286)
Net carrying amount	-	-	55,841	55,841

19 Joint operations and investments in joint ventures

Investments in joint ventures

	2020 HK\$'000	2019 HK\$'000 (Restated)
Unlisted investments:		
Share of net assets	19,390,762	12,850,159

Notes:

- (a) The Group has discontinued the recognition of its share of loss of certain joint ventures because the share of loss of the joint ventures exceeded the Group's interests in them and the Group has no obligation to take up further losses. The amounts of the Group's unrecognised share of loss of the joint ventures for the current year and cumulatively were HK\$477,904,000 (2019: HK\$404,637,000) and HK\$1,016,794,000 (2019: HK\$544,498,000), respectively.
- (b) The amounts due from/to joint ventures are disclosed in note 23 to the consolidated financial statements.
- (c) The Group has pledged certain of the equity interests in the Group's joint ventures of Nil (2019: HK\$615,827,000) to secure bank loans granted to the Group (note 34).

19 Joint operations and investments in joint ventures (continued)

Joint operations

On 11 May 2010, Jinmao entered into a framework cooperation agreement with Qingdao Urban Construction Investment (Group) Co., Ltd. ("Qingdao Urban Investment Group") pursuant to which Jinmao and Qingdao Urban Investment Group intended to jointly develop the Lanhai Xingang City project located in Qingdao, the PRC.

On 5 November 2010, Qingdao Jin Mao, an indirect wholly-owned subsidiary of Jinmao was established for the purpose of operating the Lanhai Xingang City project, and Qingdao Urban Investment Group entered into a capital increase agreement pursuant to which Qingdao Jin Mao agreed to make a capital injection of RMB1 billion into Qingdao Lanhai Xingang City Properties Co., Ltd. ("Lanhai Xingang City"), a wholly-owned subsidiary of Qingdao Urban Investment Group, to subscribe for its new registered capital.

On 28 July 2011, Qingdao Jin Mao completed the acquisition of a 50% equity interest in Lanhai Xingang City through contributing RMB1 billion to the newly registered capital of Lanhai Xingang City. On the same day, Qingdao Jin Mao and Qingdao Urban Investment Group entered into a supplementary agreement pursuant to which Lanhai Xingang City agreed to establish two branches, where branch 1 would be unilaterally managed and controlled by Qingdao Jin Mao in respect of the development of the Southern region with a land area of 200 mu (the "Southern Region") and branch 2 would be unilaterally managed and controlled by Qingdao Urban Investment Group in respect of the development of the Northern region with a total land area of 140 mu (the "Northern Region"). The land use right certificate in connection with the Southern Region is registered under the name of Lanhai Xingang City.

The Group considered this supplementary arrangement as a joint operation and recognised the assets, liabilities and revenue and expenses of branch 1 as the Group is given the rights to the assets and has obligations for the liabilities of branch 1 pursuant to the terms of the supplementary agreement.

19 Joint operations and investments in joint ventures (continued)

The following table illustrates the summarised financial information of branch 1 of Lanhai Xingang City recognised in the Group's consolidated financial statements:

	2020 HK\$'000	2019 HK\$'000
Non-current assets		
Property, plant and equipment	238	297
	<u>238</u>	<u>297</u>
Current assets		
Properties held for sale	395,583	426,590
Properties under development	180,215	105,249
Prepayments, other receivables and other assets	21,461	15,617
Prepaid tax	51,614	26,558
Restricted bank balances	77,809	127,796
Cash and cash equivalents	9,970	31,329
	<u>736,652</u>	<u>733,139</u>
Current liabilities		
Trade and bills payables	160,190	346,866
Other payables and accruals	373,569	224,465
	<u>533,759</u>	<u>571,331</u>
Net current assets	<u>202,893</u>	<u>161,808</u>
Total assets less current liabilities	<u>203,131</u>	<u>162,105</u>
Non-current liabilities		
Deferred tax liabilities	-	1
	<u>-</u>	<u>1</u>
Net assets	<u>203,131</u>	<u>162,104</u>

19 Joint operations and investments in joint ventures (continued)

	2020 HK\$'000	2019 HK\$'000
Revenue	73,656	33,001
Cost of sales	<u>7,558</u>	<u>(26,254)</u>
Gross profit	81,214	6,747
Other income and gains	853	553
Selling and marketing expenses	(2,396)	(1,282)
Administrative expenses	<u>(3,275)</u>	<u>(5,102)</u>
Profit before tax	76,396	916
Income tax	<u>(43,291)</u>	<u>11,320</u>
Profit for the year	<u><u>33,105</u></u>	<u><u>12,236</u></u>

The directors of the Company are of the opinion that no joint ventures are individually material to the Group. The following table illustrates the aggregate financial information of the Group's joint ventures under continuing operations that are not individually material:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Share of the joint ventures' profit for the year	417,299	820,779
Share of the joint ventures' other comprehensive income for the year	<u>1,113,942</u>	<u>(266,544)</u>
Share of the joint ventures' total comprehensive income	<u><u>1,531,241</u></u>	<u><u>554,235</u></u>
Aggregate carrying amount of the Group's investments in the joint ventures	<u><u>19,390,762</u></u>	<u><u>12,850,159</u></u>

20 Investments in associates

	2020 HK\$'000	2019 HK\$'000 (Restated)
Unlisted investments:		
Share of net assets	<u><u>13,195,044</u></u>	<u><u>8,980,672</u></u>

20 Investments in associates (continued)

Notes:

- (a) The Group has discontinued the recognition of its share of loss of certain associates because the share of loss of the associates exceeded the Group's interests in them and the Group has no obligation to take up further losses. The amounts of the Group's unrecognised share of loss of the associates for the current year and cumulatively were HK\$739,593,000 (2019: HK\$89,935,000) and HK\$933,614,000 (2019: HK\$196,040,000), respectively.
- (b) The amounts due from/to associates are disclosed in note 23 to the consolidated financial statements.

The directors of the Company are of the opinion that no associates are individually material to the Group. Aggregate information of associates under continuing operations that are not individually material are listed below:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Share of the associates' profit/(loss) for the year	801,977	(111,291)
Share of the associates' other comprehensive income for the year	769,694	(185,357)
Share of the associates' total comprehensive income	1,571,671	(296,648)
Aggregate carrying amount of the Group's investments in the associates	13,195,044	8,980,672

21 Financial assets at fair value through other comprehensive income

	2020 HK\$'000	2019 HK\$'000
Equity securities designated at FVOCI (non-recycling)		
- Listed equity securities (note a)	657,082	891,927
- Unlisted equity securities (note b)	18,163	18,163
	675,245	910,090

21 Financial assets at fair value through other comprehensive income (continued)

(a) Details of investments in listed equity securities are as follows:

Name	Fair value		Dividends recognised during the year		Place of Incorporation	Principal activities
	2020 HK\$'000	2019 HK\$'000	2020 HK\$'000	2019 HK\$'000		
China CITIC Bank International VRN Perpetual Regs	389,669	386,838	-	-	Hong Kong	Provision of financing services
Sino-Ocean Group Holding Limited	95,238	192,319	5,407	11,390	Hong Kong	Provision of investment holding, property development and property investment services
China Resources Pharmaceutical Group Limited	172,175	312,770	4,753	5,617	Hong Kong	Provision of investment holding, property development and property investment services
China Huarong Asset Management Co., Ltd.	-	-	-	907	Hong Kong	Provision of comprehensive financial services
	<u>657,082</u>	<u>891,927</u>	<u>10,160</u>	<u>17,914</u>		

(b) Details of investments in unlisted equity securities are as follows:

Name of company	Fair value at 31 December 2020 HK\$'000	Fair value at 31 December 2019 HK\$'000	Place of incorporation/ establishment	Percentage of ownership interest	Principal activity
Sinochem Petroleum Netherlands Cooperatief U.A.	<u>18,163</u>	<u>18,163</u>	Netherlands	0.1019%	Exploration and production of crude oil

The above unlisted investments represent investments in unlisted shares issued by a private entity. No dividends were received on such investments during the year (2019: Nil).

(c) The above equity investments were irrevocably designated at FVOCI as the Group considers these investments to be strategic in nature.

For the year ended 31 December 2020, the net loss in respect of the Group's equity investments designated at FVOCI recognised in other comprehensive income amounted to HK\$234,847,000 (2019: HK\$241,483,000).

22 Derivative financial instruments

	2020		2019	
	Assets HK\$'000	Liabilities HK\$'000	Assets HK\$'000	Liabilities HK\$'000
Interest rate swaps	-	113,820	-	39,060
Forward currency contracts	-	-	-	282
Cross currency interest rate swaps	77,862	-	-	111,342
Other derivative financial instruments	11,149	-	-	9,338
	89,011	113,820	-	160,022
Current portion	(89,011)	(12,361)	-	(120,962)
Non-current portion	-	101,459	-	39,060

Transactions of derivative financial instruments of the Group were conducted with creditworthy banks.

Cash flow hedge - Interest rate risk and foreign currency risk

At 31 December 2020, Jinmao had interest rate swap agreements in place with a notional amount of HK\$1,920,000,000 whereby it pays interest at fixed rates ranging from 3.81% to 4.45% and receives interest at variable rates equal to the Hong Kong Interbank Offered Rate ("HIBOR") plus 1.45% to 1.65% on the notional amount. The swaps are being used to hedge the interest rate risk exposure of a floating rate unsecured bank loans with an aggregate face value of HK\$1,920,000,000.

At 31 December 2020, the Group had a cross currency interest rate swap agreement in place with a notional amount of 250,000,000 in Swiss Franc ("CHF") and US\$268,240,000 whereby it pays interest at a fixed rate of 3.49% and pays US\$268,240,000 on the maturity date, and receives interest at a fixed rate of 0.76% and receives CHF250,000,000 on the maturity date. The swap is being used to hedge the foreign currency risk exposure to an unsecured loan with a face value of CHF250,000,000.

There is an economic relationship between the hedged items and the hedging instruments as the terms of the swaps and foreign currency forward contracts match the terms of the variable rate foreign currency denominated bank loans (i.e., notional amount, maturity and payment date). The Group has established a hedge ratio of 1:1 for the hedging relationships as the underlying risks of the swaps and foreign currency forward contracts are identical to the hedged risk components. To measure the hedge effectiveness, the Group uses the hypothetical derivative method and compares the changes in the fair value of the hedging instruments against the changes in fair value of the hedged items attributable to the hedged risks.

22 Derivative financial instruments (continued)

Hedge ineffectiveness can arise from:

- Differences in the timing of the cash flows of the forecasted payments and the hedging instruments;
- Different interest rate curves applied to discount the hedged items and hedging instruments;
- The counterparties' credit risks differently impacting the fair value movements of the hedging instruments and hedged items;
- Changes to the forecasted amounts of cash flows of hedged items and hedging instruments.

23 Amounts due from/to related parties

	31 December 2020 HK\$'000	31 December 2019 HK\$'000 (Restated)
Current:		
<u>Amounts due from related parties</u>		
Amounts due from associates (note a)	9,371,696	14,690,188
Amounts due from joint ventures (note b)	23,915,294	26,354,015
Amounts due from fellow subsidiaries	7,680,200	3,893,147
Amounts due from other related parties	-	66,549
Amounts due from the ultimate parent	337	313
Amounts due from the immediate parent (note c)	4,726,348	6,731,987
Amounts due from a substantial shareholder (note d)	1,550,945	1,602,926
	<hr/> 47,244,820	<hr/> 53,339,125
Less: Impairment allowance	(1,557,944)	-
	<hr/> 45,686,876	<hr/> 53,339,125
Non-current:		
<u>Amounts due from related parties</u>		
Amounts due from associates (note a)	1,814,240	1,412,694
Amounts due from joint ventures (note b)	14,274,093	7,733,547
Amounts due from fellow subsidiaries	-	71,887
Amounts due from the immediate parent	20,847,216	23,047,020
Amounts due from a substantial shareholder (note d)	1,038,135	-
	<hr/> 37,973,684	<hr/> 32,265,148

23 Amounts due from/to related parties (continued)

	31 December 2020 HK\$'000	31 December 2019 HK\$'000 (Restated)
Current:		
<u>Amounts due to related parties</u>		
Amounts due to joint ventures (note e)	14,446,692	8,156,260
Amounts due to the ultimate parent	2,578	68,482
Amounts due to associates (note f)	9,545,195	5,505,160
Amounts due to other related parties	1	-
Amounts due to the immediate parent (note g)	2,584,719	8,672,397
Amounts due to fellow subsidiaries	9,370,259	2,281,815
Amounts due to associates of the Group's ultimate parent	3,173	2,990
Amounts due to a substantial shareholder	880,298	112,358
	<u>36,832,915</u>	<u>24,799,462</u>
Non-current:		
<u>Amounts due to related parties</u>		
Amounts due to the immediate parent (note g)	11,665,763	-
Amounts due to associates (note f)	1,349,721	-
Amounts due to a joint venture (note e)	118,820	-
	<u>13,134,304</u>	<u>-</u>

Notes:

The amounts due from related parties are unsecured, interest-free and are repayable on demand, except for the following:

- (a) The current balances of amounts due from associates as at 31 December 2020 included the amounts of HK\$3,375,580,000 which bear interest at rates ranging from 4.35% to 10.00% per annum (2019: HK\$7,196,109,000 which bear interest at rates ranging from 4.35% to 10.00% per annum).

The non-current balances amounts due from associates as at 31 December 2020 included the amounts of HK\$1,558,061,000 which bear interest at rates ranging from 2.42% to 12.00% per annum (2019: HK\$1,412,694,000 which bear interest at a rate of 8.00% per annum).

- (b) The current balances of amounts due from joint ventures as at 31 December 2020 included the amounts of HK\$10,823,338,000 which bear interest at rates ranging from 2.18% to 13.88% per annum (2019: HK\$13,006,905,000 which bear interest at rates ranging from 2.00% to 10.00% per annum).

The non-current balances amounts due from joint ventures as at 31 December 2020 included the amounts of HK\$13,676,225,000 which bear interest at rates ranging from 1.93% to 12.00% per annum (2019: HK\$7,733,547,000 which bear interest at a rate of 8.00% per annum).

23 Amounts due from/to related parties (continued)

- (c) The current balances of the amounts due from the immediate parent included the amounts of HK\$4,190,216,000 (2019: HK\$5,145,495,000) and HK\$522,808,000 (2019: HK\$1,495,842,000), which bear interest at three-month LIBOR plus 50 basis points and 2.90% per annum, respectively.
- (d) The current balances of amounts due from the substantial shareholder as at 31 December 2020 included the amounts of HK\$1,205,486,000 which bear interest at a rate of 2.18% per annum (2019: HK\$1,602,926,000 which bear interest at rates ranging from 2.175% to 2.75% per annum).

The non-current balances of amounts due from the substantial shareholder as at 31 December 2020 included the amounts of HK\$1,003,069,000 which bear interest at a rate of 2.75% per annum (2019: Nil).

The amounts due to related parties are unsecured, interest-free and repayable on demand, except for the following:

- (e) The current balances of amounts due to joint ventures as at 31 December 2020 included the amounts of HK\$819,858,000 which bear interest at a rate of 4.75% per annum (2019: HK\$1,130,180,000 which bear interest at a rate of 8.69% per annum).

The non-current balances of amounts due to a joint venture as at 31 December 2020 included the amounts of HK\$118,820,000 which bear interest at a rate of 2.00% per annum (2019: Nil).

- (f) The current balances of amounts due to associates as at 31 December 2020 included the amounts of HK\$1,681,785,000 which bear interest at rates ranging from 3.05% to 4.75% per annum (2019: Nil).

The non-current balances amounts due to associates as at 31 December 2020 included the amounts of HK\$1,325,437,000 which bear interest at rates ranging from 2.38% to 4.28% per annum (2019: Nil).

- (g) The current balances of amounts due to the immediate parent as at 31 December 2020 included the amounts of HK\$2,554,630,000 (2019: HK\$8,137,827,000) which bear interest at a rate of 2.90% per annum.

The non-current balances of amounts due to the immediate parent as at 31 December 2020 included the amounts of HK\$11,050,260,000 (2019: Nil) which bear interest at rates ranging from 4.20% to 4.35% per annum.

24 Amounts due from non-controlling shareholders

The non-current balances of amounts due from non-controlling shareholders are unsecured, bear interest at rates ranging from 0.35% to 4.75% (2019: 2.18% to 4.75%) per annum and are not repayable within one year.

25 Other assets

	2020 HK\$'000	2019 HK\$'000
Other receivables (note a)	487,853	401,420
Other financial assets (note b)	769,616	414,730
Long-term time deposit (note 31(a))	3,921,060	3,683,790
	<u>5,178,529</u>	<u>4,499,940</u>
At 31 December	5,178,529	4,499,940
Current portion	(4,516,403)	(51,627)
	<u>662,126</u>	<u>4,448,313</u>
Non-current portion	<u>662,126</u>	<u>4,448,313</u>

(a) As at 31 December 2020, the other receivables included a pledged deposit of HK\$292,297,000 (2019:HK\$274,610,000) made to a local government for performance guarantee, which is not repayable within one year.

(b) Set out below is the information about other financial assets:

	2020 HK\$'000	2019 HK\$'000
Non-current portion		
Unlisted equity investments at fair value through profit or loss	59,410	256,749
Other unlisted investments at fair value through profit or loss	114,863	106,354
	<u>174,273</u>	<u>363,103</u>
Current portion		
Listed equity investments at fair value through profit or loss	-	50,425
Other unlisted investments at fair value through profit or loss	595,343	1,202
	<u>595,343</u>	<u>51,627</u>
	<u>769,616</u>	<u>414,730</u>

The balance of the non-current portion of unlisted equity investments at 31 December 2020 was classified as financial assets at fair value through profit or loss.

The balance of the non-current portion of other unlisted investments as at 31 December 2020 represented wealth management products with original maturity of over one year when acquired from banks.

25 Other assets (continued)

The balance of the current portion of listed equity investments at 31 December 2020 was classified as financial assets at fair value through profit or loss as the Group has not elected to recognise the fair value gain or loss through other comprehensive income.

The balance of the current portion of other unlisted investments as at 31 December 2020 included wealth management products with original maturity within one year when acquired from banks of HK\$595,344,000 (2019: HK\$1,202,000).

26 Inventories

	2020 HK\$'000	2019 HK\$'000
Raw materials	188,659	176,045
Finished goods	3,174	3,132
Consumables	17,162	15,253
	<u>208,995</u>	<u>194,430</u>

27 Properties held for sale

For the year ended 31 December 2020, the Group recognised impairment losses of HK\$1,704,171,000 (2019: Nil) on properties held for sale (note 5). At 31 December 2020, the provision for impairment of properties held for sale amounted to HK\$1,704,171,000 (2019: Nil).

At 31 December 2020, certain of the Group's properties included in properties held for sale with a net carrying amount of approximately HK\$157,438,000 (2019: HK\$147,911,000) were pledged to secure bank loans granted to the Group (note 34).

28 Trade receivables

	2020 HK\$'000	2019 HK\$'000
Trade receivables	556,560	1,632,362
Impairment allowance	(25,683)	(18,078)
Total trade receivables	<u>530,877</u>	<u>1,614,284</u>

As at the end of the reporting period, the ageing analysis of trade receivables net of loss allowance presented based on the invoice date is as follows:

	2020 HK\$'000	2019 HK\$'000
Within 3 months	279,619	1,405,846
3 to 6 months	80,745	58,526
6 to 12 months	57,066	76,624
Over 12 months	113,447	73,288
	<u>530,877</u>	<u>1,614,284</u>

Consideration in respect of properties sold is receivable in accordance with the terms of the related sale and purchase agreements, whilst the Group's trading terms with its customers in relation to the provision of hotel, decoration and other services are mainly on credit, except for new customers, where payment in advance is normally required. The credit period is generally one to three months for major customers. Each customer has a maximum credit limit.

The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise the credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest bearing.

29 Prepayments, other receivables and other assets

	2020 HK\$'000	2019 HK\$'000 (Restated)
Prepayments	18,540,301	9,497,544
Deposits	4,915,623	6,359,230
Other receivables	7,191,873	10,831,152
Due from non-controlling interests (note a)	14,211,274	6,999,109
Contract costs (note b)	395,164	94,226
	<u>45,254,235</u>	<u>33,781,261</u>
Impairment allowance (note c)	<u>(6,921)</u>	<u>(3,004)</u>
Total	<u><u>45,247,314</u></u>	<u><u>33,778,257</u></u>

Notes:

- (a) The amounts due from non-controlling interests are unsecured, interest-free and repayable within one year, except for the amounts of HK\$10,628,500,000 in aggregate, which bear interest at rates ranging from 0.35% to 4.75% per annum (2019: HK\$4,642,551,000 in aggregate, which bore interest at rates ranging from 0.35% to 4.35% per annum).
- (b) The contract costs represent primarily sale commission and stamp duty paid/payable as a result of obtaining the property sale contracts. These amounts would be amortised when the related revenue is recognised.
- (c) The movement in the loss allowance during the year is as follows:

	2020 HK\$'000	2019 HK\$'000
At 1 January	3,004	61,696
Impairment losses recognised (note 5)	3,524	-
Disposal of subsidiaries	-	(58,363)
Exchange adjustments	393	(329)
At 31 December	<u><u>6,921</u></u>	<u><u>3,004</u></u>

30 Contract assets

	2020 HK\$'000	2019 HK\$'000
Contract assets arising from:		
Design, construction and decoration services	<u>937,880</u>	<u>298,062</u>

Contract assets are initially recognised for other revenue earned from the design and decoration services as the receipt of consideration is conditional on successful completion of services. Included in contract assets for design and decoration services are retention receivables. Upon completion of design and decoration services and acceptance by the customer, the amounts recognised as contract assets are reclassified to trade receivables.

The increase in contract assets in 2020 and 2019 was the result of the increase in the ongoing provision of design and decoration services.

The expected timing of recovery or settlement for contract assets as at 31 December 2020 and 2019 is within one year.

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates for the measurement of the expected credit losses of the contract assets are based on those of the trade receivables as the contract assets and the trade receivables are from the same customer bases. The provision rates of contract assets are based on days past due of trade receivables for groupings of various customer segments with similar loss patterns (i.e., by customer type and rating, and forms of credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

The Group performs impairment assessment under ECL model on contract assets based on shared credit risk characteristics by reference to repayment history and past due status of customers and forward looking information. Given the Group has not experienced any significant credit losses in the past, the directors of the Group assess that the loss allowance is insignificant.

31 Cash and bank balances

(a) Reconciliation of cash and bank balances to cash and cash equivalents

	2020 HK\$'000	2019 HK\$'000 (Restated)
Cash and bank balances	48,414,644	20,931,340
Time deposits	14,288,553	12,221,761
	<u>62,703,197</u>	<u>33,153,101</u>
Less: Restricted bank balances	(10,244,867)	(8,384,251)
Less: Long-term time deposit (note i)	(3,921,060)	(3,683,790)
	<u>48,537,270</u>	<u>21,085,060</u>

Note:

- (i) The Group's long-term time deposit of HK\$3,921,060,000 (2019: HK\$3,683,790,000) is placed with Sinochem Group Finance Co., Ltd., a fellow subsidiary of the Company, has a term of 2 years with a fixed rate of 3.15% per annum.
- (ii) Cash and cash equivalents comprise cash at banks and cash held by the Group bearing interest at prevailing market rates.

The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

31 Cash and bank balances (continued)

(b) Reconciliation of liabilities arising from financing activities:

The table below details changes in the Group's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Bank and other borrowings HK\$'000	Payable to non-controlling interests HK\$'000	Other payables and accruals excluding payable to non-controlling interests HK\$'000	Amounts due to related parties HK\$'000	Other non-current liabilities HK\$'000	Lease liabilities HK\$'000	Total HK\$'000
At 31 December 2019	128,339,854	5,415,712	88,850,717	23,428,352	78,138	212,648	244,325,421
Effect of adopting merger accounting for common control combination	597,834	-	335,613	1,371,110	-	-	2,304,557
At 1 January 2020 (as restated)	<u>128,937,688</u>	<u>5,415,712</u>	<u>87,186,330</u>	<u>24,799,462</u>	<u>78,138</u>	<u>212,648</u>	<u>246,629,978</u>
New bank and other borrowings	107,640,653	-	-	-	-	-	107,640,653
Repayment of bank and other borrowings	(115,231,993)	-	-	-	-	-	(115,231,993)
Advance from non-controlling interests	-	1,897,460	-	-	-	-	1,897,460
Dividends paid to non-controlling interests of subsidiaries	-	(2,343,696)	-	-	-	-	(2,343,696)
Repayment of loans from non-controlling interests	-	(1,084,169)	-	-	-	-	(1,084,169)
Advance of investments from third parties	-	-	2,040,066	-	-	-	2,040,066
Interest paid	-	-	(10,153,936)	-	-	-	(10,153,936)
Dividends paid	-	-	-	(389,393)	-	-	(389,393)
Capital element of lease rentals paid	-	-	-	-	-	(150,158)	(150,158)
Interest element of lease rentals paid	-	-	-	-	-	(45,878)	(45,878)
Decrease in amounts due to related parties	-	-	-	(122,390)	-	-	(122,390)
Increase in other non-current liabilities	-	-	-	-	2,245	-	2,245
Net cash flows from financing activities	<u>(7,591,340)</u>	<u>(1,530,405)</u>	<u>(8,113,870)</u>	<u>(511,783)</u>	<u>2,245</u>	<u>(196,036)</u>	<u>(17,941,189)</u>
Increase in lease liabilities from entering into new leases during the year	-	-	-	-	-	1,120,848	1,120,848
Interest expenses	-	-	3,826,069	-	-	46,000	3,872,069
Interest capitalised in properties under development and other qualifying assets	-	-	5,840,467	-	-	-	5,840,467
Dividends declared	-	2,290,796	-	2,099,891	-	-	4,390,687
Increase arising from acquisition of subsidiaries	13,695,731	-	8,916,084	-	-	5,413	22,617,228
Decrease arising from disposal of subsidiaries	(5,484,299)	-	(25,489,615)	-	-	-	(30,973,914)
Increase in loans from joint ventures and associates	-	-	-	12,430,167	-	-	12,430,167
Other changes	-	(742,076)	37,804,648	7,741,233	-	-	44,803,805
	<u>8,211,432</u>	<u>1,548,720</u>	<u>30,897,653</u>	<u>22,271,291</u>	<u>-</u>	<u>1,172,261</u>	<u>64,101,357</u>
Net foreign exchange differences	<u>4,476,007</u>	<u>391,488</u>	<u>8,875,410</u>	<u>3,408,249</u>	<u>5,162</u>	<u>117,643</u>	<u>17,273,969</u>
At 31 December 2020	<u>134,033,787</u>	<u>5,825,525</u>	<u>118,845,523</u>	<u>49,967,219</u>	<u>85,545</u>	<u>1,306,516</u>	<u>310,064,115</u>

31 Cash and bank balances (continued)

	Bank and other borrowings HK\$'000 (Restated)	Payable to non-controlling interests HK\$'000 (Restated)	Other payables and accruals excluding payable to non- controlling interests HK\$'000 (Restated)	Amounts due to related parties HK\$'000 (Restated)	Other non-current liabilities HK\$'000 (Restated)	Lease liabilities HK\$'000 (Restated)	Total HK\$'000 (Restated)
At 31 December 2018	128,244,800	15,091,963	67,097,066	19,544,985	118,675	-	230,097,489
Impact on initial application of HKFRS 16	-	-	-	-	-	109,442	109,442
Effect of adopting merger accounting for common control combination	156,358	-	272,272	68,996	-	-	497,626
At 1 January 2019	128,401,158	15,091,963	67,369,338	19,613,981	118,675	109,442	230,704,557
New bank and other borrowings	117,070,659	-	-	-	-	-	117,070,659
Repayment of bank and other borrowings	(115,358,405)	-	-	-	-	-	(115,358,405)
Advance from non-controlling interests	-	636,388	-	-	-	-	636,388
Dividends paid to non-controlling interests of subsidiaries	-	(2,778,599)	-	-	-	-	(2,778,599)
Repayment of loans from non- controlling interests	-	(8,779,212)	-	-	-	-	(8,779,212)
Advance of investments from third parties	-	-	4,658,837	-	-	-	4,658,837
Interest paid	-	-	(8,380,202)	-	-	-	(8,380,202)
Dividends paid	-	-	-	(391,645)	-	-	(391,645)
Capital element of lease rentals paid	-	-	-	-	-	(84,015)	(84,015)
Interest element of lease rentals paid	-	-	-	-	-	(8,293)	(8,293)
Decrease in amounts due to related parties	-	-	-	(8,938,356)	-	-	(8,938,356)
Increase in other non-current liabilities	-	-	-	-	79,534	-	79,534
Net cash flows from financing activities	1,712,254	(10,921,423)	(3,721,365)	(9,330,001)	79,534	(92,308)	(22,273,309)
Increase in lease liabilities from entering into new leases during the year	-	-	-	-	-	188,745	188,745
Interest expenses	-	-	3,078,923	393,890	-	8,116	3,480,929
Interest capitalised in properties under development and other qualifying assets	-	-	5,475,471	-	-	-	5,475,471
Dividends declared	-	2,698,597	-	389,393	-	-	3,087,990
Increase arising from acquisition of subsidiaries	7,590,526	-	19,439,242	-	-	10,062	27,039,830
Decrease arising from discontinued operations	(2,679,120)	-	(3,169,562)	(1,790,580)	(103,067)	(4,260)	(7,746,589)
Decrease arising from disposal of subsidiaries	(4,981,513)	-	(7,868,229)	-	-	-	(12,849,742)
Other changes	110,493	(1,356,414)	7,091,030	15,788,295	(11,236)	-	21,622,168
	40,386	1,342,183	24,046,875	14,780,998	(114,303)	202,663	40,298,802
Net foreign exchange differences	(1,216,110)	(97,011)	(508,518)	(265,516)	(5,768)	(7,149)	(2,100,072)
At 31 December 2019	128,937,688	5,415,712	87,186,330	24,799,462	78,138	212,648	246,629,978

(c) Total cash outflow for leases:

Amounts included in the consolidated cash flow statement for leases comprise the following:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Within operating cash flows	36,710	43,060
Within financing cash flows	196,036	92,308
	<u>232,746</u>	<u>135,368</u>

32 Trade and bills payables

An ageing analysis of the trade and bills payables as at the end of the reporting period, based on the invoice date, is as follows:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Within one year	24,423,971	20,568,344
Over one year	1,605,745	738,406
	<u>26,029,716</u>	<u>21,306,750</u>

33 Other payables and accruals

	2020 HK\$'000	2019 HK\$'000 (Restated)
Other payables	20,141,767	13,055,500
Receipt in advances	152,799	124,248
Accruals	317,560	433,428
Due to non-controlling interests (note a)	5,825,228	5,415,433
Contract liabilities (note b)	96,830,887	72,418,767
Dividend payable to non-controlling interests	297	279
Deferred revenue	1,402,510	1,154,387
	<u>124,671,048</u>	<u>92,602,042</u>

Notes:

- (a) The amounts due to non-controlling shareholders as at 31 December 2020 are unsecured, interest-free and are repayable on demand, except for the amounts of HK\$3,400,244,000, in aggregate, which bear interest at rates ranging from 4.35% to 12.00% per annum (2019: HK\$3,713,810,000, in aggregate, which bear interest at rates ranging from 3.43% to 10.00% per annum).

33 Other payables and accruals (continued)

(b) Details of contract liabilities as at 31 December 2020 and 2019 were as follows:

	2020 HK\$'000	2019 HK\$'000 (Restated)
<i>Short-term advances received from customers</i>		
Sale of properties	96,378,550	72,055,695
Hotel operations	95,561	108,244
Property management	328,751	254,828
Land development	28,025	-
	<u>96,830,887</u>	<u>72,418,767</u>
Total contract liabilities		

Contract liabilities include short-term advances received to deliver completed properties and land development assets, render hotel operations, design and decoration services and management services. The increase in contract liabilities in 2020 and 2019 was mainly due to the increase in short-term advances received from customers in relation to the sales of properties at the end of the years.

34 Interest-bearing borrowings

	2020 HK\$'000	2019 HK\$'000 (Restated)
Current:		
Bank loans, secured (note a)	6,804,888	2,742,805
Bank loans, unsecured	17,333,138	12,831,577
Guaranteed senior notes, unsecured (note b)	4,601,724	11,519,606
Notes issued under the medium-term note programme (note c)	1,543,505	-
Domestic corporate bonds, unsecured	-	506,831
Bonds (note e)	3,563,272	5,554,943
Other loans (note f)	5,065,078	8,494,383
	<u>38,911,605</u>	<u>41,650,145</u>
Non-current:		
Bank loans, secured (note a)	7,864,800	12,939,955
Bank loans, unsecured	19,029,273	16,363,760
Guaranteed senior notes, unsecured (note b)	14,919,273	19,494,187
Notes issued under the medium-term note programme (note c)	8,367,108	5,787,260
Domestic corporate bonds, unsecured (note d)	10,456,160	4,241,940
Bonds (note e)	594,100	3,368,046
Other loans (note f)	33,891,468	25,092,395
	<u>95,122,182</u>	<u>87,287,543</u>

34 Interest-bearing borrowings (continued)

	2020 HK\$'000	2019 HK\$'000
Within one year	38,911,605	41,650,145
In the second year	33,624,414	23,973,057
In the third to fifth years, inclusive	38,951,155	43,296,094
Beyond five years	22,546,613	20,018,392
	<u>134,033,787</u>	<u>128,937,688</u>

Notes:

(a) The Group's bank loans are secured by:

- (i) mortgages over certain of the Group's property, plant and equipment, which had an aggregate net carrying value at the end of the reporting period of HK\$261,383,000 (2019: HK\$332,004,000);
- (ii) mortgages over certain of the Group's properties under development, which had an aggregate carrying amount at the end of the reporting period of HK\$89,477,391,000 (2019: HK\$58,744,966,000);
- (iii) mortgages over certain of the Group's properties held for sale, which had an aggregate carrying amount at the end of the reporting period of HK\$157,438,000 (2019: HK\$147,911,000);
- (iv) mortgages over certain of the Group's investment properties, which had an aggregate carrying value at the end of the reporting period of HK\$13,447,964,000 (2019: HK\$14,403,217,000);
- (v) mortgages over certain of the Group's right-of-use assets, which had an aggregate carrying amount at the end of the reporting period of Nil (2019: HK\$159,487,000);
- (vi) mortgages over certain of the Group's trade receivables, which had an aggregate carrying amount at the end of the reporting period of Nil (2019: HK\$28,481,000); and
- (vii) the pledge of certain of the equity interests in the Group's joint ventures, which had an aggregate carrying amount at the end of the reporting period of Nil (2019: HK\$615,827,000).

34 Interest-bearing borrowings (continued)

- (b) On 4 November 2010, Sinochem Overseas Capital Company Limited, a wholly-owned subsidiary of the Group, issued US\$500,000,000 6.30% guaranteed senior notes due 2040 (the "2040 Notes"). The 2040 Notes are unsecured.

On 15 April 2011, Jinmao Development Limited, a wholly-owned subsidiary of Jinmao, issued US\$500,000,000 6.75% guaranteed senior notes due 2021 (the "2021 Notes"). The 2021 Notes are unsecured, bear interest at a rate of 6.75% per annum and will mature on 15 April 2021.

On 21 August 2013, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$200,000,000 6.40% guaranteed senior notes due 2022 (the "2022 Notes"). The 2022 Notes are unsecured, bear interest at a rate of 6.40% per annum and will mature on 27 April 2022.

On 3 March 2017, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$500,000,000 5.75% guaranteed senior notes due 2022 (the "2022 Notes"). The 2022 Notes are unsecured, bear interest at a rate of 3.60% per annum and will mature on 3 March 2022.

On 8 March 2018, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued RMB1,250,000,000 5.20% guaranteed senior notes due 2021 (the "2021 Notes"). The 2021 Notes are unsecured, bear interest at a rate of 5.20% per annum and will mature on 8 March 2021.

On 24 June 2019, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$250,000,000 4.00% guaranteed senior notes due 2024 ("the 2024 Notes"). The 2024 Notes are unsecured, bear interest at a rate of 4.00% per annum and will mature on 24 June 2024.

On 23 July 2019, Jinmao Brilliant Limited, a wholly-owned subsidiary of Jinmao, issued US\$500,000,000 4.25% guaranteed senior notes due 2029 ("the 2029 Notes"). The 2029 Notes are unsecured, bear interest at a rate of 4.00% per annum and will mature on 23 July 2029.

- (c) Sinochem Offshore Capital Company Limited, a wholly-owned subsidiary of the Company, established a US\$3,000,000,000 Medium-Term Note Programme on 17 April 2014. According to the programme, the notes to be issued under the programme are unsecured and guaranteed on an unsubordinated basis by the Company. On 28 April 2017, Sinochem Offshore Capital Company Limited updated the programme to US\$5,000,000,000. On 10 September 2014, 17 June 2015, 24 May 2017, 14 February 2018, and 29 October 2020, Sinochem Offshore Capital Company Limited issued RMB300,000,000 4.00% senior guaranteed notes (due 2021), CHF250,000,000 0.76% senior guaranteed notes (due 2022), US\$300,000,000 3.12% senior guaranteed notes (due 2022), RMB1,000,000,000 4.40% senior guaranteed notes (due 2021) and US\$500,000,000 1.63% senior guaranteed notes (due 2025) under this programme, respectively.

34 Interest-bearing borrowings (continued)

- (d) On 22 February 2019, Jinmao Investment, a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB1,800,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.72% for the first three years based on the book-building process with the lead underwriters.

On 28 August 2019, Jinmao Investment, a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB2,000,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.65% for the first three years based on the book-building process with the lead underwriters.

On 13 March 2020, Jinmao Investment, a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB2,500,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.10% for the first three years based on the book-building process with the lead underwriters.

On 10 July 2020, Jinmao Investment, a wholly-owned subsidiary of Jinmao, issued five year domestic corporate bonds with an aggregate principal amount of RMB2,500,000,000 to qualified investors. The coupon rate of the corporate bonds was fixed at 3.80% for the first three years based on the book-building process with the lead underwriters.

- (e) On 12 April 2018, Jinmao Holdings Group Limited issued medium-term notes with an aggregate principal amount of RMB3,000,000,000, with a maturity of three years at a rate of 4.99% per annum.

On 19 March 2020, Jinmao Holdings Group Limited issued medium-term notes with an aggregate principal amount of RMB500,000,000, with a maturity of three years at a rate of 3.28% per annum.

- (f) The balance includes an amount due to a fellow subsidiary of the Group, loans from third parties and short-term notes.

- (g) The ranges of effective interest rates on the Group's borrowings are as follows:

	2020 HK\$'000	2019 HK\$'000
Effective interest rate:		
Fixed rate borrowings	0.76% to 7.00%	0.35% to 7.21%
Variable rate borrowings	1.52% to 5.70%	1.92% to 6.90%

35 Provision for land appreciation tax

	HK\$'000
At 1 January 2019	3,059,697
Charged to profit or loss during the year (note 8)	2,108,305
Payment during the year	(810,275)
Transfer from tax recoverable	(605,804)
Exchange adjustments	(79,145)
	<hr/>
At 31 December 2019 and at 1 January 2020	3,672,778
Charged to profit or loss during the year (note 8)	1,027,487
Payment during the year	(1,753,074)
Transfer from tax recoverable	(641,793)
Exchange adjustments	159,102
	<hr/>
At 31 December 2020	<u>2,464,500</u>

According to the requirements of the Provisional Regulations of the PRC on LAT (中華人民共和國土地增值稅暫行條例) effective from 1 January 1994, and the Detailed Implementation Rules on the Provisional Regulations of the PRC on LAT (中華人民共和國土地增值稅暫行條例實施細則) effective from 27 January 1995, all income arising from the sale or transfer of state-owned land use rights, buildings and their attached facilities in Mainland China is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value, with an exemption for the sale of ordinary residential properties (普通標準住宅) if their appreciation values do not exceed 20% of the sum of the total deductible items.

Effective from 1995, the local tax bureau requires the prepayment of LAT on the pre-sales and sales proceeds of properties. According to the relevant tax notices issued by local tax authorities, the Group is required to pay LAT in advance at 1% to 3.5% on the sales and pre-sales proceeds of the Group's properties.

Jinmao has estimated, made and included in taxation a provision for LAT according to the requirements set out in the relevant PRC tax laws and regulations. The actual LAT liabilities are subject to the determination by the tax authorities upon completion of the property development projects. The tax authorities might disagree with the basis on which the provision for LAT is calculated.

36 Lease liabilities

	<u>At 31 December 2020</u>		<u>At 31 December 2019</u>	
	<i>Present value of the minimum lease payments HK\$'000</i>	<i>Total minimum lease payments HK\$'000</i>	<i>Present value of the minimum lease payments HK\$'000</i>	<i>Total minimum lease payments HK\$'000</i>
Within 1 year	<u>114,719</u>	<u>157,063</u>	<u>78,283</u>	<u>96,810</u>
After 1 years but within 5 years	327,796	498,312	66,143	109,530
After 5 years	<u>864,001</u>	<u>1,030,250</u>	<u>68,222</u>	<u>79,119</u>
	<u>1,191,797</u>	<u>1,528,562</u>	<u>134,365</u>	<u>188,649</u>
	<u>1,306,516</u>	<u>1,685,625</u>	<u>212,648</u>	<u>285,459</u>
Less: total future interest expenses		<u>(379,109)</u>		<u>(72,811)</u>
Present value of lease liabilities		<u>1,306,516</u>		<u>212,648</u>

37 Deferred tax assets/liabilities

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset.

37 Deferred tax assets/liabilities (continued)

	Depreciation allowance in excess of related depreciation HK\$'000	Fair value adjustments on business combinations HK\$'000	Accrued interest income HK\$'000	Revaluation of investment properties HK\$'000	Withholding taxes HK\$'000	Revaluation of equity investments designated at FVOCI HK\$'000	Other provision HK\$'000	Provision for LAT HK\$'000	Unrealised profits arising from intra-group transactions HK\$'000	Losses available for offsetting taxable profits HK\$'000	Others HK\$'000	Total HK\$'000
At 1 January 2019	(591,367)	(1,058,954)	(143,945)	(4,089,040)	(162,290)	(22,554)	12,695	755,093	988,312	457,989	(149,456)	(4,102,517)
Effect of adopting merger accounting for common control combination	-	-	-	-	-	-	-	-	-	-	(914)	(914)
At 1 January 2019 as restated	(591,367)	(1,058,954)	(143,945)	(4,089,040)	(162,290)	(22,554)	12,695	755,093	988,312	457,989	(150,370)	(4,103,431)
Deferred tax credited/(charged) to profit or loss during the year	(83,487)	420,226	(110,311)	(252,436)	-	-	(591)	130,232	378,864	208,827	(164,349)	526,975
Deferred tax recognised in other comprehensive income during the year	-	-	-	(35,607)	-	-	-	-	-	-	-	(35,607)
Credited to reserves for the year - discontinued operations	-	-	-	-	-	29,336	-	-	-	-	-	29,336
Acquisition of subsidiaries (Note 43)	-	(500,890)	-	-	-	-	-	-	-	199,685	-	(301,005)
Discontinued operations	9	204,943	-	-	-	(6,761)	(11,837)	-	(1,057)	(53,924)	(3,349)	128,024
Disposal of subsidiaries (Note 45)	-	-	-	-	-	-	-	-	(24,785)	(1,769)	-	(26,554)
Exchange adjustments	16,606	24,805	5,085	81,172	3,555	(21)	(267)	(18,843)	(27,850)	(17,155)	16,991	83,878
At 31 December 2019	(758,239)	(909,870)	(249,171)	(4,295,911)	(158,735)	-	-	867,482	1,313,484	793,653	(301,077)	(3,598,384)
At 1 January 2020	(758,239)	(909,870)	(249,171)	(4,295,911)	(158,735)	-	-	867,482	1,313,484	793,653	(301,077)	(3,598,384)
Deferred tax credited/(charged) to profit or loss during the year	(52,465)	461,786	180,950	(335,398)	-	-	-	(378,600)	54,042	(47,808)	322,182	204,689
Acquisition of subsidiaries (note 43)	-	(830,977)	-	-	-	-	-	-	-	16,314	-	(814,663)
Disposal of subsidiaries (note 45)	-	-	-	-	-	-	-	-	(34,601)	-	-	(34,601)
Exchange adjustments	(51,808)	(79,518)	(5,799)	(287,905)	(10,224)	-	-	34,427	85,702	49,335	(926)	(266,716)
At 31 December 2020	(862,512)	(1,358,579)	(74,020)	(4,919,214)	(168,959)	-	-	523,309	1,418,627	811,494	20,179	(4,609,675)

37 Deferred tax assets/liabilities (continued)

	2020 HK\$'000	2019 HK\$'000 (Restated)
Net deferred tax asset recognised in the consolidated statement of financial position	3,688,385	3,084,322
Net deferred tax liability recognised in the consolidated statement of financial position	<u>(8,298,060)</u>	<u>(6,782,706)</u>
	<u>(4,609,675)</u>	<u>(3,698,384)</u>

Deferred tax assets are recognised for tax losses carried forward to the extent that the realisation of the related tax benefits through the future taxable profits is probable. By reference to financial budgets, the management of the Group has assessed whether there will be sufficient future taxable profits or taxable temporary differences available in the future for the realisation of deferred tax assets which have been recognised in respect of tax losses and other temporary differences.

The Group has recognised deferred tax assets in respect of tax losses amounting to approximately HK\$3,245,977,000 (2019: HK\$3,174,612,000) that can be carried forward against taxable income in the coming five years in Mainland China.

No deferred tax assets were recognised on the remaining tax losses of approximately HK\$5,357,328,000 (2019: HK\$3,451,028,000) that will expire in one to five years as the Group determines that the realisation of the related tax benefit through future taxable profits is not considered probable that taxable profits will be available against which the tax losses can be utilised.

Pursuant to the PRC EIT Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. Jinmao is therefore liable for withholding taxes on dividends distributed by those subsidiaries established in Mainland China to foreign investors in respect of earnings generated from 1 January 2008. For the Group, the applicable rates is 5%. At 31 December 2020, the Group recognised deferred tax liabilities of approximately HK\$168,959,000 (2019: HK\$158,735,000) for withholding taxes that would be payable on the unremitted earnings in the PRC. As the Group controls the dividend policy of its PRC subsidiaries, it has the ability to control the timing of the reversal of temporary differences associated with the investments in subsidiaries. Furthermore, the Group has determined that certain profits earned by the PRC subsidiaries will not be distributed to foreign investors in the foreseeable future. As such, deferred taxation has not been provided for in respect of temporary differences attributable to retained profits of those PRC subsidiaries of approximately HK\$37,666,590,000 at 31 December 2020 (2019: HK\$38,793,645,000).

38 Issued capital

The movements in issued capital of the Company:

	2020 HK\$'000	2019 HK\$'000
Issued and fully paid:		
24,468,400 (2019: 24,468,400) ordinary shares	24,468,400	24,468,400

39 Perpetual capital securities

On 14 December 2020, Jinmao Investment Management (Tianjin) Co., Ltd. entered into a perpetual debt agreement, in an aggregate principal amount of HK\$5,622,500,000 (equivalent to RMB5,000,000,000) with the Company's intermediate holding company, Sinochem Corporation. The debts confer a right to receive distribution at 4.95% per annum payable annually in arrears beginning on 14 December 2021. Jinmao Investment Management (Tianjin) Co., Ltd., may at its sole discretion, elect to defer a distribution pursuant to the terms of the debts.

In the opinion of the directors, Jinmao is able to control the delivery of cash or other financial assets to the holders of the perpetual securities due to redemption other than an unforeseen liquidation of Jinmao or Jinmao Investment Management (Tianjin) Co., Ltd.. Accordingly, these securities are classified as equity instruments.

On 29 October 2020, Sinochem Offshore Capital Company Limited issued Guaranteed Subordinated Perpetual Securities of HK\$3,876,300,000 (equivalent to US\$500,000,000) under the Medium Term Note and Perpetual Securities Programme unconditionally and irrevocably guaranteed by the Company.

In the opinion of the directors, the Company is able to control the delivery of cash or other financial assets to the holders of the perpetual securities due to redemption other than an unforeseen liquidation of the Company. Accordingly, these securities are classified as equity instruments.

40 Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from previous years.

The capital structure of the Group consists of net debt including borrowings, net of cash and cash equivalents and equity attributable to owners of the Company comprising issued equity, retained profits and other reserves.

The directors of the Company review the capital structure on a semi-annual basis. As part of this review, the directors consider the cost of capital and the risks associated with each class of capital. The Group will balance its overall capital structure through the payment of dividends as well as the issue of new debt or the redemption of existing debt.

41 Financial risk management and fair value of financial instruments

Exposure to credit, liquidity, interest rate and currency risks arises in the normal course of the Group's business. The Group is also exposed to equity price risk arising from its equity investments in other entities.

The Group's exposure to these risks and the financial risk management policies and practices used by the Group to manage these risks are described below.

(a) Credit risk

The Group's credit risk is primarily attributable to cash and cash equivalents, restricted bank balances, amounts due from related parties, amounts due from non-controlling shareholders, trade receivables, contract assets and financial assets included in prepayments, other receivables and other assets. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

The Group's exposure to credit risk arising from cash and cash equivalents, restricted bank balances and bills receivable is limited because the counterparties are banks and financial institutions for which the Group considers to have low credit risk.

The related parties are subsidiaries of large group companies with sound credit ratings. Accordingly, in the opinion of the directors, the credit risk on amounts due from related parties is limited.

Individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. The Group generally requires customers to settle trade receivables in accordance with contracted terms and other debts in accordance with agreements. Credit terms may be granted to customers, depending on the nature of business. Debtors with balances that are past due are requested to settle all outstanding balances before any further credit is granted. Normally, the Group does not obtain collateral from customers.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer rather than the industry or country in which the customers operate. The Group has no concentration of credit risk in view of its large number customers.

The maximum exposure to credit risk is represented by the carrying amount of each financial asset, in the statement of financial position after deducting any impairment allowance.

Further quantitative disclosures in respect of the Group's exposure to credit risk arising from trade and other receivables are set out in note 28 and note 29.

The Group measures loss allowances for trade receivables and contract assets at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

41 Financial risk management and fair value of financial instruments (continued)

The following table provide information about the Group's exposure to credit risk and ECLs for trade receivables:

	2020		
	<i>Expected loss rate %</i>	<i>Gross carrying amount HK\$'000</i>	<i>Loss allowance HK\$'000</i>
Current	0.02%	450,318	89
Less than 1 month	1.19%	4,710	56
1 to 3 months	1.40%	7,542	106
Over 3 months	27.06%	93,990	25,432
		<u>556,560</u>	<u>25,683</u>

	2019		
	<i>Expected loss rate %</i>	<i>Gross carrying amount HK\$'000</i>	<i>Loss allowance HK\$'000</i>
Current	0.02%	1,573,922	392
Less than 1 month	1.22%	1,743	21
1 to 3 months	7.33%	1,265	93
Over 3 months	31.70%	55,432	17,572
		<u>1,632,362</u>	<u>18,078</u>

Expected loss rates are based on actual loss experience over the past 1 year. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

41 Financial risk management and fair value of financial instruments (continued)

Movement in the loss allowance account in respect of trade receivables during the year is as follows:

	2020 HK\$'000	2019 HK\$'000
At 1 January	18,078	14,069
Impairment losses recognised-continuing operations (note 5)	6,095	7,433
Impairment losses recognised-discontinued operations	-	6,044
Discontinued operations	-	(8,923)
Exchange adjustments	1,510	(545)
	<u>25,683</u>	<u>18,078</u>
At 31 December	<u>25,683</u>	<u>18,078</u>

(b) Liquidity risk

Individual operating entities within the Group are responsible for their own cash management, including the short-term investment of cash surpluses and the raising of loans to cover expected cash demands, subject to approval by the Company's board when the borrowings exceed certain predetermined levels of authority. The Group's policy is to regularly monitor its liquidity requirements to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

The following table details the Group's remaining contractual maturities at the end of reporting period of the Group's financial liabilities, which are based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

	<u>2020 Contractual undiscounted cash outflow</u>				
	<i>Less than 1 year or on demand HK\$'000</i>	<i>1 to 5 years HK\$'000</i>	<i>Over 5 years HK\$'000</i>	<i>Total HK\$'000</i>	<i>Carrying amount HK\$'000</i>
Trade and bills payables	26,029,716	-	-	26,029,716	26,029,716
Financial liabilities included in other payables and accruals	26,284,852	-	-	26,284,852	26,284,852
Derivative financial instruments	12,361	101,459	-	113,820	113,820
Interest-bearing borrowings	41,102,238	76,767,265	23,188,741	141,058,244	134,033,787
Lease liabilities	222,367	560,260	1,047,391	1,830,018	1,306,516
Amounts due to related parties	36,832,915	13,134,304	-	49,967,219	49,967,219
Other non-current liabilities	26,793	66,104	2,376	95,273	85,545
	<u>130,511,242</u>	<u>90,629,392</u>	<u>24,238,508</u>	<u>245,379,142</u>	<u>237,821,455</u>

41 Financial risk management and fair value of financial instruments (continued)

	<i>2019 Contractual undiscounted cash outflow</i>				
	<i>Less than 1 year or on demand HK\$'000 (Restated)</i>	<i>1 to 5 years HK\$'000 (Restated)</i>	<i>Over 5 years HK\$'000 (Restated)</i>	<i>Total HK\$'000 (Restated)</i>	<i>Carrying amount HK\$'000 (Restated)</i>
Trade and bills payables	21,306,750	-	-	21,306,750	21,306,750
Financial liabilities included in other payables and accruals	18,904,640	-	-	18,904,640	18,904,640
Derivative financial instruments	120,962	39,060	-	160,022	160,022
Interest-bearing borrowings	47,953,502	73,151,644	24,020,698	145,125,844	128,937,688
Lease liabilities	96,810	109,530	79,119	285,459	212,648
Amounts due to related parties	24,799,462	-	-	24,799,462	24,799,462
Other non-current liabilities	12,620	76,851	-	89,471	78,138
	<u>113,194,746</u>	<u>73,377,085</u>	<u>24,099,817</u>	<u>210,671,648</u>	<u>194,399,348</u>

(c) Interest rate risk

The Group's interest rate risk arises primarily from borrowings. Borrowings issued at variable rates and at fixed rates expose the Group to cash flow interest rate risk and fair value interest rate risk respectively. The Group's interest rate profile as monitored by management is set out in note(i) below.

(i) Interest rate profile

The following table details the interest rate profile of the Group's borrowings and lease liabilities at the end of the reporting period.

	<i>2020</i>		<i>2019</i>	
	<i>Effective interest rate %</i>	<i>HK\$'000</i>	<i>Effective interest rate %</i>	<i>HK\$'000</i>
Fixed rate borrowings:				
Lease liabilities (note 36)	4.75% - 4.90%	1,306,516	4.75%	212,648
Bank loans	1.52% - 5.50%	9,830,330	1.62% - 5.61%	18,246,506
Other loans	4.10% - 7.00%	30,946,025	4.10% - 7.21%	22,643,083
Guaranteed senior notes	3.60% - 6.75%	19,520,997	3.60% - 6.75%	31,013,793
Notes issued under the medium term note programme	0.76% - 4.40%	9,910,613	3.12% - 4.40%	5,787,260
Domestic corporate bonds	3.10% - 3.72%	10,456,160	3.55% - 3.72%	4,748,771
Bonds	3.28% - 4.99%	4,157,372	4.65% - 4.99%	8,922,989
		<u>86,128,013</u>		<u>91,575,050</u>
Variable rate borrowings:				
Bank loans	2.15% - 5.70%	41,201,769	2.61% - 5.70%	26,631,591
Other loans	2.65% - 5.50%	8,010,521	4.75% - 6.90%	10,943,695
		<u>49,212,290</u>		<u>37,575,286</u>
Total borrowings		<u>135,340,303</u>		<u>129,150,336</u>

41 Financial risk management and fair value of financial instruments (continued)

(ii) Sensitivity analysis

At 31 December 2020, it is estimated that a general increase/decrease of 50 basis points in interest rates, with all other variables held constant, would have decrease/increase the Group's profit for the year by approximately HK\$186,403,000 (2019: decreased/increased by approximately HK\$187,446,000), and decrease/increase the Group's retained profits by approximately HK\$186,403,000 (2019: decreased/increased by approximately HK\$187,446,000).

The sensitivity analysis above indicates the instantaneous change in the Group's profit after tax (and retained profits) that would arise assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group which expose the Group to fair value interest rate risk at the end of the reporting period. In respect of the exposure to cash flow interest rate risk arising from floating rate non-derivative instruments held by the Group at the end of the reporting period, the impact on the Group's profit after tax (and retained profits) is estimated as an annualised impact on interest expense or income of such a change in interest rates.

(d) Currency risk

Certain bank balances, trade receivables, other receivables, trade and bills payables, other payables, amounts due from and to related companies, bank balances and borrowings are denominated in currencies other than the functional currencies of the respective group entities. The Group currently does not have a foreign currency hedging policy. However, management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise. The Group is mainly exposed to the risk of fluctuations in the rates of US\$, HK\$ and RMB.

The following table indicates the instantaneous change in the Group's loss after tax (and retained profits) and other components of consolidated equity that would arise if foreign exchange rates to which the Group has significant exposure at the end of the reporting period had changed at that date, assuming all other risk variables remained constant.

	2020			2019		
	Increase/ (decrease) in foreign exchange rates	Effect on results of the year and retained profits HK\$'000	Effect on other components of equity HK\$'000	Increase/ (decrease) in foreign exchange rates	Effect on results of the year and retained profits HK\$'000	Effect on other components of equity HK\$'000
US\$	2% (2%)	(182,190) 182,190	- -	2% (2%)	64,182 (64,182)	- -
RMB	2% (2%)	(37,133) 37,133	- -	2% (2%)	(21,872) 21,872	- -

41 Financial risk management and fair value of financial instruments (continued)

Results of the analysis as presented in the above table represent an aggregation of the instantaneous effects on each of the Group entities' results of year and equity measured in the respective functional currencies, translated into HKD at the exchange rate ruling at the end of the reporting period for presentation purposes.

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to re-measure those financial instruments held by the Group which expose the Group to foreign currency risk at the end of the reporting period, including inter-company payables and receivables within the Group which are denominated in a currency other than the functional currencies of the lender or the borrower. The analysis is performed on the same basis for 2019.

(e) Equity price risk

The Group is exposed to equity price changes arising from equity investments classified as equity investments designated at FVOCI and equity investments at fair value through profit or loss included in other financial assets (notes 21 and 25). The Group's listed investments are listed on the Hong Kong Stock Exchange. Listed investments have been chosen based on their longer term growth potential and are monitored regularly for performance against expectations.

Unlisted investments are held for long-term purposes. Their performance is assessed at least annually based on the information available to the Group, together with an assessment of their relevance to the Group's long-term strategic plans.

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to equity price risks at the end of the reporting period.

At 31 December 2020, it is estimated that an increase/(decrease) of 5% (2019: 5%) in the prices of the respective listed equity securities would have increased/decreased the Group's profit after tax (and retained profits) and other components of consolidated equity as follows:

	2020		2019	
	Effect on profit after tax and retained profits HK\$'000	Effect on other components of equity HK\$'000	Effect on profit after tax and retained profits HK\$'000	Effect on other components of equity HK\$'000
Change in the relevant equity price risk variable:				
Increase	5%	- 32,854	5%	2,521 44,596
Decrease	(5%)	- (32,854)	(5%)	(2,521) (44,596)

41 Financial risk management and fair value of financial instruments (continued)

(f) Fair value

(i) Financial assets and liabilities measured at fair value

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, *Fair value measurement*. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.
- Level 3 valuations: Fair value measured using significant unobservable inputs.

Management has assessed that the fair values of cash and cash equivalents, restricted bank balances, trade receivables, equity investments designated at FVOCI, amounts due from/to related parties, financial assets included in other assets, amounts due from non-controlling shareholders, financial assets included in prepayments, other receivables and other assets, derivative financial instruments, trade and bills payables and financial liabilities included in other payables and accruals approximate to their carrying amounts largely due to the short-term maturities of these instruments.

The Group's corporate finance team is responsible for determining the policies and procedures for the fair value measurement of financial instruments.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

The fair values of interest-bearing borrowings, except for notes, have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The fair value of notes is based on quoted market prices. The Group's own non-performance risk for interest-bearing borrowings as at 31 December 2020 was assessed to be insignificant.

41 Financial risk management and fair value of financial instruments (continued)

The fair values of listed equity investments are based on quoted market prices. The fair values of unlisted equity investments designated at FVOCI have been estimated using a market-based valuation technique based on assumptions that are not supported by observable market prices or rates. The valuation requires the directors to determine comparable public companies (peers) based on industry, size, leverage and strategy, and calculates an appropriate price multiple, such as enterprise value to earnings before interest, taxes, depreciation and amortisation ("EV/EBITDA") multiple and price to earnings ("P/E") multiple, for each comparable company identified. The multiple is calculated by dividing the enterprise value of the comparable company by an earnings measure. The trading multiple is then discounted for considerations such as illiquidity and size differences between the comparable companies based on company-specific facts and circumstances. The discounted multiple is applied to the corresponding earnings measure of the unlisted equity investments to measure the fair value. The directors believe that the estimated fair values resulting from the valuation technique, which are recorded in the consolidated statement of financial position, and the related changes in fair values, which are recorded in other comprehensive income, are reasonable, and that they were the most appropriate values at the end of the reporting period.

The Group invests in unlisted investments, which represent wealth management products issued by banks in Mainland China. The Group has estimated the fair value of these unlisted investments by using a discounted cash flow valuation model based on the market interest rates of instruments with similar terms and risks.

The Group enters into derivative financial instruments with counterparties, principally financial institutions with good credit ratings. Derivative financial instruments are measured using present value calculations or similar calculations. The models incorporate market observable inputs including the foreign exchange spot and forward rates.

	Fair value at 31 December 2020 HK\$'000	Fair value measurements as at 31 December 2020 categorised into		
		Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000
Recurring fair value measurements				
Assets:				
Equity securities designated at FVOCI	675,245	657,082	-	18,163
Other financial assets	769,616	-	769,616	-
Derivative financial instruments	89,011	-	89,011	-
Liabilities:				
Derivative financial instruments	113,820	-	113,820	-

41 Financial risk management and fair value of financial instruments (continued)

	Fair value at 31 December 2019 HK\$'000	Fair value measurements as at 31 December 2019 categorised into		
		Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000
Recurring fair value measurements				
Assets:				
Equity securities designated at FVOCI	910,090	891,927	-	18,163
Other financial assets	<u>414,730</u>	<u>50,425</u>	<u>364,305</u>	<u>-</u>
Liabilities:				
Derivative financial instruments	<u>160,022</u>	<u>-</u>	<u>160,022</u>	<u>-</u>

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities (2019: Nil).

The movements during the period in the balance of these Level 3 fair value measurements are as follows:

	2020 HK\$'000	2019 HK\$'000
Equity securities designated at FVOCI		
At 1 January	18,163	456,674
Changes in fair value during the year		
- continuing operations	-	2,635
Changes in fair value during the year		
- discontinued operations	-	(117,343)
Discontinued operations	-	(316,236)
Exchange adjustments	-	(7,567)
At 31 December	<u>18,163</u>	<u>18,163</u>
Other financial assets		
At 1 January	-	225,663
Disposals	-	(224,655)
Exchange adjustments	-	(1,008)
At 31 December	<u>-</u>	<u>-</u>

(ii) Fair values of financial assets and liabilities carried at other than fair value

The carrying amounts of the Group's financial instruments carried at amortised cost were not materially different from their fair values as at 31 December 2019 and 2020.

42 Share option scheme

2007 Scheme

Jinmao operates a share option scheme (the "2007 Scheme") for the purpose of providing incentives and rewards to eligible participants who contribute to the success of Jinmao's operations. Eligible participants of the 2007 Scheme include the Company's executive and non-executive directors and Jinmao's senior management, key technical and professional personnel, managers and employees, but do not include Jinmao's independent non-executive directors. The 2007 Scheme became effective on 22 November 2007 and expired on 22 November 2017, after 10 years from the effective date. However, the options granted under the 2007 Scheme continue to be valid and exercisable in accordance with the terms of issue.

The maximum number of unexercised share options currently permitted to be granted under the 2007 Scheme was an amount equivalent, upon their exercise, to 10% of the shares of Jinmao in issue at any time. The maximum number of shares issuable under share options to each eligible participant in the 2007 Scheme within any 12-month period is limited to 1% of the shares of Jinmao in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted to a director, chief executive or substantial shareholder of Jinmao, or to any of their associates, were subject to approval in advance by the independent non-executive directors. In addition, any share options granted to a director, chief executive or substantial shareholder of Jinmao, or to any of their associates, in excess of 0.1% of the shares of Jinmao in issue at any time or with an aggregate value (based on the price of Jinmao's shares at the date of grant) in excess of HK\$5 million, within any 12-month period, were subject to shareholders' approval in advance in a general meeting.

The offer of a grant of share options may be accepted within 28 days from the date of offer, upon payment of a nominal consideration of HK\$1 in total by the grantee. The exercise and exercisability of the share options are related to the performance of individuals and of Jinmao. The board of directors of Jinmao would determine performance targets concerned and set out in the grant notice. The share options granted would become exercisable after two years from the grant date or a later date as set out in the relevant grant notice, and in any event shall end not later than seven years from the grant date but subject to the provisions for early termination of employment.

The exercise price of share options was determinable by the directors, but may not be less than the highest of (i) the Hong Kong Stock Exchange closing price of Jinmao's shares on the grant date of the share options; (ii) the average Hong Kong Stock Exchange closing price of Jinmao's shares for the five trading days immediately preceding the grant date; and (iii) the par value of Jinmao's share.

Share options did not confer rights on the holders to dividends or to vote at shareholders' meetings of Jinmao.

42 Share option scheme (continued)

The following share options were outstanding under the 2007 Scheme during the year:

	<u>2020</u>		<u>2019</u>	
	<i>Weighted average exercise price HK\$ per share</i>	<i>Number of options</i>	<i>Weighted average exercise price HK\$ per share</i>	<i>Number of options</i>
At 1 January	2.20	89,258,000	2.32	138,354,900
Forfeited during the year	2.20	(1,160,000)	2.20	(2,594,800)
Exercised during the year	2.20	(14,928,800)	2.23	(46,502,100)
At 31 December	2.20	<u>73,169,200</u>	2.20	<u>89,258,000</u>

The weighted average share price at the date of exercise for share options exercised during the year was HK\$2.20 per share (2019: HK\$2.23 per share).

The exercise prices and exercise periods of the share options outstanding as at the end of the reporting period are as follows:

2020

<i>Number of options</i>	<i>Exercise price* HK\$ per share</i>	<i>Exercise period</i>
5,458,800	2.196	17 October 2018 to 16 October 2023
25,799,200	2.196	17 October 2018 to 16 October 2023
41,911,200	2.196	17 October 2018 to 16 October 2023
<u>73,169,200</u>		

2019

<i>Number of options</i>	<i>Exercise price* HK\$ per share</i>	<i>Exercise period</i>
8,017,800	2.196	17 October 2018 to 16 October 2023
37,128,200	2.196	17 October 2019 to 16 October 2023
44,112,000	2.196	17 October 2020 to 16 October 2023
<u>89,258,000</u>		

* The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in Jinmao's share capital.

The fair value of the share options granted during the year ended 31 December 2016 was HK\$80,332,000 (HK\$0.47 each), of which the Group recognised a share option expense of HK\$5,695,000 (2019: HK\$14,328,000) during the year ended 31 December 2020.

42 Share option scheme (continued)

The 14,928,800 share options exercised during the year resulted in the issue of 14,928,800 ordinary shares of Jinmao and new share capital of HK\$39,629,000 (before issue expenses).

New Scheme

On 29 January 2019, a new share option scheme (the "New Scheme") was adopted by Jinmao to enhance Jinmao's continuous commitment to eligible participants and enhance them to pursue the objectives of Jinmao. On 8 February 2019, an aggregate of 265,950,000 share options were granted under the New Scheme to eligible participants of the Group. These share options have an exercise price of HK\$3.99 per share. One-third of the share options granted will be vested in two years from 8 February 2019, one-third of the share options granted will be vested in three years from 8 February 2019 and one-third of the options granted will be vested in four years from 8 February 2019. Once the share options are vested, they are exercisable until 7 February 2026.

On 9 September 2019, an aggregate of 9,000,000 share options were granted under the New Scheme to eligible participants of the Group. These share options have an exercise price of HK\$4.58 per share. One-third of the share options granted will be vested in two years from 9 September 2019, one-third of the share options granted will be vested in three years from 9 September and one-third of the options granted will be vested in four years from 9 September. Once the share options are vested, they are exercisable until 8 September 2026.

According to the terms of the New Scheme, the board of directors of Jinmao shall at its absolute discretion grant to any participant a certain number of options at any time within 10 years after the adoption date of the New Scheme. Participants, i.e. recipients of the options granted, include any existing executive or non-executive directors of any member of Jinmao and any senior management, key technical and professional personnel, managers and employees of any member of Jinmao, but do not include any independent non-executive directors of Jinmao.

The number of shares to be issued at any time upon exercise of all options granted under the New Scheme and other share option schemes of Jinmao shall not in aggregate exceed 10% of the then issued share capital of Jinmao.

Unless an approval of shareholders is obtained at a general meeting, if the total number of shares issued and shares which may fall to be issued upon exercise of the share options (including exercised, cancelled and outstanding options) granted under the New Scheme and any other share option schemes of Jinmao to a participant in any 12-month period in aggregate exceeds 1% of the issued share capital of Jinmao at any time, no further options shall be granted to such participant. Upon acceptance of the grant, the grantee undertakes that he/she will, at the request of Jinmao, pay a consideration of HK\$1 or the equivalent (to be determined on the date when the offer of the grant is accepted) to Jinmao for acceptance of the offer of the grant of the share option.

Share options do not confer rights on the holders to dividends or to vote at shareholders' meetings of Jinmao.

42 Share option scheme (continued)

The following share options were outstanding under the New Scheme during the year:

	<u>2020</u>		<u>2019</u>	
	<i>Weighted average exercise price HK\$ per share</i>	<i>Number of options</i>	<i>Weighted average exercise price HK\$ per share</i>	<i>Number of options</i>
At 1 January	4.01	269,100,000	-	-
Granted during the year	-	-	4.01	274,950,000
Forfeited during the year	3.99	(6,750,000)	3.99	(5,850,000)
At 31 December	4.01	<u>262,350,000</u>	4.01	<u>269,100,000</u>

The exercise prices and exercise periods of the share options outstanding under the New Scheme as at the end of the reporting period are as follows:

2020

<i>Number of options</i>	<i>Exercise price* HK\$ per share</i>	<i>Exercise period</i>
84,444,000	3.99	8 February 2021 to 7 February 2026
84,444,000	3.99	8 February 2022 to 7 February 2026
84,462,000	3.99	8 February 2023 to 7 February 2026
3,000,000	4.58	9 September 2021 to 8 September 2026
3,000,000	4.58	9 September 2022 to 8 September 2026
3,000,000	4.58	9 September 2023 to 8 September 2026
<u>262,350,000</u>		

2019

<i>Number of options</i>	<i>Exercise price* HK\$ per share</i>	<i>Exercise period</i>
86,694,000	3.99	8 February 2021 to 7 February 2026
86,694,000	3.99	8 February 2022 to 7 February 2026
86,712,000	3.99	8 February 2023 to 7 February 2026
3,000,000	4.58	9 September 2021 to 8 September 2026
3,000,000	4.58	9 September 2022 to 8 September 2026
3,000,000	4.58	9 September 2023 to 8 September 2026
<u>269,100,000</u>		

- * The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in Jinmao's share capital.

42 Share option scheme (continued)

The fair value of the share options granted during the year ended 31 December 2019 was HK\$257,594,000, of which the Group recognised a share option expense of HK\$93,020,000 (2019: HK\$81,174,000) during the year ended 31 December 2020.

The fair value of equity settled share options granted during the year ended 31 December 2019 was estimated as at the date of grant using a binomial model, taking into account the terms and conditions upon which the options were granted. The following table lists the inputs to the model used:

Dividend yield (%)	4.80 - 5.26
Expected volatility (%)	37.65 - 41.15
Historical volatility (%)	37.65 - 41.15
Risk-free interest rate (%)	1.15 - 1.63
Contractual life of options (year)	7.00
Exercise multiple (times)	1.5 - ∞
Weighted average share price (HK\$ per share)	3.99 - 4.58

The expected life of the options is calculated based on the average of weighted vesting period and contractual period. The expected volatility reflects the assumption that the historical volatility is indicative of future trends, which may also not necessarily be the actual outcome.

No other feature of the options granted was incorporated into the measurement of fair value.

At the end of the reporting period, Jinmao had 73,169,200 share options outstanding under the 2007 Scheme and 262,350,000 share options outstanding under the New Scheme. The exercise in full of the outstanding share options would, under the present capital structure of Jinmao, result in the issue of 335,519,200 additional ordinary shares of Jinmao and additional share capital of HK\$1,212,766,000 (before issue expenses).

43 Business combinations not under common control

Business combinations during the year mainly included Jinmao's acquisitions of a number of property development companies and acquisition of additional interests in joint ventures and associates (collectively referred to as the "Acquirees"). The directors of Jinmao consider that none of these subsidiaries acquired during the year was significant to Jinmao and thus the individual financial information of these subsidiaries on the acquisition date was not disclosed.

Jinmao remeasured the fair value of the equity interest previously held as joint ventures or associates at the date of acquisition, and fair value gains of HK\$1,470,234,000 were recognised in other income, gains and losses, net in the consolidated statement of other comprehensive income during the year ended 31 December 2020 (note 5).

Jinmao has elected to measure the non-controlling interest in the Acquirees at the non-controlling interest's proportionate share of the Acquirees' identifiable net assets.

43 Business combinations not under common control (continued)

The fair values of the identifiable assets and liabilities of the Acquirees as at the date of acquisition were as follows:

	Note	HK\$'000
Property, plant and equipment	12	3,474
Right-of-use assets	16	7,681
Intangible assets	18	2,061
Investments in associates		222,613
Properties under development	14	27,907,136
Properties held for sale		526,954
Deferred tax assets	37	16,314
Trade receivables		12,482
Prepayments, other receivables and other assets		1,215,800
Prepaid tax		965,500
Cash and cash equivalents		540,904
Trade and bills payables		(519,949)
Other payables and accruals		(8,916,084)
Interest-bearing bank and other borrowings		(13,695,731)
Tax payable		(64,714)
Lease liabilities		(5,413)
Deferred tax liabilities	37	(830,977)
Total identifiable net assets at fair value		7,388,051
Non-controlling interests		(706,667)
Gain on bargain purchase recognised in other income, gains and losses, net in the consolidated statement of comprehensive income	5	(164,793)
		<u>6,516,591</u>
Satisfied by:		
Cash		4,823,234
Fair value of equity interest previously held as investments in joint ventures and associates		1,693,357
Total purchase consideration		<u>6,516,591</u>

The fair values of its prepayments, other receivables and other assets as at the date of acquisition amounted to HK\$1,215,800,000, which are equal to their gross contractual amounts. There was no estimated uncollectable amount of the contractual cash flows at the date of acquisition.

Jinmao incurred transaction costs of HK\$341,000 for these acquisitions. These transaction costs have been expensed and are included in administrative expenses in consolidated statement of comprehensive income.

43 Business combinations not under common control (continued)

Jinmao recognised a gain on bargain purchase of approximately HK\$164,793,000 in consolidated statement of comprehensive income for the year ended 31 December 2020, which was, in the opinion of the directors of Jinmao, primarily attributable to Jinmao's ability in negotiating the agreed terms of the transaction with the independent third parties, as Jinmao has good reputation and rich experience in the development and management of residential properties, commercial buildings and hotel properties, and has sufficient available funds for the ongoing development of the acquired projects.

An analysis of the cash flows in respect of the acquisition of the subsidiaries is as follows:

	HK\$'000
Cash consideration	(2,232,638)
Cash and cash equivalents acquired	540,904
	<hr/>
Net outflow of cash and cash equivalents included in cash flows from investing activities	(1,691,734)
Transaction costs of the acquisition included in cash flows used in operating activities	(341)
	<hr/>
	<u>(1,692,075)</u>

Since the acquisition, the Acquirees contributed HK\$9,095,538,000 to the Group's revenue and incurred a loss of HK\$554,847,000 to the consolidated profit for the year ended 31 December 2020 in aggregate.

Had the combination taken place at the beginning of the year, the revenue from continuing operations of the Group and the profit for the year from continuing operations of the Group would have been HK\$69,231,268,000 and HK\$6,304,041,000, respectively.

44 Business combination under common control and restatements

On 12 June 2020, Jinmao acquired 100% equity interests of Wuhan Huazi Enterprise Management Consulting Co., Ltd. ("Wuhan Huazi") from Sinochem Asset Management Co., Ltd. ("Sinochem Asset Management") at a cash consideration of HK\$7,702,825,000. Wuhan Huazi and its subsidiaries are principally engaged in property development, construction and operation of real estate projects in Qingdao and Tianjin, the PRC. Sinochem Asset Management is a wholly-owned subsidiary of Sinochem Group. Since the Group and the above acquired subsidiaries are all under the common control of Sinochem Group and that control is not transitory, the above acquisition was regarded as a business combination under common control and the Group adopted merger accounting in respect of the transaction.

The effects of the application of merger accounting for the business combination under common control occurred during the year ended 31 December 2020 on the Group's financial position as at 31 December 2019 and the results for the year ended 31 December 2019 are summarised as follows:

44 Business combinations under common control and restatements (continued)

For the year ended 31 December 2019

	<i>As originally stated HK\$'000</i>	<i>Acquired subsidiaries under common control HK\$'000</i>	<i>As restated HK\$'000</i>
Continuing operations			
Revenue	49,613,113	-	49,613,113
Cost of sales	(34,778,180)	-	(34,778,180)
Gross Profit	14,834,933	-	14,834,933
Other income, gains and losses, net	6,811,199	26,815	6,838,014
Selling and marketing expenses	(1,493,265)	13,477	(1,479,788)
Administrative expenses	(3,465,547)	(4,733)	(3,470,280)
Fair value changes of investment properties	513,625	-	513,625
Finance costs	(3,438,494)	(1,941)	(3,440,435)
Share of profits and losses of:			
Joint ventures	820,779	-	820,779
Associates	(111,291)	-	(111,291)
Profit before tax from continuing operations	14,471,939	33,618	14,505,557
Income tax expense	(4,865,840)	(53)	(4,865,893)
Profit for the year from continuing operations	9,606,099	33,565	9,639,664
Discontinued operations			
Profit for the year from discontinued operations	737,739	-	737,739
Profit for the year	10,343,838	33,565	10,377,403
Attributable to:			
Owners of the parent	3,410,050	11,769	3,421,819
Non-controlling interests	6,933,788	21,796	6,955,584
Profit for the year	10,343,838	33,565	10,377,403

44 Business combinations under common control and restatements (continued)

For the year ended 31 December 2019

	<i>As originally stated HK\$'000</i>	<i>Acquired subsidiaries under common control HK\$'000</i>	<i>As restated HK\$'000</i>
Other comprehensive income for the year from continuing operations			
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:			
Exchange differences on translation of financial statements of foreign operations	(2,625,143)	(164,560)	(2,789,703)
The share of other comprehensive income of associates and joint ventures	(451,901)	-	(451,901)
Reclassification adjustments for foreign operations disposed of during the year	(59,220)	-	(59,220)
Cash flow hedges, net of tax	(17,005)	-	(17,005)
Net other comprehensive income that may be reclassified to profit or loss in subsequent periods	<u>(3,153,269)</u>	<u>(164,560)</u>	<u>(3,317,829)</u>
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:			
Gain on property revaluation, net of tax	139,615	-	139,615
Changes in FVOCI, net of tax	(148,194)	-	(148,194)
Net other comprehensive income that will not be reclassified to profit or loss in subsequent periods	<u>(8,579)</u>	<u>-</u>	<u>(8,579)</u>
Other comprehensive income for the year from continuing operations, net of tax	(3,161,848)	(164,560)	(3,326,408)
Other comprehensive income for the year from discontinued operations, net of tax	<u>(242,518)</u>	<u>-</u>	<u>(242,518)</u>
Total comprehensive income for the year	<u>6,939,472</u>	<u>(130,995)</u>	<u>6,808,477</u>
Attributable to:			
Owners of the parent	2,106,597	(45,927)	2,060,670
Non-controlling interests	4,832,875	(85,068)	4,747,807
Total comprehensive income for the year	<u>6,939,472</u>	<u>(130,995)</u>	<u>6,808,477</u>

44 Business combinations under common control and restatements (continued)

At 31 December 2019

	<i>As originally stated HK\$'000</i>	<i>Acquired subsidiaries under common control HK\$'000</i>	<i>Elimination HK\$'000</i>	<i>As restated HK\$'000</i>
Non-current assets	200,093,623	4,940,190	-	205,033,813
Current assets	203,327,443	4,808,346	(22)	208,135,767
Total assets	403,421,066	9,748,536	(22)	413,169,580
Non-current liabilities	94,089,802	232,010		94,321,812
Current liabilities	184,929,941	2,175,549	(22)	187,105,468
Total liabilities	279,019,743	2,407,559	(22)	281,427,280
Net assets	124,401,323	7,340,977	-	131,742,300
Issued capital	24,468,400	7,441,276	(7,441,276)	24,468,400
Reserves	17,676,553	(100,299)	2,714,995	20,291,249
Non-controlling interests	42,144,953	7,340,977	(4,726,281)	44,759,649
	82,256,370	-	4,726,281	86,982,651
Total equity	124,401,323	7,340,977	-	131,742,300

45 Disposal of subsidiaries

Other than disposal of subsidiaries in relation to the discontinued operations as disclosed in note 10, Jinmao lost control over certain subsidiaries during the year ended 31 December 2020 and 2019. Details of financial impact of Jinmao's disposals are summarised below:

	Note	2020 HK\$'000	2019 HK\$'000
Net assets/liabilities disposed of:			
Property, plant and equipment	12	4,888	1,175
Properties under development	14	30,960,921	9,198,216
Intangible assets	18	747	-
Deferred tax assets	37	34,601	26,554
Properties held for sale		-	1,263,812
Prepayments, other receivables and other assets		3,213,857	3,611,626
Tax recoverable		512,905	552,550
Cash and cash equivalents		3,586,032	2,001,405
Trade and bills payables		(1,246,354)	(672,495)
Other payables and accruals		(25,489,615)	(7,868,299)
Interest-bearing borrowings		(5,484,299)	(4,981,513)
Non-controlling interests		(1,151,423)	(908,519)
		4,942,260	2,224,512
Translation reserve		378,265	(59,220)
		5,320,525	2,165,292
Gain on disposal of subsidiaries	5	1,735,279	1,156,681
		7,055,804	3,321,973
Satisfied by:			
Cash		3,165,360	1,877,668
Fair value of interests retained by the Group		3,890,444	1,444,305
		7,055,804	3,321,973

An analysis of the net outflow of cash and cash equivalents in respect of the disposal of subsidiaries is as follows:

	2020 HK\$'000	2019 HK\$'000
Cash consideration	3,165,360	1,877,668
Cash and cash equivalents disposed of	(3,586,032)	(2,001,405)
Net outflow of cash and cash equivalents in respect of the disposal of subsidiaries	(420,672)	(123,737)

46 Contingent liabilities

At the end of the reporting period, Jinmao has provided guarantees in respect of mortgage facilities for certain purchasers of Jinmao's properties amounting to approximately HK\$36,047,364,000 (2019: HK\$25,527,235,000).

47 Commitments

(a) The Group had the following commitments at the end of the reporting period:

	2020 HK\$'000	2019 HK\$'000 (Restated)
Contracted but not provided for		
Properties under development	51,651,633	39,488,919
Land under development	5,992,057	2,582,519
Property, plant and equipment	344,877	4,954
Capital contributions to joint ventures and associates	6,600,826	5,952,909
	<u>64,589,393</u>	<u>48,029,301</u>

(b) The Group has various lease contracts that have not yet commenced as at 31 December 2020. The future lease payments for these non-cancellable lease contracts are HK\$25,564,000 due within one year.

48 Related party transactions

(a) In addition to the transaction disclosed elsewhere in the financial statements, the Group entered into the following significant transactions with its ultimate holding company, Sinochem Group and other related parties during the year:

	2020 HK\$'000	2019 HK\$'000 (Restated)
The ultimate parent:		
Purchase of fertilisers	-	66,534
Rental income	8,895	8,987
Interest expense	992	442
The immediate parent:		
Interest income	87,485	169,500
Rental income	99,596	96,086
Property management fee income	12,995	13,291
Building decoration services income	-	3,168
Interest expense	748,420	117,198

48 Related party transactions (continued)

	2020 HK\$'000	2019 HK\$'000 (Restated)
Fellow subsidiaries:		
Sales of fertilisers	-	474,390
Interest expense	291,055	153,259
Rental income	277,201	236,330
Building decoration service income	-	7,833
Property management fee income	55,310	44,124
Interest income	250,227	277,910
Proceeds received from sales of financial assets	-	224,655
Interests income for financial assets from related parties	-	15,579
Associates:		
Sales of fertilisers	-	6,567
Purchase of fertilisers	-	29,729
Interest income	898,775	893,450
Interest expense	157,058	6,527
Building decoration service income	461,819	279,312
Consulting fee income	77,720	68,783
Property management fee income	73,368	54,448
Joint ventures:		
Sale of fertilisers	-	254,988
Rental income	3,089	4,310
Building decoration service income	451,960	302,688
Property management fee income	97,939	104,528
Interest income	1,999,211	1,852,451
Consulting fee income	49,963	37,788
Purchase of fertilisers	-	1,402,112
Interest expense	236,029	76,227
Consulting fee expense	265,725	269,922
Associates of the Group's ultimate parent:		
Sale of fertilisers	-	97,801
Rental income	9,177	9,266
Property management fee income	738	39
Purchase of fertilisers	-	1,101,616
Substantial shareholders:		
Interest income	99,871	34,134
Interest expense	20,910	52,819
Purchase of fertilisers	-	794,937

- (b) At the end of the reporting period, certain bank borrowings granted to the Group are guaranteed by its ultimate parent or immediate parent.

48 Related party transactions (continued)

(c) Compensation of key management personnel

	2020 HK\$'000	2019 HK\$'000
Short-term employee benefits	56,670	86,535
Post-employment benefits	2,800	3,811
Share-based payments	7,656	7,001
	<hr/>	<hr/>
Total compensation paid to key management personnel	67,126	97,347
	<hr/>	<hr/>

49 Investments in subsidiaries

The following list contains only the particulars of subsidiaries which principally affected the results, assets or liabilities of the Group. The class of shares held is ordinary unless otherwise stated.

Name of subsidiary	Place of incorporation/ registration	Issued ordinary/ registered share capital	Proportion of ownership interest		Principal activity
			Held by the Company	Held by a subsidiary	
Jinmao (note a)	Hong Kong	HK\$12,736,243,290	35.15%	-	Investment holding
Sinochem International Oil (Hong Kong) Company Limited	Hong Kong	HK\$20,000,000	100.00%	-	Investment holding
Sinochem Asia Holdings Co., Ltd.	Singapore	US\$50,642,154	100.00%	-	Investment holding
Sinochem Europe Holdings PLC	United Kingdom	US\$13,031,000	100.00%	-	Investment holding
Sinochem Overseas Capital Company Limited	British Virgin Islands ("BVI")	US\$1	100.00%	-	Financing vehicle for issuance of notes
Sinochem Offshore Capital Company Limited	BVI	US\$1	100.00%	-	Financing vehicle for issuance of notes
Sinochem Overseas Trading Co., Ltd.	BVI	US\$1	100.00%	-	Investment holding
Sinochem CP Co., Ltd.	BVI	US\$1	100.00%	-	Financing vehicle for issuance of notes
Sinochem Global Capital Co., Ltd.	BVI	US\$1	100.00%	-	Financing vehicle for issuance of capital securities
Shanghai International Shipping Service Center Co., Ltd. (note b)	PRC/Mainland China	RMB3,150,000,000	-	35.15%	Property development
Sinochem Franchising Property (Beijing) Co., Ltd. (note b)	PRC/Mainland China	US\$635,000,000	-	35.15%	Property development
Chongqing Xingqian Properties Development Co., Ltd. (note b)	PRC/Mainland China	RMB2,884,540,000	-	25.66%	Property development
Jinmao Hangzhou Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB3,200,000,000	-	35.15%	Property development
Nanjing Xingluo Investment Co., Ltd. (note b)	PRC/Mainland China	RMB2,400,000,000	-	28.12%	Land development
Beijing Chemsunny Property Co., Ltd. (note b)	PRC/Mainland China	US\$102,400,000	-	35.15%	Property investment
Jinmao (China) Hotel Investments and Management Limited ("JCHIML") (notes b and c)	Cayman Islands/Hong Kong	HK\$2,000,000	-	35.15%	Investment holding
Wangfujing Hotel Management Co., Ltd. (note b)	PRC/Mainland China	US\$73,345,000	-	35.15%	Hotel operation
China Jin Mao Group Co., Ltd. (note b)	PRC/Mainland China	RMB2,635,000,000	-	35.15%	Hotel operation and property investment
Jin Mao (Beijing) Real Estate Co., Ltd. (note b)	PRC/Mainland China	RMB1,600,000,000	-	35.15%	Hotel operation
Jin Mao Sanya Resort Hotel Co., Ltd. (note b)	PRC/Mainland China	RMB300,000,000	-	35.15%	Hotel operation
Jin Mao Sanya Tourism Co., Ltd. (note b)	PRC/Mainland China	RMB500,000,000	-	35.15%	Hotel operation

49 Investments in subsidiaries (continued)

Name of subsidiary	Place of incorporation/ registration	Issued ordinary/ registered share capital	Proportion of ownership interest		Principal activity
			Held by the Company	Held by a subsidiary	
Jin Mao Shenzhen Hotel Investment Co., Ltd. (note b)	PRC/Mainland China	RMB700,000,000	-	35.15%	Hotel operation
Jin Mao (Li Jiang) Hotel Investment Co., Ltd. (note b)	PRC/Mainland China	RMB500,000,000	-	35.15%	Hotel operation
Changsha Jin Mao Meixi Lake International Plaza Properties Limited (note b)	PRC/Mainland China	US\$600,000,000	-	35.15%	Property development
Jin Mao Investment (Changsha) Co., Ltd. (note b)	PRC/Mainland China	RMB3,000,000,000	-	28.12%	Land development
Franshion Brilliant Limited (note b)	BVI/Hong Kong	US\$1	-	35.15%	Investment holding
Franshion Properties (Suzhou) Limited (note b)	PRC/Mainland China	US\$395,000,000	-	35.15%	Property development
Guangzhou Xingtuo Properties Limited (note b)	PRC/Mainland China	RMB 260,000,000	-	31.64%	Property development
Changsha Jinmao City Construction Limited (note b)	PRC/Mainland China	RMB2,962,500,000	-	35.15%	Land development
Shanghai Jin Mao Economic Development Company Ltd. (note b)	PRC/Mainland China	RMB30,000,000	-	35.15%	Property development
Jinmao Assets Management Limited Partnership (note b)	Cayman Islands/ Hong Kong	RMB11,811,608,710	-	35.15%	Property investment
Suzhou Anmao Property Co., Ltd. ("Suzhou Anmao") (note d)	PRC/Mainland China	RMB4,500,000,000	-	9.31%	Property development
Ningbo Xingmao Property Development Co., Ltd. (note b)	PRC/Mainland China	US\$200,000,000	-	35.15%	Property development
Shanghai Franshion Development Co., Ltd. (note b)	PRC/Mainland China	RMB7,000,000,000	-	31.64%	Property development
Nanjing Runmao Property Development Co., Ltd. ("Nanjing Runmao") (note e)	PRC/Mainland China	RMB3,000,000,000	-	9.67%	Property development
Hangzhou Yimao Property Development Co., Ltd. ("Hangzhou Yimao") (note f)	PRC/Mainland China	RMB2,500,000,000	-	12.65%	Property development
Beijing Franshion Tuoying Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB10,000,000	-	35.15%	Property development
Foshan Maoxing Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB820,000,000	-	22.85%	Property development
Beijing Jinfeng Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB11,112,000	-	35.15%	Property development
Jinmao Investment Management (Tianjin) Co., Ltd. (note b)	PRC/Mainland China	RMB5,000,000,000	-	35.15%	Investment management
Hangzhou Qinmao Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB4,000,000,000	-	21.09%	Property development
Wuhan Huazi Enterprise Management Consulting Co., Ltd. (note b)	PRC/Mainland China	RMB6,520,000,000	-	35.15%	Investment holding
Jinan Yuanmao Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB3,162,657,780	-	35.15%	Property development
Tianjin Jinhui Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB2,580,000,000	-	35.15%	Property development
Shenzhen Yuemao Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB500,000,000	-	28.12%	Property development
Zhengzhou Maohui Property Development Co., Ltd. (note b)	PRC/Mainland China	RMB1,530,000,000	-	35.15%	Property development
Ningbo Cima Real Estate Development Co., Ltd. (note b and g)	PRC/Mainland China	RMB410,000,000	-	12.65%	Property development
Ningbo Yongmao Construction Development Co., Ltd. (note b)	PRC/Mainland China	RMB400,000,000	-	28.12%	Land development

49 Investments in subsidiaries (continued)

- (a) Jinmao is accounted for as a subsidiary of the Group based on the factors explained in note 3 to the consolidated financial statements even though the Group has only a 35.15% equity interest in this company.
- (b) Jinmao holds more than 50% of the registered capital of these entities or the parent company of these entities. Therefore, these entities are accounted for as subsidiaries by virtue of the Company's control over them.
- (c) Ordinary shares of JCHIML are stapled to units of a trust namely Jinmao Hotel and are listed on the Main Board of the Stock Exchange of Hong Kong Limited (the "Stock Exchange"). JCHIML and its subsidiaries are collectively referred to as the JCHIML Group. On 5th October 2020, JCHIML Group finished its privatisation transaction and withdrawal of its listing of the share stapled units on the Stock Exchange.
- (d) Jinmao is entitled to 52% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.
- (e) Jinmao is entitled to 57.5% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.
- (f) Jinmao is entitled to 60% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.
- (g) Jinmao is entitled to 51% voting rights at the shareholders' meetings, and therefore has the power to exercise control over the entity's operating and management activities. Since Jinmao is a subsidiary of the Company, the entity is accounted for as a subsidiary by virtue of the Company's control over it.

The following table lists out the information relating to certain subsidiaries which were acquired or established by the Group and have material non-controlling interests (NCI). The summarised financial information presented below represents the amounts before any inter-company elimination.

49 Investments in subsidiaries (continued)

	2020			
	Jinmao HK\$'000	Nanjing Runmao HK\$'000	Suzhou Anmao HK\$'000	
NCI percentage	64.85%	90.33%	90.69%	
Profit/(loss) for the year allocated to non-controlling interests	5,434,806	(22,442)	285,572	
Dividends declared to non-controlling interests	4,272,969	-	152,963	
Accumulated balances of non-controlling interests at the reporting date	103,664,233	3,112,297	5,176,069	
Current assets	267,613,258	8,394,489	8,868,920	
Non-current assets	193,118,628	3,942,159	309	
Current liabilities	234,170,426	8,153,594	2,720,718	
Non-current liabilities	105,570,521	741,241	431,413	
Revenue	67,530,586	4,284	5,700,938	
Profit/(loss) for the year	6,966,414	(24,842)	314,905	
Total comprehensive income for the year	9,584,661	(24,842)	314,905	
Cash flows generated from operating activities	35,240,881	(367,667)	3,132,755	
Cash flows used in investing activities	(341,095)	(208)	(2,024,100)	
Cash flows used in financing activities	(9,878,288)	(408,037)	(891,742)	
Net increase/(decrease) in cash and cash equivalents	25,021,498	(775,912)	216,913	
	2019			
	Jinmao HK\$'000 (Restated)	Nanjing Runmao HK\$'000	Suzhou Anmao HK\$'000	JCHIML Group HK\$'000
NCI percentage	64.94%	90.36%	90.71%	76.59%
Profit/(loss) for the year allocated to non-controlling interests	6,591,851	(44,999)	227,399	214,384
Dividends declared to non-controlling interests	4,742,452	-	-	455,034
Accumulated balances of non-controlling interests at the reporting date	86,982,651	2,947,051	4,732,459	4,545,316
Current assets	196,401,283	8,241,673	10,802,455	1,000,482
Non-current assets	177,426,833	3,600,866	420	19,105,764
Current liabilities	186,121,739	8,221,663	4,273,651	9,365,448
Non-current liabilities	84,521,907	359,007	1,303,073	4,645,621
Revenue	49,261,020	2,253	1,850,882	2,810,584
Profit/(loss) for the year	9,837,968	(49,801)	250,690	279,909
Total comprehensive income for the year	8,890,877	(49,801)	250,690	174,092
Cash flows generated from operating activities	22,038,786	5,251,038	4,241,491	704,651
Cash flows used in investing activities	(22,117,057)	(961)	(1,306,580)	(159,125)
Cash flows used in financing activities	(4,875,500)	(3,966,881)	(2,807,197)	(606,600)
Net (decrease)/increase in cash and cash equivalents	(4,953,771)	1,283,196	127,714	(61,074)

50 Comparative figures

As further explained in note 44, as a result of the business combination under common control during the year, the comparative amounts in the consolidated financial statements have been restated.

51 Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2020

Up to the date of issue of the financial statements, the HKICPA has issued a number of amendments and a new standard, HKFRS 17, *Insurance contracts*, which are not yet effective for the year ended 31 December 2020 and which have not been adopted in the financial statements. These developments include the followings which may be relevant to the Group.

	<i>Effective for accounting periods beginning on or after</i>
Amendment to HKFRS 16, <i>COVID-19 Related Rent Concessions beyond 30 June 2021</i>	1 April 2021
Amendments to HKFRS 3, <i>Reference to the Conceptual Framework</i>	1 January 2022
Amendments to HKAS 16, <i>Property, Plant and Equipment: Proceeds before Intended Use</i>	1 January 2022
Amendments to HKAS 37, <i>Onerous Contracts — Cost of Fulfilling a Contract</i>	1 January 2022
Annual Improvements to HKFRSs 2018-2020 Cycle	1 January 2022

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. So far it has concluded that the adoption of them are unlikely to have a significant impact on the consolidated financial statements.

52 Events after the reporting period

On 8 February 2021, Franshion Brilliant Limited, a wholly owned subsidiary of Jinmao, completed an issue of subordinate guaranteed perpetual capital securities in the aggregate principal amount of US\$500,000,000 (equivalent to HK\$3,876,369,000). The securities confer a right to receive distribution at 6.00% per annum payable semi-annually in arrears beginning on 8 August 2021. The issuer may, at its sole discretion, elect to defer a distribution pursuant to the terms of the securities.

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