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MAJOR TRANSACTION
FURTHER CAPITAL INCREASE TO HENGDA REAL ESTATE

A letter from the Board is set out on pages 6 to 22 of this circular.

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DEFINITIONS

In this circular, the following expressions shall have the following meanings unless the context indicates otherwise:

“Baoxin Investment”	Shenzhen Baoxin Investment Co., Ltd. (深圳市寶信投資控股有限公司);
“Baoxin Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Baoxin Investment in relation to Baoxin Investment investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
“Board”	the board of directors of the Company;
“Company”	China Evergrande Group, a company incorporated in the Cayman Islands, the shares of which are listed on the main board of the Stock Exchange;
“connected person”	has the meaning ascribed to it under the Listing Rules;
“CSRC”	the China Securities Regulatory Commission;
“Director(s)”	the director(s) of the Company;
“First Round Capital Increase”	the investment made by the First Round Investors to Hengda Real Estate pursuant to the terms of the First Round Investment Agreements in the aggregate amount of RMB30.5 billion;
“First Round Investors”	the investors referred to in the First Round Investment Agreements;
“First Round Investment Agreements”	the investment agreements dated 30 December 2016 and as supplemented on 31 March 2017 between Kailong Real Estate, Hengda Real Estate and the First Round Investors in relation to the First Round Capital Increase in the aggregate amount of RMB30.5 billion;
“Golden Orange Hongyuan”	Weifang Golden Orange Hongyuan Investment Management LLP (濰坊金橙宏源投資管理合夥企業(有限合夥));
“Golden Orange Hongyuan Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Golden Orange Hongyuan in relation to Golden Orange Hongyuan investing an amount of RMB2,000,000,000 in the capital of Hengda Real Estate;

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“Group”	the Company and its subsidiaries;
“Haoren”	Shanghai Haoren Property Management Co., Ltd. (上海豪仁物業管理有限公司);
“Haoren Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Haoren in relation to Haoren investing an amount of RMB1,000,000,000 in the capital of Hengda Real Estate;
“Hengda Real Estate”	恒大地產集團有限公司 (Hengda Real Estate Group Company Limited), a limited liability company established in the PRC which is a non-wholly owned subsidiary of the Company;
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China;
“Hongda Investment”	Ningbo Minyin Jintou Hongda No. 3 Investment Management LLP (寧波民銀金投鴻達叁號投資管理合夥企業(有限合夥));
“Hongda Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Hongda Investment in relation to Hongda Investment investing an aggregate amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
“Huada Property”	Jiangxi Huada Property Group Co., Ltd. (江西省華達置業集團有限公司);
“Huada Property Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Huada Property in relation to Huada Property investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
“Investors”	the First Round Investors and the Second Round Investors;
“Jiancheng Investment”	Shenzhen Jiancheng Investment Co., Ltd. (深圳市鍵誠投資有限公司);
“Jiancheng Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Jiancheng Investment in relation to Jiancheng Investment investing an amount of RMB3,500,000,000 in the capital of Hengda Real Estate;

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“Jiayu”	Jiayu Vehicle Accessories Ningxia LLP (嘉寓汽車配件寧夏(有限合夥));
“Jiayu Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Jiayu in relation to Jiayu investing an amount of RMB2,000,000,000 in the capital of Hengda Real Estate;
“Kailong Real Estate”	廣州市凱隆置業有限公司 (Guangzhou Kailong Real Estate Company Limited), a limited liability company established in the PRC, a wholly-owned subsidiary of the Company;
“Latest Practicable Date”	9 June 2017, the latest practicable date for ascertaining information to be included in this circular;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Maowen Technology”	Maanshan Maowen Technology Industrial Park Co., Ltd. (馬鞍山市茂文科技工業園有限公司);
“net profit”	the net profits attributable to the holding company after deducting extraordinary profits and losses;
“Performance Undertaking Amount”	the minimum amount of net profits of Hengda Real Estate for the Performance Undertaking Period undertaken by Kailong Real Estate and Hengda Real Estate under the Investment Agreements;
“Performance Undertaking Period”	the three financial years ending 31 December 2017, 2018 and 2019;
“PRC”	the People’s Republic of China and, for the purpose of this circular, excludes Hong Kong, Taiwan and the Macau Special Administration Region;
“Proposed Reorganisation”	the proposed major assets reorganisation of Shenzhen Real Estate where Shenzhen Real Estate will by way of issue of Renminbi ordinary shares (A shares) and/or the payment of cash consideration, acquire 100% of the equity interest in Hengda Real Estate from Kailong Real Estate, which will result in Kailong Real Estate becoming the controlling shareholder of Shenzhen Real Estate;

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“Qixiang Investment”	Shenzhen Qixiang Investment Co., Ltd. (深圳市麒翔投資有限公司);
“Qixiang Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Qixiang Investment in relation to Qixiang Investment investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
“Ruican Investment”	Suzhou Industrial Park Ruican Investment Enterprise LLP (蘇州工業園區睿燦投資企業(有限合夥));
“Ruican Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Ruican Investment in relation to Ruican Investment investing an amount of RMB3,500,000,000 in the capital of Hengda Real Estate;
“Reorganisation Agreement”	the agreement in relation to the Proposed Reorganisation;
“RMB”	Renminbi, the lawful currency of the People’s Republic of China;
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong);
“Second Round Capital Increase”	the investment of an aggregate of RMB39.5 billion in the capital of Hengda Real Estate by the Second Round Investors pursuant to the terms of the Second Round Investment Agreements;
“Second Round Investment Agreements”	the investment agreements dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and the Second Round Investors in relation to the Second Round Capital Increase with an aggregate amount of RMB39.5 billion;
“Second Round Investors”	the investors referred to in the Second Round Investment Agreements;
“Shareholder(s)”	shareholder(s) of the Company;
“Shenzhen Investment”	深圳市投資控股有限公司 (Shenzhen Investment Holding Co. Ltd.), a company established in the PRC, the controlling shareholder of Shenzhen Real Estate;

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“Shenzhen Real Estate”	深圳經濟特區房地產(集團)股份有限公司 (Shenzhen Special Economic Zone Real Estate & Properties (Group) Co. Ltd.), a joint stock company established in the PRC, the shares of which are listed on the Shenzhen Stock Exchange (Shenzhen Stock Exchange A share stock code: 000029, B share stock code: 200029);
“Shenzhen Zhongyi”	Shenzhen Qianhai Zhongyi Holding Co., Ltd. (深圳市前海中意控股有限公司);
“Shenzhen Zhongyi Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Shenzhen Zhongyi in relation to Shenzhen Zhongyi investing an amount of RMB1,000,000,000 in the capital of Hengda Real Estate;
“Shum Yip Group Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Maowen Technology in relation to Maowen Technology investing an amount of RMB5,500,000,000 in the capital of Hengda Real Estate;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Yonghe Jinfeng”	Qingdao Yonghe Jinfeng Group Co., Ltd. (青島永合金豐集團有限公司);
“Yonghe Jinfeng Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Yonghe Jinfeng in relation to Yonghe Jinfeng investing an aggregate amount of RMB1,000,000,000 in the capital of Hengda Real Estate;
“Yumin Investment”	Jiaying Yumin No. 5 Investment LLP (嘉興宇民伍號投資合夥企業(有限合夥));
“Yumin Investment Agreement”	the investment agreement (as supplemented) dated 31 May 2017 entered into between Kailong Real Estate, Hengda Real Estate and Yumin Investment in relation to Yumin Investment investing an aggregate amount of RMB2,000,000,000 in the capital of Hengda Real Estate;
“%”	per cent.



CHINA EVERGRANDE GROUP

中國恒大集團

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3333)

Executive Directors:

Mr. Hui Ka Yan (*Chairman*)
Mr. Xia Haijun (*Vice Chairman and President*)
Ms. He Miaoling
Mr. Pan Darong
Mr. Xu Wen
Mr. Huang Xiangui

Independent Non-executive Directors:

Mr. Chau Shing Yim, David
Mr. He Qi
Ms. Xie Hongxi

Registered Office:

P.O. Box 309
Ugland House
Grand Cayman, KY1-1104
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*Principal place of business
in the PRC:*

43rd Floor
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*Principal place of business
in Hong Kong:*

Suites 1501–1507
One Pacific Place
88 Queensway
Hong Kong

13 June 2017

To the Shareholders

Dear Sir or Madam,

**MAJOR TRANSACTION
FURTHER CAPITAL INCREASE TO HENDA REAL ESTATE**

INTRODUCTION

Reference is made to the announcement of the Company dated 31 December 2016, the circular of the Company dated 28 February 2017, and the announcements of the Company dated 10 March 2017 and 31 March 2017 in relation to the First Round Capital Increase.

LETTER FROM THE BOARD

On 31 May 2017, Kailong Real Estate and Hengda Real Estate, both subsidiaries of the Company, entered into the Second Round Investment Agreements with the Second Round Investors, pursuant to which, the Second Round Investors agreed to subscribe for new capital in Hengda Real Estate for RMB39.5 billion, which together with the First Round Investment Agreements entered into with the First Round Investors, the First Round Investors and the Second Round Investors have subscribed for new capital in Hengda Real Estate in an aggregated amount of RMB70 billion, in return of an aggregate of approximately 26.12% of the enlarged equity interest of Hengda Real Estate. Therefore, the net debt ratio of Hengda Real Estate shall be further reduced.

The purpose of this circular is to provide you with information in respect of, among other things, the details of the Second Round Capital Increase.

THE SECOND ROUND CAPITAL INCREASE

(1) The Shum Yip Group Investment Agreement

Date

31 May 2017

Parties to the Shum Yip Group Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Maanshan Maowen Technology Industrial Park Co., Ltd. (馬鞍山市茂文科技工業園有限公司).

Maowen Technology is a subsidiary company controlled by Shum Yip Group Limited (深業集團有限公司), a company wholly-owned by the Shenzhen State Assets Supervision and Administration Commission (深圳市國資委), and is principally engaged in property development and operation, high and new technology projects, industrial investments, development and operation of industrial parks, foreign investments and technological enterprises and projects development. To the best knowledge of the Directors, having made all reasonable enquiries, Maowen Technology and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Shum Yip Group Investment Agreement

Pursuant to the terms of the Shum Yip Group Investment Agreement, Maowen Technology will subscribe for new capital in Hengda Real Estate for RMB5,500,000,000, representing approximately 2.0522% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

LETTER FROM THE BOARD

(2) The Baoxin Investment Agreement

Date

31 May 2017

Parties to the Baoxin Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Shenzhen Baoxin Investment Co., Ltd. (深圳市寶信投資控股有限公司).

Baoxin Investment is a limited liability company established in the PRC and is a company controlled by Mr, Gu Shaoming (古少明), the controlling shareholder of the Baoying Group (寶鷹股份), a company listed on the Shenzhen Stock Exchange (002047.SZ). It is principally engaged in the business of investment in industrial enterprises, investment consulting, management consulting and domestic trade. To the best knowledge of the Directors, having made all reasonable enquiries, Baoxin Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Baoxin Investment Agreement

Pursuant to the terms of the Baoxin Investment Agreement, Baoxin Investment will contribute RMB5,000,000,000 to the capital of Hengda Real Estate, representing approximately 1.8657% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

(3) The Huada Property Investment Agreement

Date

31 May 2017

Parties to the Huada Property Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Jiangxi Huada Property Group Co., Ltd. (江西省華達置業集團有限公司).

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Huada Property is a limited liability company established in the PRC and is principally engaged in the business of property development and operation, and domestic trade. To the best knowledge of the Directors, having made all reasonable enquiries, Huada Property and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Huada Property Investment Agreement

Pursuant to the terms of the Huada Property Investment Agreement, Huada Property will contribute RMB5,000,000,000 to the capital of Hengda Real Estate, representing approximately 1.8657% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

(4) The Qixiang Investment Agreement

Date

31 May 2017

Parties to the Qixiang Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Shenzhen Qixiang Investment Co., Ltd. (深圳市麒翔投資有限公司).

Qixiang Investment is a limited liability company established in the PRC and is principally engaged in the business of investment in industrial enterprises and domestic trade. To the best knowledge of the Directors, having made all reasonable enquiries, Qixiang Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Qixiang Investment Agreement

Pursuant to the terms of the Qixiang Investment Agreement, Qixiang Investment will contribute RMB5,000,000,000 to the capital of Hengda Real Estate, representing approximately 1.8657% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

(5) The Jiancheng Investment Agreement

Date

31 May 2017

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Parties to the Jiancheng Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Shenzhen Jiancheng Investment Co., Ltd. (深圳市鍵誠投資有限公司).

Jiancheng Investment is a limited liability company established in the PRC, and is owned by Shenzhen Aowo Investment Co., Ltd. (深圳市奧沃投資有限公司). It is principally engaged in the business of establishment of industrial enterprises, supply and sale of domestic commercial commodities, and information consulting. To the best knowledge of the Directors, having made all reasonable enquiries, Jiancheng Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Jiancheng Investment Agreement

Pursuant to the terms of the Jiancheng Investment Agreement, Jiancheng Investment will subscribe for new capital in Hengda Real Estate for RMB3,500,000,000, representing approximately 1.3060% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

(6) The Ruican Investment Agreement

Date

31 May 2017

Parties to the Ruican Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Suzhou Industrial Park Ruican Investment Enterprise LLP (蘇州工業園區睿燦投資企業(有限合夥)).

Ruican Investment is a limited liability partnership established in the PRC and is principally engaged in the business of venture capital, industrial investment, enterprises management and financial information consulting. To the best knowledge of the Directors, having made all reasonable enquiries, Ruican Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

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Amount of capital to be contributed under the Ruican Investment Agreement

Pursuant to the terms of the Ruican Investment Agreement, Ruican Investment will subscribe for new capital in Hengda Real Estate for RMB3,500,000,000, which together with the agreement entered into by Ruican Investment in the First Round Capital Increase, Ruican Investment will invest an aggregate RMB6,500,000,000 to the capital of Hengda Real Estate, representing approximately 2.4254% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

(7) The Hongda Investment Agreement

Date

31 May 2017

Parties to the Hongda Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Ningbo Minyin Jintou Hongda No. 3 Investment Management LLP (寧波民銀金投鴻達叁號投資管理合夥企業(有限合夥)).

Hongda Investment is a limited liability partnership established in the PRC and is principally engaged in the business of investment management and investment consulting. To the best knowledge of the Directors, having made all reasonable enquiries, Hongda Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Hongda Investment Agreement

Pursuant to the terms of the Hongda Investment Agreement, Hongda Investment will subscribe for new capital in Hengda Real Estate for RMB3,000,000,000, representing approximately 1.1194% of the enlarged equity interest of Hengda Real Estate upon completion of the Second Round Capital Increase.

(8) The Yumin Investment Agreement

Date

31 May 2017

Parties to the Yumin Investment Agreement

- (1) Kailong Real Estate;

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- (2) Hengda Real Estate; and
- (3) Jiaxing Yumin No. 5 Investment LLP (嘉興宇民伍號投資合夥企業(有限合夥)).

Yumin Investment is a limited liability partnership established in the PRC and is principally engaged in industrial investment and investment management. To the best knowledge of the Directors, having made all reasonable enquiries, Yumin Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Yumin Investment Agreement

Pursuant to the terms of the Yumin Investment Agreement, Yumin Investment will subscribe for new capital in Hengda Real Estate for RMB2,000,000,000, representing approximately 0.7463% of the enlarged equity interest of Hengda Real Estate upon completion of the Second Round Capital Increase.

(9) The Golden Orange Hongyuan Investment Agreement

Date

31 May 2017

Parties to the Golden Orange Hongyuan Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Weifang Golden Orange Hongyuan Investment Management LLP (濰坊金橙宏源投資管理合夥企業(有限合夥)).

Golden Orange Hongyuan is a limited liability partnership established in the PRC and is principally engaged in the business of industrial projects investment and management. To the best knowledge of the Directors, having made all reasonable enquiries, Golden Orange Hongyuan and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Golden Orange Hongyuan Investment Agreement

Pursuant to the terms of the Golden Orange Hongyuan Investment Agreement, Golden Orange Hongyuan will subscribe for new capital in Hengda Real Estate for RMB2,000,000,000, representing approximately 0.7463% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

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(10) The Jiayu Investment Agreement

Date

31 May 2017

Parties to the Jiayu Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Jiayu Vehicle Accessories Ningxia LLP (嘉寓汽車配件寧夏(有限合夥)).

Jiayu is a limited liability partnership established in the PRC, and is principally engaged in the trading of vehicles and vehicle parts, and equity investments. To the best knowledge of the Directors, having made all reasonable enquiries, Jiayu and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Jiayu Investment Agreement

Pursuant to the terms of the Jiayu Investment Agreement, Jiayu will contribute RMB2,000,000,000 to the capital of Hengda Real Estate, representing approximately 0.7463% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

(11) The Shenzhen Zhongyi Investment Agreement

Date

31 May 2017

Parties to the Shenzhen Zhongyi Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Shenzhen Qianhai Zhongyi Holding Co., Ltd. (深圳市前海中意控股有限公司).

Shenzhen Zhongyi is a limited liability company established in the PRC and is principally engaged in investment in industrial enterprises, technology consulting and economic information consulting. To the best knowledge of the Directors, having made all reasonable enquiries, Shenzhen Zhongyi and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

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Amount of capital to be contributed under the Shenzhen Zhongyi Investment Agreement

Pursuant to the terms of the Shenzhen Zhongyi Investment Agreement, Shenzhen Zhongyi will contribute RMB1,000,000,000 to the capital of Hengda Real Estate, representing approximately 0.3731% of the enlarged equity interest of Hengda Real Estate upon completion of the Second Round Capital Increase.

(12) The Haoren Investment Agreement

Date

31 May 2017

Parties to the Haoren Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Shanghai Haoren Property Management Co., Ltd. (上海豪仁物業管理有限公司).

Haoren is a limited liability company established in the PRC and is principally engaged in the property management business. To the best knowledge of the Directors, having made all reasonable enquiries, Haoren and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Haoren Investment Agreement

Pursuant to the terms of the Haoren Investment Agreement, Haoren will contribute RMB1,000,000,000 to the capital of Hengda Real Estate, representing approximately 0.3731% of the enlarged equity interest of Hengda Real Estate upon completion of the Second Round Capital Increase.

(13) The Yonghe Jinfeng Investment Agreement

Date

31 May 2017

Parties to the Yonghe Jinfeng Investment Agreement

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) Qingdao Yonghe Jinfeng Group Co., Ltd. (青島永合金豐集團有限公司).

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Yonghe Jinfeng is a limited liability company established in the PRC and is principally engaged in investments in manufacturing industry, industrial park, tourism industry and property development business. To the best knowledge of the Directors, having made all reasonable enquiries, Yonghe Jinfeng and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

Amount of capital to be contributed under the Yonghe Jinfeng Investment Agreement

Pursuant to the terms of the Yonghe Jinfeng Investment Agreement, Yonghe Jinfeng will contribute RMB1,000,000,000 to the capital of Hengda Real Estate, representing approximately 0.3731% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

OTHER TERMS OF THE SECOND ROUND INVESTMENT AGREEMENTS

Conditions

The Second Round Capital Increase is conditional upon the satisfaction of the following conditions:

- (a) the Second Round Investors having received approvals from its board of directors/ executive director, shareholders (if necessary) or similar authorised organisations;
- (b) if the Second Round Investor is a State-owned enterprise, such approval from the State-owned Assets Administration Bureau or its authorised departments;
- (c) other approvals from the supervisory departments of the Second Round Investors;
- (d) the shareholders of Hengda Real Estate having approved the Second Round Capital Increase and the amendments to the articles of association of Hengda Real Estate; and
- (e) the Board (and if necessary, the Shareholders) having approved the Second Round Capital Increase.

As at the Latest Practicable Date, all the conditions to the Second Round Capital Increase have been fulfilled and the Second Round Capital Increase was completed on 1 June 2017.

Basis of determining the equity interest attributable to the Second Round Investors

Hengda Real Estate implemented a first round of financing in early 2017 and processed the registration changes with the Administrative Bureau of Industry and Commerce completed on 1 April 2017. The basis of determining the equity interest attributable to the Second Round Investors was the same as the First Round Capital Increase, which was based on arm's length negotiations with reference to, among others, the net asset value of Hengda Real Estate as at 30 June 2016, the land reserves of Hengda Real Estate and their values, the development potentials of such projects, the contracted sales performance of Hengda Real Estate, with reference to the appreciation in value

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of the land of Hengda Real Estate as indicated by CBRE Limited, an independent third party valuer, in its preliminary valuation report dated 1 September 2016 on the land and properties held by Hengda Real Estate as at June 2016, prevailing market conditions, and the development strategy of Hengda Real Estate and potential synergy and benefits of the Proposed Reorganisation.

The pro forma net asset value attributable to shareholders of Hengda Real Estate was determined to be approximately RMB198 billion, which is the revalued net asset value attributable to shareholders and made up by the sum of net asset value attributable to shareholders Hengda Real Estate as at 30 June 2016 as adjusted by the post-tax land appreciation value attributable to the shareholders of Hengda Real Estate and excluding the value of investment property.

The post-tax land appreciation value attributable to the shareholders of Hengda Real Estate is derived from the market value of the land reserve held by Hengda Real Estate, estimated by residual approach as at 30 June 2016 from the preliminary valuation report prepared by CBRE Limited minus the book value of such lands as at 30 June 2016 and adjusted for potential tax obligations including estimated value-added tax, land appreciation tax and income tax.

The aggregate amount of the Second Round Capital Increase is RMB39.5 billion, which will be contributed to the equity capital of Hengda Real Estate and its capital reserve. The aggregate amount of investments introduced under the First Round Capital Increase and the Second Round Capital Increase is RMB70 billion.

Timing for the contribution

The Second Round Capital Increase amount is payable by the relevant Second Round Investor within 3 business days from the signing of the relevant Second Round Investment Agreement. The parties agreed to complete the capital verification procedures and process the registration of the Second Round Capital Increase with the 市場監督管理局 (Market Supervisory Administration Bureau) within 20 business days from the receipt of the Second Round Capital Increase amount by Hengda Real Estate.

Performance Undertaking and Indemnity

Performance Undertaking

Similar to the First Round Investment Agreements, Kailong Real Estate and Hengda Real Estate have under the terms of the Second Round Investment Agreements undertaken to the Second Round Investors that the net profit of Hengda Real Estate for the three financial years of 2017, 2018 and 2019 shall not be less than RMB24.3 billion, RMB30.8 billion and RMB33.7 billion, respectively.

The Performance Indemnity was based on the internal budget and the work plans of the Company.

The bases and assumptions in arriving at the performance indemnity undertaking of Hengda Real Estate for the three financial years of 2017, 2018 and 2019 were disclosed in the Company's announcement dated 10 March 2017. Shareholders and investors should refer to that announcement for details of such bases and assumptions.

LETTER FROM THE BOARD

Dividend payment prior to the entering into of the Reorganisation Agreement

The parties agreed that prior to the entering into of the Reorganisation Agreement and subject to the dividend payment not adversely affecting the ability of Hengda Real Estate to continue to operate, Hengda Real Estate will distribute at least 68% of its net profit for each of the financial years under the Performance Undertaking Period to its shareholders.

If the net profit of Hengda Real Estate for a financial year in the Performance Undertaking Period is less than the Performance Undertaking Amount for that financial year, the proportional dividend to be paid by Hengda Real Estate to the Investors will be adjusted upward by using the following formula:

$$\begin{array}{l} \text{Percentage ratio of the} \\ \text{proportional dividend} \\ \text{payable to the Investors} \end{array} = \frac{\text{Percentage of equity interest held by the Investors}}{\text{(actual net profit of Hengda Real Estate for that} \\ \text{financial year/the Performance Undertaking Amount} \\ \text{for that year)}}$$

If the percentage ratio calculated by the above formula is greater than 100%, then the distribution to the Investors will be based on 100%.

Kailong Real Estate and Hengda Real Estate have entered into supplemental agreements with the First Round Investors on the same date as the Second Round investment Agreements to adjust the dividend pay-out rate prior to the execution of the Reorganisation Agreement from 60% to 68%, to ensure that the terms of the First Round Capital Increase and the Second Round Capital Increase are the same.

Dividend payment after the entering into of the Reorganisation Agreement

The above dividend payment arrangement will lapse upon the execution of the Reorganisation Agreement. Upon the execution of the Reorganisation Agreement, dividend payment will be in accordance with the applicable requirements of the CSRC and the terms of the Reorganisation Agreement.

If, for any reasons, the Reorganisation Agreement is terminated after its execution, Hengda Real Estate will make up for any shortfall in dividend paid to the Investors during the period between the execution of the Reorganisation Agreement and its termination in accordance with the terms of the Investment Agreements as if the Reorganisation Agreement has not been entered.

Repurchase obligation or compensation

If the Proposed Reorganisation as contemplated under the Reorganisation Agreement is not completed by 31 January 2020 and the failure to complete is not attributable to the relevant Investor, the relevant Investor will have the right within two months of the expiry of such deadline to request Kailong Real Estate to either:

- (i) repurchase the equity interest held by the relevant Investor at its original investment cost;
- or

LETTER FROM THE BOARD

- (ii) transfer shares in Hengda Real Estate to the relevant Investor without consideration in accordance with the following formula as compensation:

$$\begin{array}{l} \text{Percentage of equity in} \\ \text{Hengda Real Estate to be} \\ \text{transferred by Kailong Real} \\ \text{Estate to the relevant} \\ \text{Investor as compensation} \end{array} = \begin{array}{l} \text{Percentage interest in Hengda Real Estate} \\ \text{held by the relevant Investor on the signing} \\ \text{of the compensation agreement (excluding} \\ \text{any additional interest acquired by the} \\ \text{relevant Investor after the date of the} \\ \text{relevant Investment Agreement)} \end{array} \times 50\%$$

Undertaking of the Second Round Investors

Each of the Second Round Investors has undertaken to Kailong Real Estate and Hengda Real Estate that for a period of three years from completion of the Second Round Capital Increase or immediately prior to the completion of the Proposed Reorganisation (whichever is earlier), it will not transfer its interests in Hengda Real Estate or create any encumbrances over such interests without the consent of Kailong Real Estate. From the date of completion of the Second Round Capital Increase to completion of the Proposed Reorganisation, the Second Round Investor will not alter its direct or indirect interests in Hengda Real Estate or carry out any acts which would adversely affect the Proposed Reorganisation.

INFORMATION ABOUT HENGDA REAL ESTATE

Hengda Real Estate is a limited liability company established in the PRC and is principally engaged in the business of property development in the PRC.

According to the audited financial statements of Hengda Real Estate, the financial results of Hengda Real Estate for the two years ended 31 December 2015 and 2016 are as follows:

	For the year ended	
	31 December	
	2015	2016
	(audited)	(audited)
	<i>RMB'million</i>	<i>RMB'million</i>
Net profit before tax	29,284	26,510
Net profit after tax	21,484	17,701

The audited consolidated net asset value of Hengda Real Estate as at 31 December 2016 was RMB88,142 million.

LETTER FROM THE BOARD

Immediately following completion of the Second Round Capital Increase, the shareholding interests of Hengda Real Estate will be as follows:

Name of shareholder	Percentage in the enlarged share capital of Hengda Real Estate held upon completion of the Capital Increase
1 Kailong Real Estate	73.8804
2 Maanshan Maowen Technology Industrial Park Co., Ltd. (馬鞍山市茂文科技工業園有限公司)	2.0522
3 Suzhou Industrial Park Ruican Investment Enterprise LLP (蘇州工業園區睿燦投資企業(有限合夥))	2.4254
4 CITIC Juheng (Shenzhen) Investment Holdings LLP (中信聚恒(深圳)投資控股中心(有限合夥))	1.8657
5 Guangtian Investment Co., Ltd. (廣田投資有限公司)	1.8657
6 Shenzhen Huajian Holdings Co., Ltd. (深圳市華建控股有限公司)	1.8657
7 Shenzhen Baoxin Investment Co., Ltd. (深圳市寶信投資控股有限公司)	1.8657
8 Jiangxi Huada Property Group Co., Ltd. (江西省華達置業集團有限公司)	1.8657
9 Shenzhen Qixiang Investment Co., Ltd. (深圳市麒翔投資有限公司)	1.8657
10 Shenzhen Meitou Buyang Investment LLP (深圳市美投步陽投資合夥企業(有限合夥))	1.3060
11 Shenzhen Jiancheng Investment Co., Ltd. (深圳市鍵誠投資有限公司)	1.3060
12 Shenzhen Zhongrong Dingxing Investment LLP (深圳市中融鼎興投資合夥企業(有限合夥))	1.1194
13 Guangdong Weimei Mingzhu Investment Co., Ltd. (廣東唯美明珠投資有限公司)	1.1194
14 Ningbo Minyin Jintou Hongda No. 3 Investment Management LLP (寧波民銀金投鴻達三號投資管理合夥企業(有限合夥))	1.1194
15 Jiaxing Yumin No. 5 Investment LLP (嘉興宇民伍號投資合夥企業(有限合夥))	0.7463
16 Weifang Golden Orange Hongyuan Investment Management LLP (濰坊金橙宏源投資管理合夥企業(有限合夥))	0.7463
17 Jiayu Vehicle Accessories Ningxia LLP (嘉寓汽車配件寧夏(有限合夥))	0.7463
18 Shandong Highway Investment Group Co., Ltd (山東高速投資控股有限公司)	0.5597
19 Shandong Railway Development Fund Co., Ltd. (山東鐵路發展基金有限公司)	0.5597
20 Shenzhen Qianhai Zhongyi Holding Co., Ltd. (深圳市中意前海控股有限公司)	0.3731
21 Shanghai Haoren Property Management Co., Ltd. (上海豪仁物業管理有限公司)	0.3731
22 Qingdao Yonghe Jinfeng Group Co., Ltd. (青島永合金豐集團有限公司)	0.3731
Total	100.0000

The effective shareholding of the Company in Hengda Real Estate will be diluted from 86.84% before the Second Round Capital Increase to approximately 73.88% upon completion of the Second Round Capital Increase. Notwithstanding such dilution, Hengda Real Estate will remain as a non-wholly owned subsidiary of the Company and its financial results, assets, liabilities and cash flows will continue to be consolidated into the Company's consolidated financial statements in accordance with the Hong Kong Financial Reporting Standards.

LETTER FROM THE BOARD

The Directors currently intend to apply the proceeds from the Second Round Capital Increase for the repayment of certain indebtedness of the Group and future project developments of the Group. Details on the application of the proceeds from the Second Round Capital Increase are set out below:

Purpose	Amount <i>RMB'million</i>	Approximate % of the proceeds	Timing
(i) Repayment of indebtedness of Hengda Real Estate	23,700	60	Within 12 months of completion of the Capital Increase
(ii) Acquisition of new projects	15,800	40	Within 12 months of completion of the Capital Increase
Total	<u>39,500</u>	<u>100</u>	

The above schedule may be subject to change depending on the operational requirements of the Group.

REASONS FOR THE SECOND ROUND CAPITAL INCREASE

The Company announced on 3 October 2016 that Kailong Real Estate and Hengda Real Estate have entered into a cooperation agreement with Shenzhen Real Estate and Shenzhen Investment pursuant to which the parties agreed to work towards the entering into of the Reorganisation Agreement with regard to the Proposed Reorganisation. Under the Proposed Reorganisation, Shenzhen Real Estate will, by way of issue of Renminbi ordinary shares and/or payment of cash consideration, acquire all of the interest in Hengda Real Estate from Kailong Real Estate. Upon completion of the Proposed Reorganisation, Kailong Real Estate will become the controlling shareholder of Shenzhen Real Estate and the Proposed Reorganisation will enable the Company to effectively list the real estate related assets on the Shenzhen Stock Exchange A-share market.

Hengda Real Estate implemented the First Round Capital Increase earlier this year and processed the registration procedures with the administrative bureau for industry and commerce was completed on 1 April 2017. The Second Round Capital Increase involves fund of RMB39.5 billion. The two rounds of capital increases have raised fund with an aggregate amount of RMB70 billion and serves to raise further fund for Hengda Real Estate and increases its working capital as well as enhancing its capital structure so as to allow the Group to maintain a certain level of public float in Shenzhen Real Estate, which further solidifies the Proposed Reorganisation of Shenzhen Real Estate.

LETTER FROM THE BOARD

Given that the Second Round Capital Increase was being made after arm's length negotiations, and that the Second Round Investment Agreements were concluded based on the same terms as the First Round Investment Agreements, which are normal commercial terms, the Directors (including the independent non-executive Directors) consider that the Second Round Capital Increase was made on normal commercial terms, the terms of which are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

FINANCIAL EFFECTS TO THE GROUP AS A RESULT OF THE SECOND ROUND CAPITAL INCREASE

Immediately following the Second Round Capital Increase, the effective shareholding of the Company in Hengda Real Estate will be diluted from 86.64% to 73.8804%. Notwithstanding such dilution, Hengda Real Estate will remain as a non-wholly owned subsidiary of the Company and its financial results, assets, liabilities and cash flows will continue to be consolidated into the Company's consolidated financial statements in accordance with the Hong Kong Financial Reporting Standards.

As Kailong Real Estate has agreed with a repurchase obligation provided that the Proposed Reorganisation as contemplated under the Reorganisation Agreement is not completed by 31 January 2020, the Second Round Capital Increase in Hengda Real Estate will be treated as a financial liability and will not result in the recognition of any gain or loss in the Company's consolidated financial statements. Upon completion of the Proposed Reorganisation, the Second Round Capital Increase will then be classified as equity of the Group. The Directors are of the view that the Second Round Capital Increase would enhance the prospect of the Group, and is thus in the interests of the Company and the Shareholders as a whole.

GENERAL

The Group is principally engaged in the development of large scale residential properties and integrated commercial properties in the PRC.

LISTING RULES IMPLICATIONS

The Second Round Capital Increase constitutes a deemed disposal of the Company under Chapter 14 of the Listing Rules. The applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Second Round Capital Increase is more than 25% but less than 75%, the Second Round Capital Increase constitutes a major transaction for the Company. As the Second Round Capital Increase is being made within 12 months of the First Round Capital Increase, the Second Round Capital Increase would need to be aggregated with the First Round Capital Increase pursuant to Rule 14.22 of the Listing Rules. As the applicable percentage ratios under Rule 14.07 of the Listing Rules for the Second Round Capital Increase, when aggregated with the First Round Capital Increase, is still below 75% and would not result in the Second Round Capital Increase falling under a higher category of transaction under Chapter 14 of the Listing Rules, the Second Round Capital Increase is subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

LETTER FROM THE BOARD

As no shareholder is interested in the transaction and is required to abstain from voting at the general meeting convened for the approval of the Second Round Capital Increase, the Company has approved the Second Round Capital Increase by the written approval of Xin Xin, a shareholder holding approximately 71.80% of the issued share capital of the Company as at the date of the Second Round Investment Agreements, pursuant to Rule 14.44 of the Listing Rules and is exempted from the requirement to convene a shareholders' meeting for the approval of the Second Round Capital Increase.

By order of the Board
China Evergrande Group
Hui Ka Yan
Chairman

I. FINANCIAL INFORMATION OF THE GROUP FOR THE THREE FINANCIAL YEARS ENDED 31 DECEMBER 2016

Financial information of the Group for the three years ended 31 December 2014, 2015 and 2016 are disclosed on pages 71 to 162 of the annual report of the Company for the year ended 31 December 2014 dated 29 April 2015, pages 67 to 178 of the annual report of the Company for the year ended 31 December 2015 dated 21 April 2016 and pages 71 to 174 of the annual report of the Company for the year ended 31 December 2016 dated 28 April 2017, all of which are published on the website of the Stock Exchange at www.hkexnews.hk, and the website of the Company at www.evergrande.com. Quick links to the annual reports and the interim report of the Company are set out below:

annual report of the Company for the year ended 31 December 2014:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2015/0429/LTN201504291178.pdf>

annual report of the Company for the year ended 31 December 2015:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2016/0421/LTN20160421037.pdf>

annual report of the Company for the year ended 31 December 2016:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2017/0428/LTN20170428155.pdf>

II. INDEBTEDNESS

Borrowings

At the close of business on 18 April 2017, being the latest practicable date for the purpose of this statement of indebtedness prior to the printing of this circular, the Group had outstanding borrowings of approximately RMB608,436 million, details of which are set out below:

	Secured and guaranteed <i>RMB million</i>	Unsecured but guaranteed <i>RMB million</i>	Unsecured and unguaranteed <i>RMB million</i>	Total <i>RMB million</i>
Borrowings				
— Bank borrowings	192,908	67,879	1,320	262,107
— Other borrowings	169,887	83,650	—	253,537
— Senior notes	38,999	—	—	38,999
— PRC corporate bonds	—	—	53,793	53,793
	<u>401,794</u>	<u>151,529</u>	<u>55,113</u>	<u>608,436</u>
Total	<u>401,794</u>	<u>151,529</u>	<u>55,113</u>	<u>608,436</u>

Financial guarantee and contingent liabilities

At the close of business on 18 April 2017, the Group's financial guarantee and contingent liabilities were as follows:

	<i>RMB million</i>
Mortgage facilities for certain purchasers of properties	273,028
Guarantees for credit facilities granted to third parties	<u>2,372</u>
Total	<u><u>275,400</u></u>

Note (a): At the close of business on 18 April 2017, the Group had provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of properties developed by certain subsidiaries of the Group. The outstanding mortgage loans under these guarantees amounted to approximately RMB273,028 million. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible to repay the outstanding mortgage principals together with accrued interest owed by the defaulted purchasers to the banks and the Enlarged Group is entitled to take over the legal title and possession of the related properties.

III. WORKING CAPITAL

After taking into account the Group's available resources, including internal generated funds, external borrowings, the presently available banking facilities and the proposed shares subscription in Hengda Real Estate in cash by third parties pursuant to respective signed investment agreements, in the absence of unforeseen circumstances, the Directors are of the opinion that the Group will have sufficient working capital to meet its present requirements for the next twelve months from the date of this circular.

IV. MATERIAL ADVERSE CHANGE

The Directors were not aware of any material adverse change to the financial or trading position of the Group since 31 December 2016, being the date to which the latest audited consolidated financial statement of the Company were published.

V. OUTLOOK AND PROSPECTS

The Capital Increase will provide further funds for the Group. Upon completion of the Capital Increase, the Group will continue to be principally engaged in property development, property investment, property management, property construction, hotel and other businesses in the PRC.

VI. OTHER INFORMATION**(a) Liquidity and Financial Resources**

As at 31 December 2016, the total amount of cash and cash equivalents and restricted cash of the Group was RMB304.33 billion.

As at 31 December 2016, the Group's interest-bearing borrowings and other borrowings were approximately RMB535.07 billion and were charged at variable interest rate.

(b) Gearing Ratio

As of 31 December 2016, the Group's gearing ratio (calculated by total borrowings divided by total asset) was approximately 39.6%.

(c) Employee and Remuneration Policy

As at 31 December 2016, the Group had an aggregate of 89,250 employees. The Group recruited and promoted individual persons according to their strength and development potential. The Group determined the remuneration packages of all employees (including the Directors) with reference to individual performance and current market rate.

(d) Material acquisitions by the Group

Since 31 December 2016, being the latest published audited accounts of the Company has been made up, the Group has not conducted any material acquisitions.

The following is the text of a letter with the summary of values received from CBRE Limited, prepared for the purpose of incorporation in the circular, in connection with their valuation as of 31 March 2017 of certain properties of the Group.

CBRE

Suites 1204–06, 12/F, 3/F & 4/F
Three Exchange Square
8 Connaught Place
Central, Hong Kong
T 852 2820 2800
F 852 2810 0830
香港中環康樂廣場八號交易廣場第三期
十二樓1204–06室，三樓及四樓
電話 852 2820 2800 傳真 852 2810 0830
www.cbre.com.hk
地產代理(公司)牌照號碼
Estate Agent's Licence No: C-004065

12 June 2017

China Evergrande Group

Suite 1501–1507,
One Pacific Place,
88 Queensway,
Hong Kong

Dear Sirs,

In accordance with instructions from China Evergrande Group (the “Company”) to value the certain properties in which Hengda Real Estate Group and its subsidiaries (collectively referred to as “the Group”) have interests in the People’s Republic of China (the “PRC”) and Hong Kong, we confirm that we have carried out inspections, made relevant enquiries, and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of such properties as of 31 March 2017 (the “Valuation Date”).

Valuation Basis, Assumptions and Methodology

Our valuation is prepared in accordance with “The HKIS Valuation Standards (2012 Edition)” (“the Standards”) published by The Hong Kong Institute of Surveyors (“the HKIS”), the RICS Valuation — Professional Standards of Royal Institution of Chartered Surveyors and is complied with International Valuation Standards (IVS).

Our valuation is made on the basis of market value which is defined by the International Valuation Standards and followed by the HKIS as “the estimated amount for which an asset or liability should exchange on the Valuation Date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

We have also complied with all the requirements contained in the Companies Ordinance, Chapter 5, Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

Our valuation has been made on the assumption that the owner sells the property on the open market without the benefit or burden of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which would serve to affect the values of the properties.

No allowance has been made in our valuation for any charges, mortgages or amounts owing neither on the property nor for any expenses or taxation which may be incurred in effecting sale. Unless otherwise stated, it is assumed that the properties were free from encumbrances, restrictions and outgoings of an onerous nature which could affect their values.

We have valued the properties in Group I which are held by the Group for sale, properties in Group II which are held by the Group for owner occupation, and properties in Group V which are held by the Group for future development by the Direct Comparison Approach on the assumption that each property can be sold in their existing state. Comparison is based on prices realized on actual transactions and/or asking prices of comparable properties. Comparable properties with similar sizes, characteristics and locations are analyzed, and carefully weighed against all respective advantages and disadvantages of each property in order to arrive at a fair comparison of value.

We have valued portions of the properties in Group II which are held and operated by the Group as hotel, by Discounted Cash Flow Approach and analysed the long term return that is likely to be derived from a property with a combination of both income and capital growth over an assumed investment horizon. In undertaking this analysis, a wide range of assumptions are made including a target or pre-selected internal rate of return, net property income, income growth, potential capital expenditure, costs associated with the initial purchase of the property and also its disposal at the end of the investment period.

For the completed properties in Group III and Group VII which are held by the Group for investment, all the properties are valued by Direct Comparison Approach assuming sale of each of these properties in its existing state by making references to comparable sale transactions and/or asking prices of comparable properties in the relevant markets. Where appropriate, we have also valued the properties using the Income Capitalization Approach by capitalization of the net rental income derived from the existing tenancies with due allowance for the reversionary income potential of the property.

In valuing the portion of the properties in Group III and properties in Group IV which are under development, we have assumed that they will be developed and completed in accordance with the latest development proposal provided to us by the Group. In arriving at our opinion of value, we have adopted the comparison approach by making reference to comparable sales evidence as available in the relevant market and have also taken into account the accrued construction cost and professional fees relevant to the stage of construction as at the valuation date and the remainder of the cost and fees that are expected to be incurred for completing the development. We have relied on the accrued construction cost and professional fees information provided by the Group according to the different stages of construction of the subject properties as at the valuation date and we did not find any material inconsistency from those of other similar developments.

For the properties in Group VI which are contracted to be held by the Group, as for which the Group has entered into agreements with relevant owner of the property or government authority or entered into share transfer agreements, but for which the Group has not yet obtained the State-owned Land Use Rights Certificates and/or the payment of the land premium has not yet been fully settled as of the Valuation Date, we have attributed no commercial value to such properties.

Source of Information

We have relied on information provided by the Group, in particular, but not limited to the sales records, planning approvals, statutory notices, easements, development scheme, construction costs, development time schedules, site area and floor area, tenancy schedules, interests attributable to the Group and other relevant information. No on-site measurement has been taken. Dimensions, measurements and areas included in the property summaries are only approximations. We have taken every reasonable care both during reviewing the information provided to us and in making relevant enquiries. We have no reason to doubt the truth and accuracy of the information provided to us by the Group, which is material to the valuation. We were also advised by the Group that no material facts have been omitted from the information provided to us.

In the course of our valuation for the properties in the PRC, we have relied on the legal opinion provided by the Group's PRC legal advisor, King & Wood Mallesons (the "PRC Legal Opinion"). We have been provided with extracts from title documents relating to such properties. We have not, however, inspected the original documents to verify ownership or any amendment which did not appear on the copies handed to us. All documents have been used for reference only. Unless otherwise stated, in valuing the Properties, we have prepared our valuation on the basis that the owners have proper title to the properties and have free and uninterrupted rights to use, occupy or assign the properties for the whole of the unexpired terms as granted.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also sought confirmation from the Group that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to arrive an informed view, and we have no reason to suspect that any material information has been withheld.

Property Inspection

We made inspection of the properties for this valuation. In the course of our inspection, we did not notice any serious defects. However, we have not carried out any structural survey nor any tests were made on the building services. Therefore, we are not able to report whether the properties are free of rot, infestation, or any other structural defects. During our inspection, we have not carried our investigations on the site to determine the suitability of the ground conditions and the services for any future development.

We have not carried out site measurements to verify the correctness of the areas of the properties. We have assumed that the areas shown on the documents and official site plan are correct. Our valuation is on the basis that these aspects are satisfactory. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

Inspection of the properties was carried out in the period between July 2016 and June 2017 2016 by our technical staff including Ms. Jennifer Ip, Mr. Edmond Wong, Ms. Joey Gong, Mr. Kaiser Lo, Mr. Bill Zhang, Mr. Denis Fung, Mr. Timothy Yim, Ms. Coco Zhu, Ms. Clara Shi, Mr. Jimmy Wu, Ms. Jessica Chen, Ms. Mao Yan, etc. They are Chartered Surveyors/China Real Estate Appraisers and/or have more than 2 to 5 years' experience in the valuation of properties in the PRC and possess academic background in subjects relating to real estate valuation.

Currency

Unless otherwise stated, all monetary figures stated in this report are in Renminbi (RMB) or in Hong Kong Dollars (HKD), the official currency of the PRC and Hong Kong in relation to the properties in the PRC and Hong Kong respectively.

Summary Disclosure

In accordance with the requirements in rule 5.02B of Chapter 5 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited, as the values of the property interests as at the valuation date are less than 5% of the total property interests, we present the property information and valuation in the format of summary disclosure.

We enclose herewith our summary of values.

Yours faithfully,
For and on behalf of
CBRE Limited
Daniel Mohr
MRICS
Executive Director
Valuation & Advisory Services

Note: Mr. Daniel Mohr is a member of Royal Institution of Chartered Surveyors. He has over 15 years of valuation experience in the PRC and Hong Kong, as well as relevant experience in the Asia-Pacific region.

Property Group (Group I – Group V)	No. of Properties	Market Value in existing state As at Valuation Date (RMB million)	Market Value Attributable to the Group as at Valuation Date (RMB million)
Group I — Properties held by the Group for Sale in the PRC	340	102,400.30	96,519.14
Group II — Properties held by the Group for Occupation/ Operation in the PRC	101	12,000.40	11,776.16
Group III-A — Properties held by the Group for Investment in the PRC (Completed)	308	97,545.70	93,747.05
Group III-B — Properties held by the Group for Investment in the PRC (Under Development)	89	19,020.30	17,266.95
Group IV — Properties held by the Group Under Development in the PRC	583	550,076.20	495,351.86
Group V — Properties held by the Group for Future Development in the PRC	113	73,645.40	59,752.56
Sub-Total	1,534	854,688.30	774,413.72
Property Group (Group VI)	No. of Properties		Market Value Attributable to the Group as at Valuation Date (RMB million)
Group VI — Properties contracted to be acquired by the Group in the PRC	35		No Commercial Value
Property Group (Group VII)	No. of Properties	Market Value in existing state As at Valuation Date (HKD million)	Market Value Attributable to the Group as at Valuation Date (HKD million)
Group VII — Properties held by the Group for Investments in Hong Kong	2	11,009.80	11,009.80

PROPERTIES IN THE PRC

Group I — Properties held by the Group for Sale in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-1	Portion of Evergrande Oasis Anqing	Anqing Hengyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Residential	65,417	—	2016	64,137	—	377.48	385.80	100.0%	385.80
I-2	Portion of Evergrande Emerald Court Bengbu	Bengbu Hengyuan Property Company Limited	Bengbu	Residential	27 Dec 2054 to 27 Dec 2084	Residential, Commercial	23,676	—	2016	21,555	—	117.43	131.60	100.0%	131.60
I-3	Portion of Evergrande Royal Scenic Bay Bengbu	Bengbu Hengtong Property Company Limited	Bengbu	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Residential	13,737	—	2016	13,737	—	67.86	67.90	100.0%	67.90
I-4	Portion of Evergrande City Bozhou	Bozhou Hengda Property Company Limited	Bozhou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Residential, Commercial	77,077	—	2016	70,469	—	317.25	350.90	100.0%	350.90
I-5	Portion of Evergrande Royal View Garden Chaohu	Anhui Lilong Property Company Limited	Chaohu	Residential, Public Facility	29 Sep 2050 to 29 Sep 2080	Residential	1,471	—	2016	587	—	2.56	8.80	100.0%	8.80
I-6	Portion of Evergrande Oasis Chuzhou	Chuzhou Yuetong Property Company Limited	Chuzhou	Residential, Commercial	14 Sep 2083 to 14 Sep 2083	Residential, Commercial	33,825	—	2016	33,825	—	160.51	160.50	100.0%	160.50
I-7	Portion of Evergrande Metropolis Chuzhou	Chuzhou Hengda Property Company Limited	Chuzhou	Residential, Commercial	20 May 2083	Residential	931	—	2016	540	—	2.87	5.20	100.0%	5.20
I-8	Portion of Evergrande Oasis Feidong	Yueheng (Hefei) Property Company Limited	Feidong	Residential, Commercial	20 Aug 2055 to 20 Aug 2085	Residential	616	—	2016	616	—	2.87	2.90	65.0%	1.89
I-9	Portion of Evergrande Oasis Fuyang	Fuyang Yuetong Property Company Limited	Fuyang	Residential, Commercial	12 Jan 2056 to 12 Jan 2086	Residential	2,118	—	2016	2,118	—	15.91	15.90	70.0%	11.13
I-10	Portion of Evergrande City Hefei	Anhui Sanlin Property Company Limited	Hefei	Residential	16 Aug 2074	Residential, Campak	2,256	806	2016	—	806	34.94	59.30	100.0%	59.30

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I-11	Portion of Evergrande Royal View Garden Hefei	Yuetai (Hefei) Property Company Limited	Hefei	Residential, Commercial	24 Aug 2051 to 24 Aug 2081	Residential	5,424	—	2016	4,555	—	26.08	33.90	100.0%	33.90
I-12	Portion of Evergrande Palace Hefei	Qijia (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jan 2080	Residential	609	—	2011	—	—	—	13.40	100.0%	13.40
I-13	Portion of Evergrande International Center Hefei	Yuetai (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Residential	252	—	2016	137	—	0.81	2.50	100.0%	2.50
I-14	Portion of Evergrande Plaza Hefei	Yuexing (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Residential	33,914	—	2016	22,368	—	246.46	437.00	100.0%	437.00
I-15	Portion of Evergrande Metropolis Huabei	Huabei Yuetai Property Company Limited	Huabei	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Residential	30,827	—	2016	30,827	—	152.65	152.60	100.0%	152.60
I-16	Portion of Evergrande Atrium Huabei	Huabei Hengtong Property Company Limited	Huabei	Residential, Commercial	21 Oct 2051 to 21 Oct 2081	Residential	39,568	—	2016	39,568	—	148.87	148.90	100.0%	148.90
I-17	Portion of Evergrande Oasis Huainan	Huainan Hengda Tianheng Property Company Limited	Huainan	Residential	02 May 2081 to 03 May 2081	Residential	26,145	—	2016	955	—	5.11	187.50	60.0%	112.50
I-18	Portion of Evergrande Royal Scenic Bay Lu'an	Lu'an Yue Tong Property Company Limited	Lu'an	Residential, Commercial	28 Dec 2051 to 28 Dec 2081	Residential	20,928	—	2016	20,928	—	89.65	89.70	100.0%	89.70
I-19	Portion of Evergrande Royal Scenic Bay Ma'anshan	Ma'anshan Hengda Anliang Property Company Limited	Ma'anshan	Residential	11 Jun 2082	Residential	21,895	—	2016	21,895	—	99.81	99.80	60.0%	59.88
I-20	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Residential	62,472	—	2016	38,287	—	170.32	329.90	100.0%	329.90
I-21	Portion of Evergrande Palace Wuhu	Wuhu Hengda Property Company Limited	Wuhu	Residential	19 May 2081 to 20 May 2081	Residential	40,364	—	2016	34,715	—	246.17	303.60	100.0%	303.60
I-22	Portion of Evergrande Metropolis Suzhou	Suzhou Heng Ding Property Company Limited	Suzhou	Residential, Commercial	Jul 2054 to Jul 2084	Residential	50,627	—	2016	40,953	—	213.30	261.70	65.0%	170.11

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I-23	Portion of Evergrande Royal Scenic Bay Suzhou	Suzhou Hengda Property Company Limited	Suzhou	Residential, Commercial	Nov 2053 to Oct 2085	Residential	37,770	—	2016	27,618	—	163.74	218.60	100.0%	218.60
I-24	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Residential	81,250	—	2016	21,271	—	153.98	561.80	100.0%	561.80
I-25	Portion of Evergrande Metropolis Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	27 Feb 2051 to 28 Feb 2081	Residential	69,174	—	2016	69,174	—	299.17	299.20	100.0%	299.20
I-26	Portion of Evergrande City Beijing	Shahe Hengda (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Carpark, Composite, Underground Storage	23 Jul 2053 to 23 Jul 2083	Other	365	—	2016	365	—	4.98	5.00	100.0%	5.00
I-27	Portion of Evergrande Royal Scenic Bay Beijing	Hengda (Beijing) Real Estate Group Company Limited	Beijing	Residential, Commercial, Office, Underground Carpark, Composite, Underground Storage	29 Sep 2053 to 28 Sep 2083	Residential, Commercial, Other, Carpark	75,118	760	2017	56,906	760	1,992.47	2,393.10	100.0%	2,393.10
I-28	Portion of Evergrande City Cangzhou	Hebei Longwei Real Estate Development Company Limited	Cangzhou	Residential, Commercial	03 Sep 2052 to 03 Sep 2082	Residential	777	—	2015	613	—	3.93	5.20	100.0%	5.20
I-29	Portion of Evergrande City Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Hengshui	Residential, Commercial	15 May 2053 to 29 Sep 2084	Residential	62,102	—	2016	3,894	—	23.10	386.30	70.0%	270.41
I-30	Portion of Evergrande Metropolis Handan	Handan Daye Real Estate Development Company Limited	Handan	Residential, Office	14 Mar 2051 to 14 Mar 2081	Residential, Commercial	10,582	—	2016	10,343	—	82.26	84.40	90.0%	75.96
I-31	Portion of Evergrande Palace Hohhot	Hengda (Huhehaote) Real Estate Group Company Limited	Hohhot	Residential	15 Jul 2083	Residential	65,188	—	2016	28,042	—	214.36	530.10	100.0%	530.10

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I-32	Portion of Evergrande Metropolis Hohhot	Hengda (Huhehaote) Real Estate Group Company Limited	Hohhot	Residential	24 Jul 2083	Residential	6,043	—	2016	2,504	—	18.49	48.40	100.0%	48.40
I-33	Portion of Evergrande Atrium Hohhot	Inner Mongolia Changshengtai Real Estate Company Limited	Hohhot	Residential, Commercial, Office	15 Mar 2051 to 15 Mar 2081	Residential	64,976	—	2016	31,329	—	157.30	399.30	74.0%	295.48
I-34	Portion of Evergrande Emerald Court Langfang	Langfang Feicui Huating Real Estate Development Company Limited	Langfang	Residential, Commercial	12 Oct 2053 to 12 Oct 2083	Residential, Commercial	19,610	—	2016	4,974	—	37.74	175.60	100.0%	175.60
I-35	Portion of Evergrande Metropolis Langfang	Hengda Langfang Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Residential, Commercial, Carpark	4,927	174	2016	1,467	174	33.37	58.30	100.0%	58.30
I-36	Portion of Evergrande Splendor Luquan	Hengda (Luquan) Real Estate Group Company Limited	Luquan	Residential, Accommodation and Catering	01 Jun 2051 to 01 Jun 2081	Residential	2,661	—	2013	2,661	—	28.20	28.20	100.0%	28.20
I-37	Portion of Evergrande City Qinhuaogdao	Hengda Real Estate Group Qinhuaogdao Hengda Cheng Real Estate Development Company Limited	Qinhuaogdao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Residential, Commercial	104,733	—	2016	47,940	—	261.37	647.60	100.0%	647.60
I-38	Portion of Evergrande Oasis Shijiazhuang	Shijiazhuang Shengyu Real Estate Development Company Limited	Shijiazhuang	Residential	19 Mar 2079	Commercial, Carpark	1,233	419	2012	1,233	419	28.41	28.40	100.0%	28.40
I-39	Portion of Evergrande Metropolis Shijiazhuang	Hebei Longhai Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	24 Nov 2051 to 24 Nov 2081	Carpark	—	65	2014	—	65	7.40	7.40	90.0%	6.66
I-40	Portion of Evergrande Atrium Shijiazhuang	Hebei Gaojie Shi Real Estate Development Company Limited	Shijiazhuang	Residential	19 May 2081	Other	1,324	—	2015	1,324	—	3.79	3.80	100.0%	3.80
I-41	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Diyijia Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Residential, Commercial, Carpark	75,316	256	2015	75,316	256	648.76	648.80	70.0%	454.16

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I-42	Portion of Evergrande Palace Tangshan	Tangshan Zhaorui Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Residential, Commercial	37,701	—	2016	13,741	—	89.84	260.90	60.0%	156.54
I-43	Portion of Evergrande Splendor Tianjin	Hengda (Tianjin Jixian) Real Estate Group Company Limited	Tianjin	Residential, Commercial	12 Feb 2077 to 23 Sep 2079	Residential	436	—	2013	436	—	3.02	3.00	100.0%	3.00
I-44	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Residential	6,834	—	2016	6,446	—	53.67	58.80	100.0%	58.80
I-45	Portion of Evergrande Oasis Tianjin	Tianjin Yilian Chuangzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Carpark	—	32	2016	—	32	5.87	5.90	100.0%	5.90
I-46	Portion of Evergrande Metropolis Tianjin	Tianjin Binqiao Investment Company Limited	Tianjin	Residential	28 Nov 2077	Residential	75,094	—	2016	17,336	—	210.07	1,249.70	100.0%	1,249.70
I-47	Portion of Evergrande Scenic Garden Tianjin	Tianjin Shanshui Cheng Investment Company Limited	Tianjin	Residential	09 May 2081	Residential	101,592	—	2015	101,592	—	602.34	602.30	100.0%	602.30
I-48	Portion of Evergrande Royal Scenic Peninsula Tianjin	Tianjin Yujing Bando Investment Company Limited	Tianjin	Residential	07 Jun 2081 to 10 Jun 2081	Residential	29,289	—	2016	14,295	—	124.41	278.10	100.0%	278.10
I-49	Portion of Evergrande Oasis Wuhai	Wuhai Junjing Real Estate Development Company Limited	Wuhai	Residential	13 Jun 2082	Residential	18,477	—	2016	18,477	—	66.27	66.30	100.0%	66.30
I-50	Portion of Evergrande City Xingtai	Xingtai Shuangda Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential, Commercial, Carpark	96,203	290	2016	19,977	290	165.48	715.60	72.0%	515.23
I-51	Portion of Evergrande Royal View Garden Xingtai	Xingtai Chengjia Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential	6,114	—	2016	497	—	3.16	38.00	72.0%	27.36

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I-52	Portion of Evergrande Metropolis Xingtai	Xingtai Xiangheng Real Estate Development Company Limited	Xingtai	Residential	20 Jul 2082	Residential	5,256	—	2016	161	—	0.88	30.40	100.0%	30.40
I-53	Portion of Evergrande Seenic Peninsula Putian	Putian Jimbi Property Company Limited	Putian	Residential, Commercial	08 Sep 2055 to 07 Sep 2085	Residential	20,076	—	2017	19,648	—	292.64	298.00	51.0%	151.98
I-54	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	19 Jan 2054 to 19 Jan 2084	Residential	17,669	—	2015	—	—	—	141.40	100.0%	141.40
I-55	Portion of Evergrande Seenic Bay Quanzhou	Jinjiang Jimbi Property Company Limited	Quanzhou	Residential, Commercial	08 Mar 2055 to 08 Mar 2085	Residential	7,538	—	2017	7,538	—	74.16	74.20	100.0%	74.20
I-56	Portion of Evergrande Metropolis Shishi	Shishi Jimbi Property Company Limited	Shishi	Residential, Commercial	16 Feb 2054 to 16 Feb 2084	Residential	40,641	—	2016	24,700	—	121.21	248.70	100.0%	248.70
I-57	Portion of Evergrande Seenic Peninsula Zhangzhou	Zhangzhou Xincheng Real Estate Development Company Limited	Zhangzhou	Residential, Commercial	24 Sep 2054 to 24 Sep 2084	Residential	7,669	—	2016	7,669	—	115.35	115.30	100.0%	115.30
I-58	Portion of Evergrande Oasis Lanzhou	Hengda Real Estate Group Lanzhou Property Company Limited	Lanzhou	Residential, Commercial	13 Feb 2051 to 13 Feb 2081	Residential	10,142	—	2016	5,666	—	40.02	77.60	100.0%	77.60
I-59	Portion of Evergrande Metropolis Lanzhou	Gansu Yusheng Real Estate Development Company Limited	Lanzhou	Residential, Commercial	02 Jul 2046 to 02 Jul 2076	Residential	780	—	2015	780	—	5.79	5.80	100.0%	5.80
I-60	Portion of Evergrande Seenic Garden Lanzhou	Lanzhou Shenjun Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2080	Residential	1,821	—	2016	—	—	—	12.60	100.0%	12.60
I-61	Portion of Evergrande Oasis Shizuishan	Hengda (Shizuishan) Real Estate Group Company Limited	Shizuishan	Residential, Commercial	27 Sep 2050 to 27 Sep 2080	Residential	69,963	—	2015	26,819	—	81.20	296.10	100.0%	296.10
I-62	Portion of Evergrande Metropolis Wuzhong	Ningxia Jimbi Property Company Limited	Wuzhong	Residential	14 Aug 2079	Residential	9,942	—	2016	9,942	—	38.57	38.60	100.0%	38.60

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I-63	Portion of Evergrande Oasis Wuwei	Wuwei Hengda Real Estate Development Company Limited	Wuwei	Residential	25 Jul 2082	Residential	41,219	—	2016	16,785	—	90.79	230.10	100.0%	230.10
I-64	Portion of Evergrande Metropolis Xining	Xining Hengda Real Estate Development Company Limited	Xining	Residential, Commercial	24 Mar 2051 to 24 Mar 2081	Residential	18,686	—	2017	18,686	—	109.85	109.80	100.0%	109.80
I-65	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2081 to 01 Sep 2081	Residential	27,171	—	2016	7,716	—	42.14	151.10	100.0%	151.10
I-66	Portion of Evergrande Royal Scenic Yinchuan	Ningxia Haotian Real Estate Development Company Limited	Yinchuan	Residential	29 Nov 2053 to 29 Nov 2083	Residential	22,775	—	2016	5,425	—	31.05	145.60	100.0%	145.60
I-67	Portion of Evergrande City Chaozhou	Chaozhou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Green Space	11 Aug 2082	Residential, Commercial, Composite	74,152	—	2015	33,045	—	218.55	506.30	100.0%	506.30
I-68	Portion of Evergrande Scenic Garden Chaozhou	Chaozhou Hengxin Real Estate Development Company Limited	Chaozhou	Residential, Commercial, Accommodation and Catering	10 Jan 2055 to 11 Jan 2085	Residential	35,173	—	2016	10,136	—	67.45	240.20	57.0%	136.91
I-69	Portion of The First Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	22 Jul 2037 to 20 Apr 2049	Residential, Commercial	9,169	—	2000	—	—	—	182.60	100.0%	182.60
I-70	Portion of Evergrande Royal View Garden Dongguan	Dongguan Shenjian Real Estate Company Limited	Dongguan	Residential	21 Sep 2081	Residential, Commercial	6,033	—	2016	4,920	—	29.94	45.60	100.0%	45.60
I-71	Portion of Evergrande Spring City Enping	Hengda (Enping) Real Estate Group Company Limited	Enping	Residential, Commercial, Accommodation and Catering	13 Mar 2052 to 13 Mar 2082	Residential	42,853	—	2016	37,310	—	188.03	215.70	100.0%	215.70
I-72	Portion of Evergrande Emerald Court Foshan	Foshan Nanhai Outai Property Company Limited	Foshan	Residential, Commercial	17 May 2052 to 17 May 2082	Residential	24,088	—	2016	21,050	—	133.31	158.50	90.0%	142.65
I-73	Portion of Evergrande Cruise City Foshan	Foshan Nanhai Juncheng Real Estate Development Limited	Foshan	Residential	31 Jul 2062 to 11 Aug 2064	Residential	183,417	—	2015	104,019	—	1,823.24	3,824.10	100.0%	3,824.10

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I-74	Portion of Evergrande Royal Palace Foshan	Foshan Changxin Honglong Real Estate Company Limited	Foshan	Residential, Office	22 Aug 2053 to 22 Aug 2083	Residential	10,197	—	2016	10,197	—	83.96	84.00	100.0%	84.00
I-75	Portion of Evergrande Oasis Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Commercial, Public Facility, Carpark	12 Sep 2058	Residential, Carpark	1,271	1	2012	209	1	2.97	33.10	100.0%	33.10
I-76	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2083	Residential	8,739	—	2016	8,234	—	371.57	397.80	100.0%	397.80
I-77	Portion of Evergrande Metropolis Heyuan	Hengda (Heyuan) Real Estate Group Company Limited	Heyuan	Residential, Commercial	01 Jul 2053 to 01 Jul 2083	Residential	111,920	—	2016	101,329	—	580.60	638.90	100.0%	638.90
I-78	Portion of Jinbi Junhong Garden Guangzhou	Guangzhou Junhong Real Estate Development Company Limited	Guangzhou	Commercial, Carpark	10 Jan 2056	Office	601	—	—	—	—	—	8.20	100.0%	8.20
I-79	Portion of Jinbi New City Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Composite, Carpark	06 May 2053	Commercial, Composite, Carpark	2,191	1,081	2008	—	—	—	294.00	100.0%	294.00
I-80	Portion of Evergrande Splendor Qingyuan	Hengda Shengyu (Qingxin) Property Company Limited	Qingyuan	Residential, Office	08 Jan 2057 to 24 Feb 2081	Residential	815,375	—	2016	50,247	—	197.24	4,526.10	100.0%	4,526.10
I-81	Portion of Evergrande Silverlake City Qingyuan	Qingyuan Yinhuicheng Investment Company Limited	Qingyuan	Residential	17 Sep 2080 to 18 Oct 2080	Residential	137,088	—	2016	63,588	—	395.26	939.20	100.0%	939.20
I-82	Portion of Evergrande City Shaoguan	Hengda (Shaoguan) Real Estate Group Company Limited	Shaoguan	Residential, Commercial	16 Jul 2054 to 15 Sep 2086	Residential	44,651	—	2016	—	—	—	263.40	100.0%	263.40
I-83	Portion of Evergrande Royal View Garden Shunde	Foshan Shunde District Shunya Fangzhou Real Estate Company Limited	Foshan	Residential, Commercial	19 Feb 2053 to 11 Jan 2075	Residential	37,176	—	—	12,058	—	170.39	610.00	100.0%	610.00

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I-84	Portion of Evergrande Hawaii on the sea Yangjiang	Yangjiang Yifeng Property Company Limited	Yangjiang	Residential, Accommodation and Catering, Cultural and Sport	12 Jan 2044 to 17 Aug 2083	Residential	91,925	—	2016	65,702	—	393.75	593.00	100.0%	593.00
I-85	Portion of Evergrande Metropolis Yangjiang	Hengda (Yangjiang) Real Estate Group Company Limited	Yangjiang	Residential, Commercial	04 Feb 2055 to 04 Feb 2085	Residential	79,022	—	2017	10,691	—	70.15	572.90	100.0%	572.90
I-86	Portion of Evergrande City Yunfu	Hengda (Yunfu) Real Estate Group Company Limited	Yunfu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Residential	52,377	—	2016	15,059	—	62.14	259.90	51.0%	132.55
I-87	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hengda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Residential	916	—	2004	—	—	—	14.70	100.0%	14.70
I-88	Portion of Evergrande Oasis Zhanjiang	Hengda Real Estate Group Zhanjiang Yujing Property Company Limited	Zhanjiang	Residential, Commercial	16 Jul 2053 to 16 Jul 2083	Residential	35,598	—	2016	16,121	—	81.01	217.30	100.0%	217.30
I-89	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Residential	24,517	—	2016	109	—	0.67	289.40	100.0%	289.40
I-90	Portion of Evergrande Metropolis Zhongshan	Zhongshan Changxin Hongzhan Real Estate Company Limited	Zhongshan	Residential	21 Oct 2083	Residential	20,246	—	2016	20,246	—	155.80	155.80	100.0%	155.80
I-91	Portion of Evergrande Metropolis Beihai	Beihai Jijiang Real Estate Development Company Limited	Beihai	Residential, Commercial	06 Jun 2053 to 06 Jun 2083	Residential	27,737	—	2016	22,233	—	102.73	136.90	100.0%	136.90
I-92	Portion of Evergrande Scenic Peninsula Beihai	Beihai Nanguo Tianiang Real Estate Development Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Park and Green Space	01 Jan 2046 to 20 Dec 2084	Residential	115,090	—	2016	68,476	—	363.26	726.90	100.0%	726.90
I-93	Portion of Evergrande Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Residential	67,828	—	2016	33,768	—	149.55	357.30	100.0%	357.30

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I-94	Portion of Evergrande Plaza Guilin	Guilin Guijia Real Estate Company Limited	Guilin	Commercial, Composite	28 Sep 2048 to 29 Nov 2049	Residential	84,095	—	2016	68,709	—	233.48	337.00	51.0%	171.87
I-95	Portion of Evergrande City Liuzhou	Liuzhou Hengda Real Estate Development Company Limited	Liuzhou	Residential, Commercial	03 Apr 2055 to 03 Apr 2085	Residential	63,011	—	2016	29,956	—	213.23	438.00	100.0%	438.00
I-96	Portion of Evergrande Emerald Court Liuzhou	Liuzhou Hengda Jinbi Property Company Limited	Liuzhou	Residential, Commercial	15 Jan 2054 to 15 Jan 2084	Residential	2,942	—	2016	1,802	—	13.55	26.00	100.0%	26.00
I-97	Portion of Evergrande Palace Liuzhou	Liuzhou Zhaofu Property Company Limited	Liuzhou	Residential, Commercial	22 Jan 2054 to 25 Sep 2085	Residential	44,090	—	2016	5,864	—	65.86	446.00	51.0%	227.46
I-98	Portion of Evergrande City Nanning	Nanning Jinbi Hengda Property Company Limited	Nanning	Residential, Commercial	19 May 2055 to 19 May 2085	Residential	18,742	—	2016	6,647	—	57.09	150.20	100.0%	150.20
I-99	Portion of Evergrande Royal View Garden Nanning	Guangxi Honghao Huihuang Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Apr 2054 to 29 Apr 2084	Residential	50,212	—	2016	25,652	—	194.42	368.80	100.0%	368.80
I-100	Portion of Evergrande Oasis Nanning	Nanning Yinxiang Real Estate Development Company Limited	Nanning	Residential, Commercial	14 Oct 2047 to 14 Oct 2077	Residential	45,494	—	2016	12,081	—	105.72	402.00	100.0%	402.00
I-101	Portion of Evergrande Metropolis Nanning	Nanning Shengshi Hengda Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Residential	11,275	—	2016	2,652	—	24.96	100.80	100.0%	100.80
I-102	Portion of Evergrande Scenic View Garden Nanning	Nanning Jinhua Yufu Real Estate Development Company Limited	Nanning	Residential, Commercial	15 Apr 2056 to 15 Apr 2086	Residential	61,321	—	2017	61,321	—	501.88	501.90	100.0%	501.90
I-103	Portion of Evergrande Oasis Qinzhou	Qinzhou Qinlian Hengda Property Investment Company Limited	Qinzhou	Residential, Commercial	09 Feb 2050 to 09 Feb 2080	Residential	10,858	—	2015	7,712	—	36.80	51.60	100.0%	51.60

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I-104	Portion of Evergrande Scenic Garden Wuzhou	Guangxi Wuzhou Wanguo Real Estate Development Company Limited	Wuzhou	Residential, Commercial	09 Dec 2053 to 09 Dec 2083	Residential	76,417	—	2016	27,631	—	170.68	458.60	60.0%	275.16
I-105	Portion of Evergrande Qizi Bay Changjiang Gulf Pearl	Changjiang Guangyi Real Estate Development Company Limited	Changjiang	Residential, Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Residential	33,905	—	2016	19,476	—	136.69	265.00	100.0%	265.00
I-106	Portion of Evergrande Bund Haikou	Haikou Waiwan Cheng Real Estate Company Limited	Haikou	Residential, Accommodation and Catering	27 Jun 2048 to 27 Jun 2078	Residential	42,029	—	2016	32,732	—	384.10	514.30	100.0%	514.30
I-107	Portion of Evergrande Royal Scenic Bay Hainan	Hainan Minghao Property Company Limited	Chengmai	Residential	30 Dec 2068	Residential	85,217	—	2015	84,034	—	443.12	450.30	100.0%	450.30
I-108	Portion of Evergrande Bay Haikou	Hengda (Hainan) Real Estate Group Company Limited	Haikou	Residential, Commercial	27 Jun 2053 to 27 Jun 2083	Residential	20,447	—	2016	15,459	—	103.30	175.20	100.0%	175.20
I-109	Portion of Evergrande Culture Tourist City Haikou	Hainan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Residential	110,545	—	2016	71,686	—	614.09	1,011.20	100.0%	1,011.20
I-110	Portion of Evergrande Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Residential, Commercial, Carpark	78,772	184	2016	60,479	95	239.78	356.60	100.0%	356.60
I-111	Portion of Evergrande View Garden Harbin	Harbin Mingye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	02 Aug 2053 to 02 Aug 2083	Residential	9,777	—	2016	3,842	—	22.91	71.60	100.0%	71.60
I-112	Portion of Evergrande Emerald Court Harbin	Harbin Chiyue Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	09 Jul 2055 to 09 Jul 2085	Residential, Commercial	15,402	—	2017	15,402	—	124.34	124.30	100.0%	124.30
I-113	Portion of Evergrande Oasis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial	26 Feb 2052 to 26 Feb 2083	Residential, Carpark	31,454	65	2016	31,454	41	149.86	153.10	100.0%	153.10

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I-114	Portion of Evergrande Metropolis Harbin	Harbin Hengda Weiyue Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	28 May 2052 to 27 May 2083	Residential, Commercial, Carpark	85,548	531	2015	69,600	73	332.46	536.20	100.0%	536.20
I-115	Portion of Evergrande Scenic Bay Harbin	Harbin Chengye Real Estate Development Company Limited	Harbin	Residential	01 May 2053 to 01 May 2083	Residential, Commercial	13,432	—	2013	12,826	—	79.16	84.20	100.0%	84.20
I-116	Portion of Evergrande Emerald Court Mudanjiang	Mudanjiang Hengda Changjian Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	09 May 2052 to 09 May 2082	Residential, Carpark	17,635	165	2016	17,635	89	61.91	74.80	100.0%	74.80
I-117	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yongtai Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jul 2052 to 08 Oct 2082	Residential, Carpark	23,360	134	2016	23,360	54	95.96	103.60	100.0%	103.60
I-118	Portion of Evergrande Emerald Court Tsishihar	Hengda Yongxing (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Residential	16,621	—	2017	14,041	—	79.77	97.60	100.0%	97.60
I-119	Portion of Evergrande Metropolis Tsishihar	Hengda Yongxing (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Office	28 Jun 2052 to 29 Jul 2082	Residential, Carpark	14,973	20	2016	14,973	20	83.21	83.20	100.0%	83.20
I-120	Portion of Evergrande Capital Ezhou	Hubei Sanjiang Hangtian Commercial Management Company Limited	Ezhou	Residential, Commercial	24 Mar 2050 to 26 Dec 2081	Residential	32,131	—	2016	17,186	—	81.16	215.90	67.1%	144.83
I-121	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Residential	85,317	—	2016	70,635	—	268.06	348.80	100.0%	348.80
I-122	Portion of Evergrande City Wuhan	Hubei Yiqing Yazhu Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Apr 2047 to 29 Apr 2077	Residential	17,333	—	2016	2,166	—	12.39	144.80	100.0%	144.80

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I-123	Portion of Evergrande Rainbow Town Wuhan	Wuhan Sanjiang Hangtian Jiayuan Real Estate Development Company Limited	Wuhan	Residential, Commercial	26 Dec 2046 to 26 Dec 2076	Residential	133,996	—	2014	—	—	—	1,165.80	67.1%	782.02
I-124	Portion of Evergrande Dragon City Wuhan	Wuhan Sanjiang Hangtian Panlongcheng Real Estate Development Company Limited	Wuhan	Residential, Commercial	29 Oct 2047 to 29 Oct 2077	Residential	95,315	—	2016	60,138	—	441.96	741.00	67.1%	497.06
I-125	Portion of Evergrande Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Residential	28,171	—	2016	—	—	—	470.40	67.1%	315.54
I-126	Portion of Evergrande Oasis Wuhan	Wuhan Jimbi Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Residential	29,911	—	2016	—	—	—	255.70	100.0%	255.70
I-127	Portion of Evergrande Metropolis Wuhan	Wuhan Huali Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Residential	9,679	—	2016	—	—	—	78.50	100.0%	78.50
I-128	Portion of Evergrande Shuang City Wuhan	Wuhan Sanjiang Dongli Investment Development Company Limited	Wuhan	Residential, Commercial, Education	15 Nov 2047 to 15 Nov 2077	Commercial	4,186	—	2011	—	—	—	61.50	66.8%	41.06
I-129	Portion of Evergrande Royal Palace Wuhan	Wuhan Hengda Dashi Real Estate Development Company Limited	Wuhan	Residential, Park and Green Space	19 Oct 2065 to 19 Oct 2085	Residential	8,365	—	2016	7,136	—	83.89	99.40	60.0%	59.64
I-130	Portion of Evergrande Scenic Bay Wuhan	Wuhan Hengda Chuitian Real Estate Development Company Limited	Wuhan	Residential, Commercial	27 Mar 2054 to 24 Sep 2084	Residential	3,061	—	2016	2,081	—	20.02	30.70	60.0%	18.42
I-131	Portion of Evergrande Metropolis Xiangyang	Xiangyang Hengda Real Estate Development Company Limited	Xiangyang	Residential, Accommodation and Catering, Education	23 Mar 2051 to 23 Mar 2081	Residential	9,966	—	2016	3,566	—	21.78	65.90	100.0%	65.90

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I-132	Portion of Evergrande Royal View Garden Yichang	Yichang Chutian Hengda Real Estate Development Company Limited	Yichang	Residential, Commercial	30 Jun 2054 to 30 Jun 2084	Residential	13,770	—	2015	13,770	—	91.19	91.20	60.0%	54.72
I-133	Portion of Evergrande Oasis Yichang	Yichang Meiziya Market Construction Kaifa Company Limited	Yichang	Residential, Commercial, Accommodation and Catering	28 Dec 2048 to 28 Dec 2078	Residential	54,260	—	2015	23,665	—	133.90	311.40	100.0%	311.40
I-134	Portion of Evergrande Palace Changde	Changde Xinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2053 to 03 Aug 2083	Residential	102,105	—	2016	15,598	—	108.54	688.10	60.0%	412.86
I-135	Portion of Evergrande Royal View Garden Chenzhou	Chenzhou City Wanxiangyuan Real Estate Development Company Limited	Chenzhou	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Residential	6,036	—	2016	6,036	—	32.37	32.40	65.0%	21.06
I-136	Portion of Evergrande Palace Chenzhou	Chenzhou Jinbi Property Company Limited	Chenzhou	Residential, Commercial	25 Oct 2050 to 16 Oct 2081	Residential	4,825	—	2016	321	—	1.82	27.90	100.0%	27.90
I-137	Portion of Evergrande Oasis Hengyang	Hengyang Baorui Property Company Limited	Hengyang	Residential, Commercial	31 Dec 2051 to 31 Dec 2081	Residential	30,311	—	2016	3,986	—	21.59	159.50	69.5%	110.85
I-138	Portion of Evergrande Royal View Garden Huaihua	Huaihua Junda Real Estate Development Company Limited	Huaihua	Residential, Commercial	25 Jan 2050 to 25 Jan 2080	Residential	21,470	—	2016	15,135	—	70.50	104.70	60.0%	62.82
I-139	Portion of Evergrande Palace Liuyang	Liuyang Jinbi Property Company Limited	Liuyang	Residential, Commercial	04 Aug 2050 to 11 Jun 2081	Residential	91,715	—	2013	217	—	1.00	467.60	100.0%	467.60
I-140	Portion of Evergrande Emerald Court Xiangtan	Hunan Zongheng Property Company Limited	Xiangtan	Residential, Commercial	31 Dec 2054 to 31 Dec 2085	Residential, Commercial	31,422	—	2016	26,962	—	144.08	188.70	60.0%	113.22
I-141	Portion of Evergrande Oasis Yiyang	Yiyang Hengrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Residential	71,805	—	2016	6,849	—	36.13	399.90	100.0%	399.90
I-142	Portion of Evergrande Nanhu Peninsula Yueyang	Yueyang Jinrui Property Company Limited	Yueyang	Residential, Commercial	30 Dec 2057 to 30 Dec 2087	Residential, Commercial	68,888	—	2016	27,859	—	190.31	520.20	64.0%	332.93

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I-143	Portion of Evergrande City Changsha	Changsha Xinlin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Residential	3,403	—	2013	428	—	2.32	23.40	100.0%	23.40
I-144	Portion of Evergrande Emerald Court Changsha	Changsha Hengxi Property Company Limited	Changsha	Residential, Commercial	06 Feb 2052 to 06 Feb 2082	Residential	10,837	—	2015	8,662	—	45.19	60.60	100.0%	60.60
I-145	Portion of Evergrande Palace Changsha	Hunan Xiongzheng Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Residential	43	—	2016	—	—	—	0.40	100.0%	0.40
I-146	Portion of Evergrande Bay Changsha	Zhangsha Xinfu Property Company Limited	Changsha	Residential, Commercial	16 Apr 2053 to 16 Apr 2083	Residential	47,709	—	2016	47,709	—	279.00	279.00	100.0%	279.00
I-147	Portion of Evergrande Centured Financial Square	Hunan Xiangtian Real Estate Development Company Limited	Changsha	Residential, Commercial	25 May 2052 to 25 May 2082	Residential	808	—	2016	0	—	—	7.40	60.0%	4.44
I-148	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Residential	30,033	—	2013	1,391	—	8.57	252.00	100.0%	252.00
I-149	Portion of Evergrande Atrium Changsha	Changsha Baorui Real Estate Development Company Limited	Changsha	Residential, Commercial	24 Mar 2045 to 24 Mar 2075	Residential, Commercial, Composite, Carpark	7,125	1,675	2016	7,125	1,675	256.79	256.80	100.0%	256.80
I-150	Portion of Evergrande Royal Scenic Peninsula Changsha	Changsha Jinxia Development Construction Company Limited	Changsha	Residential, Commercial	03 Sep 2050 to 03 Sep 2080	Residential	87,060	—	2016	54,278	—	449.16	826.20	100.0%	826.20
I-151	Portion of Evergrande Royal Scenic Bay Changsha	Changsha Ruixi Property Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Residential	1,779	—	2015	139	—	1.19	15.70	100.0%	15.70
I-152	Portion of Evergrande Metropolis Zhuzhou	Zhuzhou Jinbi Property Company Limited	Zhuzhou	Residential, Commercial	01 Apr 2051 to 01 Apr 2081	Residential	949	—	2015	254	—	1.39	5.70	100.0%	5.70
I-153	Portion of Evergrande Emerald Court Changzhou	Changzhou Hanjia Property Company Limited	Changzhou	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential	14,710	—	2016	13,797	—	51.32	59.40	94.0%	55.84

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I-154	Portion of Evergrande City Danyang	Danyang Mingyuan Real Estate Development Company Limited	Danyang	Residential, Commercial	12 Nov 2052 to 12 Nov 2082	Residential	85,305	—	2015	40,084	—	140.80	389.50	100.0%	389.50
I-155	Portion of Evergrande Metropolis Danyang	Danyang Hengda Property Company Limited	Danyang	Residential	01 Apr 2081 to 25 Sep 2081	Residential	121,406	—	2016	77,016	—	388.33	707.90	100.0%	707.90
I-156	Portion of Evergrande Royal View Garden Hangzhou	Hangzhou Suihua Property Company Limited	Hangzhou	Residential	14 Feb 2084	Residential	78,475	—	2016	72,824	—	1,286.53	1,398.40	100.0%	1,398.40
I-157	Portion of Evergrande Metropolis Pinghu	Pinghu Hengda Mingdu Property Company Limited	Pinghu	Residential, Commercial	14 Feb 2053 to 14 Feb 2083	Residential	6,398	—	2016	6,398	—	37.57	37.60	100.0%	37.60
I-158	Portion of Evergrande Crystal International Plaza Hangzhou	Hangzhou Jingli Property Company Limited	Hangzhou	Residential, Commercial, Education	17 Nov 2054 to 17 Nov 2084	Residential	803	—	2016	753	—	17.72	18.80	100.0%	18.80
I-159	Portion of Evergrande Metropolis Huai'an	Huai'an Hengda Fufeng Real Estate Development Company Limited	Huai'an	Residential	20 Jul 2080 to 14 Aug 2084	Residential	87,814	—	2016	79,632	—	405.42	460.20	100.0%	460.20
I-160	Portion of Evergrande Oasis Jiaxing	Jiaxing Hengda Property Company Limited	Jiaxing	Residential, Commercial	01 Feb 2052 to 01 Feb 2082	Residential	1,112	—	2015	1,112	—	5.38	5.40	100.0%	5.40
I-161	Portion of Evergrande Royal Scenic Jiangyin	Jiangyin Shengjian Property Company Limited	Jiangyin	Residential, Commercial	22 Aug 2053 to 22 Aug 2083	Residential	33,539	—	2016	13,733	—	106.56	356.70	51.0%	181.92
I-162	Portion of Evergrande Metropolis Lianyungang	Lianyungang Hengda Mingdu Property Company Limited	Lianyungang	Residential, Commercial	26 Oct 2051 to 26 Oct 2081	Residential	6,257	—	2016	3,877	—	17.09	38.00	100.0%	38.00
I-163	Portion of Evergrande Palace Nanjing	Nanjing Xutai Real Estate Company Limited	Nanjing	Residential	05 May 2085	Residential	3,014	—	2016	1,008	—	18.29	86.10	100.0%	86.10
I-164	Portion of Evergrande Splendor Nanjing	Nanjing Hengda Fufeng Property Company Limited	Nanjing	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Residential	109,775	—	2016	69,946	—	608.73	887.50	100.0%	887.50

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I-165	Portion of Evergrande Oasis Real Estate Nanjing	Nanjing Handian Real Estate Company Limited	Nanjing	Residential	20 Dec 2076 to 22 Jan 2078	Residential, Carpark	9,791	54	2016	1,335	54	25.63	251.70	100.0%	251.70
I-166	Portion of Evergrande Atrium Nanjing Jurong	Jurong Tiangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Residential	38,551	—	2016	35,087	—	394.69	423.40	100.0%	423.40
I-167	Portion of Evergrande City Lights Ningbo	Chengbo (Ningbo) Property Company Limited	Ningbo	Residential, Office, Cultural and Entertainment	23 Dec 2050 to 23 Dec 2080	Residential	36,673	—	2016	7,282	—	97.60	523.80	100.0%	523.80
I-168	Portion of Evergrande Scenic Garden Ningbo	Ningbo Yucheng Property Company Limited	Ningbo	Residential, Commercial	15 Oct 2052 to 02 Apr 2084	Residential	113,931	—	2016	11,959	—	80.78	906.70	100.0%	906.70
I-169	Portion of Evergrande Royal Scenic Peninsula Quzhou	Quzhou Hengda Shengjian Property Company Limited	Quzhou	Residential, Commercial	09 Sep 2053 to 09 Sep 2053	Residential	10,307	—	2016	10,307	—	84.84	84.80	100.0%	84.80
I-170	Portion of Evergrande Royal View Garden Shanghai	Shanghai Songyu Property Company Limited	Shanghai	Residential	17 Jan 2084	Residential	24,235	—	2016	11,724	—	362.22	861.40	100.0%	861.40
I-171	Portion of Evergrande Metropolis Shanghai	Shanghai Yue'an Property Company Limited	Shanghai	Residential	24 Feb 2084 to 24 Feb 2084	Residential	2,347	—	2016	1,204	—	25.81	70.50	100.0%	70.50
I-172	Portion of Evergrande First Palace Sheshan Shanghai	Shanghai Rongshan Property Company Limited	Shanghai	Residential	17 Jan 2084	Residential	10,518	—	2016	1,782	—	58.27	364.00	100.0%	364.00
I-173	Portion of Evergrande Royal Scenic Bay Shanghai	Shanghai Jimbi Property Company Limited	Shanghai	Residential	24 May 2084	Residential	6,375	—	2016	6,375	—	151.68	151.70	100.0%	151.70
I-174	Portion of Evergrande City Wuxi	Wuxi Hengda Real Estate Development Company Limited	Wuxi	Residential, Commercial	05 Oct 2052 to 05 Mar 2083	Residential	35,752	—	2016	34,736	—	225.28	236.30	100.0%	236.30
I-175	Portion of Evergrande Oasis Wuxi	Wuxi Shengdong Real Estate Development Company Limited	Wuxi	Residential, Commercial, Office, Education	10 Mar 2051 to 10 Mar 2081	Residential, Commercial	51,836	—	2016	26,760	—	293.08	644.20	100.0%	644.20

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-176	Portion of Evergrande Palace Suqian	Suqian Hengda Huafu Property Company Limited	Suqian	Residential	20 Jun 2081	Residential, Commercial	184,753	—	2016	184,753	—	808.81	808.80	100.0%	808.80
I-177	Portion of Evergrande Oasis Suqian	Suqian Hengda Lzzhou Real Estate Development Company Limited	Suqian	Residential	26 Jun 2081	Residential	872	—	2016	872	—	2.64	2.60	100.0%	2.60
I-178	Portion of Evergrande Metropolis Yancheng	Hengda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Residential	85,237	—	2016	33,099	—	163.60	580.70	100.0%	580.70
I-179	Portion of Evergrande Royal Scenic Yangzhou	Yangzhou Hongliai Real Estate Development Company Limited	Yangzhou	Residential, Office	10 Jul 2052 to 10 Jul 2082	Residential, Campark	15,143	66	2016	15,072	66	99.46	100.00	100.0%	100.00
I-180	Portion of Evergrande Greenview Villa Zhangjiagang	Zhangjiagang Shengjian Property Company Limited	Zhangjiagang	Residential, Commercial	24 Sep 2055 to 07 Sep 2086	Residential	39,087	—	2001	13,907	—	112.76	316.70	90.0%	285.03
I-181	Portion of Evergrande Oasis Zhengjiang	Zhenjiang Jia Qi Property Company Limited	Zhenjiang	Residential, Commercial, Office, Public Facility	21 Dec 2051 to 21 Dec 2081	Residential	16,056	—	2015	—	—	—	106.10	100.0%	106.10
I-182	Portion of Evergrande Emerald Court Changchun	Jilin Wancheng Real Estate Development Company Limited	Changchun	Residential, Commercial	27 Jan 2051 to 27 Jan 2081	Residential	92	—	2016	91	—	0.37	0.40	100.0%	0.40
I-183	Portion of Evergrande Royal Scenic Bay Songyuan	Songyuan Hengda Yusheng Real Estate Development Company Limited	Songyuan	Residential, Commercial	25 Oct 2052 to 28 Jan 2084	Residential	50,656	—	2016	47,751	—	146.27	162.00	100.0%	162.00
I-184	Portion of Evergrande Palace Jilin	Jilin Hengda Yongsheng Real Estate Development Company Limited	Jilin	Residential, Commercial	11 Nov 2050 to 11 Nov 2080	Residential	42,218	—	2016	15,246	—	59.83	224.90	100.0%	224.90
I-185	Portion of Evergrande City Changchun	Shengji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	02 Nov 2050 to 02 Nov 2080	Residential	47,712	—	2016	29,885	—	173.31	301.70	100.0%	301.70

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I-186	Portion of Evergrande Royal View Garden Changchun	Zetao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Residential	67,796	—	2016	22,769	—	148.70	526.90	100.0%	526.90
I-187	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Mar 2053 to 13 Mar 2083	Residential	1,455	—	2016	224	—	1.62	12.50	100.0%	12.50
I-188	Portion of Evergrande Bay Changchun	Jiao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Feb 2055 to 12 Feb 2085	Residential	52,691	—	2017	4,548	—	29.31	385.60	100.0%	385.60
I-189	Portion of Evergrande Metropolis Changchun	Xinji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	Residential	55,392	—	2016	26,301	—	132.43	344.80	100.0%	344.80
I-190	Portion of Evergrande Atrium Changchun	Jingqiao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	07 Dec 2051 to 07 Dec 2081	Residential	15,704	—	2016	9,260	—	51.05	102.60	100.0%	102.60
I-191	Portion of Evergrande Summit Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential	32,560	—	2016	30,772	—	178.00	192.80	100.0%	192.80
I-192	Portion of Evergrande Scenic View Garden Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	Residential	22,168	—	2016	6,672	—	46.88	186.30	100.0%	186.30
I-193	Portion of Evergrande Emerald Court Ganzhou	Ganzhou Hengda Real Estate Company Limited	Ganzhou	Residential	07 Jun 2055 to 07 Jun 2085	Residential	13,765	—	2016	—	—	—	132.10	100.0%	132.10
I-194	Portion of Evergrande Metropolis Ganzhou	Jiangxi Xingyu Property Development Company Limited	Ganzhou	Residential, Commercial	22 May 2048 to 22 May 2078	Residential	7,319	—	2016	—	—	—	56.40	51.0%	28.76
I-195	Portion of Evergrande Royal View Garden Ji'an	Hengda (Ji'an) Real Estate Group Company Limited	Ji'an	Residential	27 Jun 2083	Residential	46,655	—	2016	—	—	—	303.30	100.0%	303.30
I-196	Portion of Evergrande Scenic Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Office	20 Oct 2055 to 20 Oct 2085	Residential	17,767	—	2016	4,850	—	28.98	100.00	100.0%	100.00

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I-197	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Residential	43,205	—	2016	41,542	—	181.95	191.10	100.0%	191.10
I-198	Portion of Evergrande Royal Scenic Jiujiang	Hengda (Jiujiang) Real Estate Group Company Limited	Jiujiang	Residential, Commercial	05 Mar 2053 to 05 Mar 2083	Residential	1,074	—	2016	—	—	—	8.10	100.0%	8.10
I-199	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Residential	37,661	—	2016	246	—	1.89	275.00	89.0%	244.75
I-200	Portion of Evergrande Oasis Nanchang	Jiangxi Cuijin Shanzhuang Company Limited	Nanchang	Residential, Commercial, Sport and Leisure	24 Nov 2047 to 24 Nov 2077	Residential	15,449	—	2016	6,613	—	57.89	164.20	100.0%	164.20
I-201	Portion of Evergrande Royal View Garden Nanchang	Nanchang Zhongdiantou Gaoxin Property Company Limited	Nanchang	Residential, Commercial	29 Dec 2050 to 29 Dec 2080	Residential, Commercial, Office	59,797	—	2016	10,858	—	156.22	572.10	100.0%	572.10
I-202	Portion of Evergrande Yujingxiaoku Nanchang	Nanchang Zhongdiantou Gaoxin Property Company Limited	Nanchang	Residential	17 Mar 2084	Residential, Commercial	56,707	—	2017	40,495	—	457.73	652.40	100.0%	652.40
I-203	Portion of Evergrande Splendor Urunchi	Wujiaqu Zhuoyue Real Estate Development Company Limited	Wujiaqu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Residential	155,383	—	2016	4,352	—	26.56	936.80	100.0%	936.80
I-204	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Residential	38,880	—	2016	—	—	—	194.40	100.0%	194.40
I-205	Portion of Evergrande Atrium Xinyu	Xinyu Zhongchen Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Residential	84,260	—	2016	597	—	2.38	429.10	100.0%	429.10
I-206	Portion of Evergrande Atrium Yining	Yining Hengda Yayuan Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Residential	95,378	—	2015	1,603	—	8.52	468.00	100.0%	468.00

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I-207	Portion of Evergrande Oasis Yining	Yining Jimbi Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Residential	49,762	—	2016	21,578	—	90.20	242.40	100.0%	242.40
I-208	Portion of Evergrande Oasis Yichun	Jiangxi Jimin Kexin Real Estate Development Company Limited	Yichun	Residential	16 Jan 2077	Residential	12,580	—	2016	4,285	—	30.85	84.80	100.0%	84.80
I-209	Portion of Evergrande Oasis Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential, Commercial, Office	28 Jan 2051 to 28 Jan 2081	Residential, Commercial	51,049	—	2016	4,359	—	28.32	285.10	100.0%	285.10
I-210	Portion of Evergrande Royal Scenic Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential	28 Jan 2085 to 29 Jan 2085	Residential	51,195	—	2016	9,568	—	56.48	289.80	100.0%	289.80
I-211	Portion of Evergrande Oasis Anshan	Anshan Jiarui Property Company Limited	Anshan	Residential, Commercial	09 Jul 2050 to 28 Feb 2083	Residential	27,324	—	2016	27,324	—	69.92	69.90	100.0%	69.90
I-212	Portion of Evergrande Metropolis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential	31 Aug 2081	Residential	55,335	—	2016	55,335	—	194.24	194.20	100.0%	194.20
I-213	Portion of Evergrande Oasis Benxi	Benxi Jiayi Property Company Limited	Benxi	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Residential	50,306	—	2016	48,642	—	160.99	170.30	100.0%	170.30
I-214	Portion of Evergrande Royal View Garden Dalian	Dalian Hengcheng Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Residential	26,994	—	2016	26,184	—	322.01	334.20	100.0%	334.20
I-215	Portion of Evergrande Harbor City Dalian	Dalian Hengke Real Estate Company Limited	Dalian	Residential	31 May 2085	Residential	51,777	—	2017	13,360	—	109.79	474.80	100.0%	474.80
I-216	Portion of Evergrande Tansujun Dalian	Dalian Xicheng Real Estate Company Limited	Dalian	Residential, Commercial	30 Jan 2082	Residential	4,396	—	2016	4,156	—	33.76	36.60	100.0%	36.60
I-217	Portion of Evergrande Royal Scenic Bay Dalian	Dalian Shicheng Real Estate Company Limited	Dalian	Residential	30 Aug 2083	Residential	6,201	—	2016	5,801	—	53.42	58.90	60.0%	35.34
I-218	Portion of Evergrande Palace Fushun	Fushun Jiayin Property Company Limited	Fushun	Residential, Commercial	29 Aug 2051 to 29 Aug 2081	Residential	76,686	—	2016	47,053	—	188.12	345.20	100.0%	345.20

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I-219	Portion of Evergrande Royal Scenic Bay Huludao	Huludao Jia Shan Property Company Limited	Huludao	Residential, Commercial	08 Jun 2051 to 29 May 2084	Residential	64,086	—	2016	54,693	—	178.02	228.70	100.0%	228.70
I-220	Portion of Evergrande Oasis Liaoyang	Liaoyang Hengsheng Property Company Limited	Liaoyang	Residential, Commercial	20 Jun 2050 to 20 Jun 2080	Residential	76,896	—	2016	49,822	—	178.40	319.40	100.0%	319.40
I-221	Portion of Evergrande Palace Panjin	Panjin Jinding Property Company Limited	Panjin	Residential, Commercial	28 Jun 2051 to 29 Mar 2081	Residential	62,083	—	2015	20,529	—	103.57	344.60	100.0%	344.60
I-222	Portion of Evergrande City Shenyang	Hengda Xinyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Residential	3,087	—	2016	2,950	—	13.70	14.60	100.0%	14.60
I-223	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiabui Property Company Limited	Shenyang	Residential, Commercial	29 May 2053 to 19 Jun 2083	Residential	17,506	—	2016	17,506	—	105.52	105.50	100.0%	105.50
I-224	Portion of Evergrande Palace Shenyang	Shenyang Jiaqi Property Company Limited	Shenyang	Residential	24 May 2060	Residential	21,219	—	2015	15,542	—	77.75	128.20	100.0%	128.20
I-225	Portion of Evergrande Bay Shenyang	Shenyang Jiakai Property Company Limited	Shenyang	Residential	27 May 2060	Residential	46,071	—	2016	38,847	—	163.10	208.60	100.0%	208.60
I-226	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Dec 2056 to 31 Oct 2064	Residential	73,020	—	2016	65,510	—	394.02	445.10	100.0%	445.10
I-227	Portion of Evergrande Metropolis Shenyang	Shenyang Yue Tong Properties Company Limited	Shenyang	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Residential	38,594	—	2016	7,772	—	38.02	219.90	100.0%	219.90
I-228	Portion of Evergrande Atrium Shenyang	Shenyang Jiajun Property Company Limited	Shenyang	Residential, Commercial	03 Apr 2052 to 20 Apr 2082	Residential	51,261	—	2016	48,439	—	209.07	227.80	100.0%	227.80
I-229	Portion of Evergrande Royal Scenic Bay Shenyang	Shenyang Jiaze Property Company Limited	Shenyang	Residential, Commercial	29 Nov 2053 to 29 Nov 2083	Residential	39,523	—	2016	22,428	—	127.75	252.50	100.0%	252.50
I-230	Portion of Evergrande City Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	17 Jul 2051 to 17 Jul 2081	Residential	44,534	—	2015	26,683	—	74.31	163.60	100.0%	163.60

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I-231	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Residential	24,568	—	2015	24,568	—	88.49	88.50	100.0%	88.50
I-232	Portion of Evergrande Huang He Sheng Tai Cheng Dongying	Dongying Hengda Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jan 2051 to 25 Jan 2081	Residential	146,183	—	2015	124,443	—	529.73	660.20	100.0%	660.20
I-233	Portion of Evergrande Palm Islands Dongying	Dongying Yujing Property Company Limited	Dongying	Residential, Accommodation and Catering	12 Sep 2052 to 12 Sep 2082	Residential	59,192	—	2016	51,769	—	258.42	309.70	100.0%	309.70
I-234	Portion of Evergrande Longao East New Metropolis Jinan	Jinan Dongjin Fengshan Property Company Limited	Jinan	Residential	07 Jul 2085	Residential	7,871	—	2016	1,054	—	9.31	93.80	100.0%	93.80
I-235	Portion of Evergrande City Jinan	Jinan Hengda Jimbi Real Estate Development Company Limited	Jinan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Residential	86,179	—	2016	72,575	—	383.02	492.70	100.0%	492.70
I-236	Portion of Evergrande Royal View Garden Jinan	Jinan Hengda Feicui Huating Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential	38,731	—	2016	9,596	—	95.76	634.80	100.0%	634.80
I-237	Portion of Evergrande Emerald Court Jinan	Jinan Huaifu Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential	11,567	—	2016	8,447	—	65.91	95.50	100.0%	95.50
I-238	Portion of Evergrande Emerald Court Jinan	Jinan Xichuang Property Company Limited	Jinan	Residential, Commercial	10 Nov 2053 to 30 Apr 2084	Residential	12,760	—	2017	—	—	—	121.20	100.0%	121.20
I-239	Portion of Evergrande Longao Regency Jinan	Jinan Dongjin Longjing Property Company Limited	Jinan	Residential	30 Dec 2084	Residential	39,592	—	2016	17,212	—	292.86	852.40	100.0%	852.40
I-240	Portion of Evergrande Oasis Jinan	Jinan Hengda Lvzhou Property Company Limited	Jinan	Residential	05 Apr 2080 to 07 Sep 2080	Residential, Commercial	156,603	—	2016	115,198	—	698.83	980.40	100.0%	980.40
I-241	Portion of Evergrande Metropolis Jinan	Jinan Mingdu Property Company Limited	Jinan	Residential	28 Apr 2080	Residential	2,413	—	2013	444	—	2.08	19.40	100.0%	19.40

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I-242	Portion of Evergrande Century Square Jinan	Jinan Xikai Property Company Limited	Jinan	Residential, Commercial	30 Apr 2054 to 01 Apr 2084	Residential	142,175	—	2017	142,175	—	1,098.66	1,098.70	100.0%	1,098.70
I-243	Portion of Evergrande Atrium Jinan	Jinan Hengda Xiqu Property Company Limited	Jinan	Residential, Office	21 Oct 2052 to 21 Oct 2082	Residential	7,665	—	2016	1,776	—	9.44	58.90	60.0%	35.34
I-244	Portion of Evergrande Metropolis Jining	Jining Beihu Hengda Mingdu Property Company Limited	Jining	Residential, Office	19 Jan 2054 to 30 Jul 2084	Residential	77,906	—	2016	77,906	—	431.12	431.10	60.0%	258.66
I-245	Portion of Evergrande Splendor Laiwu	Laiwu Hengda Jinbi Tianxia Property Company Limited	Laiwu	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	19 Sep 2050 to 11 Sep 2083	Residential	72,152	—	2016	48,012	—	153.37	326.30	100.0%	326.30
I-246	Portion of Evergrande Metropolis Liaocheng	Liaocheng Nanjiao Mingdu Property Company Limited	Liaocheng	Residential	09 Dec 2082	Residential	17,163	—	2016	15,808	—	78.28	88.90	51.0%	45.34
I-247	Portion of Evergrande Palace Linyi	Linyi Huafu Property Company Limited	Linyi	Residential, Office	22 Sep 2051 to 22 Sep 2081	Residential	38,250	—	2016	38,250	—	232.37	232.40	100.0%	232.40
I-248	Portion of Evergrande Oasis Linyi	Linyi Lvzhou Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential	61,369	—	2016	17,900	—	66.71	284.10	51.0%	144.89
I-249	Portion of Evergrande Oasis Linyi	Linyi Zhengsheng Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential	61,369	—	2016	9,172	—	36.40	286.90	51.0%	146.32
I-250	Portion of Evergrande City Tai'an	Tai'an Tianrun Renhe Property Company Limited	Tai'an	Residential	20 Aug 2080	Residential	80,441	—	2016	21,303	—	101.00	473.60	100.0%	473.60
I-251	Portion of Evergrande Emerald Court Weifang	Shandong Puyun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Residential	43,042	—	2016	43,042	—	168.97	169.00	100.0%	169.00
I-252	Portion of Evergrande Metropolis Weifang	Weifang Jinbi Property Company Limited	Weifang	Residential, Commercial	03 Mar 2052 to 03 Mar 2082	Residential	92,485	—	2016	92,485	—	460.56	460.60	100.0%	460.60

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I-253	Portion of Evergrande Royal View Garden Zibo	Zibo Hengda Fanhua Property Company Limited	Zibo	Commercial	18 Apr 2053 to 10 Apr 2054	Residential	6,155	—	2016	6,155	—	36.78	36.80	100.0%	36.80
I-254	Portion of Evergrande Oasis Datong	Datong Junjing Real Estate Development Company Limited	Datong	Residential, Commercial	04 Jan 2052 to 04 Jan 2082	Residential	41,464	—	2015	40,365	—	161.79	167.80	100.0%	167.80
I-255	Portion of Evergrande Palace Linfen	Linfen Zijing Real Estate Development Company Limited	Linfen	Residential	21 Aug 2078 to 28 Mar 2080	Residential, Commercial, Carpark	43,812	881	2014	43,812	881	329.55	329.50	95.0%	313.03
I-256	Portion of Evergrande Royal Scenic Lvliang	Lvliang Junhui Real Estate Development Company Limited	Lvliang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Residential	93,921	—	2016	52,559	—	200.61	419.80	100.0%	419.80
I-257	Portion of Evergrande Left Bank Riverfront Taiyuan	Taiyuan Jinshiheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial	22 Apr 2055 to 22 Apr 2085	Residential	22,342	—	2016	2,931	—	38.07	267.10	100.0%	267.10
I-258	Portion of Evergrande Emerald Court Taiyuan	Taiyuan Shengshi Juntai Real Estate Development Company Limited	Taiyuan	Residential, Commercial	24 Mar 2055 to 24 Mar 2085	Residential	392	—	2016	392	—	4.03	4.00	70.0%	2.80
I-259	Portion of Evergrande Royal Palace Taiyuan	Taiyuan Junjing Real Estate Development Company Limited	Taiyuan	Residential, Office	06 Jul 2050 to 06 Jul 2060	Residential, Carpark	100,227	279	2014-2016	35,847	279	255.57	993.90	65.6%	651.80
I-260	Portion of Evergrande Oasis Taiyuan	Hengda (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Office, Education/Public Facility	14 Nov 2047 to 14 Nov 2057	Residential, Commercial, Carpark	4,864	89	2016	941	89	20.37	59.80	100.0%	59.80
I-261	Portion of Evergrande Metropolis Taiyuan	Taiyuan Mingdu Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2049 to 18 May 2059	Residential	379	—	2016	—	—	—	3.40	100.0%	3.40
I-262	Portion of Evergrande Scenic Garden Taiyuan	Taiyuan Deyi Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2051 to 18 May 2061	Residential	28,986	—	2016	28,986	—	148.34	148.30	100.0%	148.30

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable Value (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-263	Portion of Evergrande Atrium Taiyuan	Taiyuan Wanheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial	29 Jul 2055 to 29 Jul 2085	Residential	26,013	—	2016	1,840	—	17.46	247.10	100.0%	247.10
I-264	Portion of Evergrande Royal Scenic Bay Taiyuan	Taiyuan Junheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial, Education	17 Feb 2054 to 17 Feb 2084	Residential	7,491	—	2016	7,491	—	59.82	59.80	100.0%	59.80
I-265	Portion of Evergrande Royal View Garden Yangquan	Yangquan Shi Liaoyuan Real Estate Development Company Limited	Yangquan	Residential	09 Dec 2078	Residential	4,092	—	2016	4,092	—	21.15	21.10	64.0%	13.50
I-266	Portion of Evergrande Oasis Yuncheng	Yuncheng Jinheng Real Estate Development Company Limited	Yuncheng	Residential	30 Sep 2080	Residential, Commercial	4,946	—	2016	3,908	—	18.51	24.70	100.0%	24.70
I-267	Portion of Evergrande Oasis Yuncheng	Yuncheng Xinwanrui Real Estate Development Company Limited	Yuncheng	Residential	13 May 2078	Residential	49,878	—	2016	34,698	—	152.38	234.30	100.0%	234.30
I-268	Portion of Evergrande Metropolis Yuncheng	Yuncheng Economic Development Zone Yijiyi Real Estate Development Company Limited	Yuncheng	Residential, Commercial	09 Mar 2049 to 09 Mar 2079	Residential	9,059	—	2016	9,059	—	37.68	37.70	71.0%	26.77
I-269	Portion of Evergrande Oasis Dongguan	Zehe (Dongguan) Property Company Limited	Dongguan	Residential, Office	21 Aug 2054 to 21 Aug 2084	Residential, Commercial	4,732	—	2016	4,732	—	123.55	123.60	100.0%	123.60
I-270	Portion of Evergrande Gentleman Hill Emerald Court Shenzhen	Shenzhen Jishi Real Estate Development Company Limited	Shenzhen	Residential, Commercial	23 Aug 2082	Residential	2,035	—	2015	2,035	—	74.26	74.30	98.0%	72.81
I-271	Portion of Evergrande Gentleman Hill Garden Shenzhen	Shenzhen Shacun Real Estate Development Company Limited	Shenzhen	Residential	23 Aug 2082	Residential	21,375	—	2015	87	—	3.15	965.40	98.0%	946.09
I-272	Portion of Evergrande Royal Scenic Garden Chengdu	Hengda (Dayi) Real Estate Group Company Limited	Chengdu	Residential, Commercial	26 Jun 2053 to 22 Dec 2083	Residential	11,496	—	2015	11,496	—	33.87	33.90	100.0%	33.90

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable Value (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-273	Portion of Evergrande New City Chengdu	Renji Hengye (Sichuan) Investment Company Limited	Chengdu	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Residential	30,669	—	2016	30,669	—	227.59	227.60	100.0%	227.60
I-274	Portion of Evergrande Central Square Chengdu	Chengdu Hengda Xindongcheng Property Company Limited	Chengdu	Residential, Commercial, Public Facility	26 Feb 2055 to 26 Feb 2085	Residential	32,352	—	2016	21,775	—	258.20	422.00	100.0%	422.00
I-275	Portion of Chengdu Dujiangyija	Sensin (Sichuan) Property Company Limited	Chengdu	Residential, Commercial	16 Dec 2048 to 16 Dec 2078	Residential, Commercial, Carpark	7,590	31	2011	2,157	—	10.76	77.50	100.0%	77.50
I-276	Portion of Evergrande Caojiayang Plaza Chengdu	Chengdu Hengda Xinbeticheng Property Company Limited	Chengdu	Residential, Commercial	31 Jul 2054 to 31 Jul 2084	Residential	19,897	—	2016	1,698	—	26.29	281.10	100.0%	281.10
I-277	Portion of Evergrande Paradise Peninsula Chengdu	Chengdu Xinyi Real Estate Development Company Limited	Chengdu	Residential, Commercial	26 Jan 2046 to 26 Jan 2076	Residential	65,986	—	2012	28,278	—	180.69	546.60	80.0%	437.28
I-278	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Group Company Limited	Nanchong	Residential, Commercial, Education	21 Oct 2050 to 21 Oct 2080	Residential	2,210	—	2014	1,003	—	3.52	9.50	100.0%	9.50
I-279	Portion of Evergrande City Panzhihua	Panzhihua Hengda Real Estate Development Company Limited	Panzhihua	Residential, Commercial	15 Aug 2083 to 02 Aug 2086	Residential	44,882	—	2015	42,383	—	104.28	117.30	100.0%	117.30
I-280	Portion of Evergrande Splendor Pengshan	Hengda Xinfeng (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 06 Sep 2086	Residential	75,334	—	2014	73,139	—	297.68	312.00	100.0%	312.00
I-281	Portion of Evergrande Oasis Anyang	Anyang Tongruida Real Estate Development Company Limited	Anyang	Residential, Commercial	19 Nov 2050 to 30 Dec 2083	Residential	109,081	—	2015	45,024	—	280.24	658.20	100.0%	658.20
I-282	Portion of Evergrande City Hanzhong	Hanzhong Huatian Property Company Limited	Hanzhong	Residential	29 Jul 2077 to 31 Oct 2080	Residential	60,305	—	2014	18,200	—	71.10	260.60	100.0%	260.60

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-283	Portion of Evergrande Royal View Garden Xi'an	Xi'an Jiazhì Property Company Limited	Xi'an	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Residential, Commercial, Carpark	52,250	285	2016	52,250	285	471.67	471.70	100.0%	471.70
I-284	Portion of Evergrande Royal View Garden Xi'an	Xi'an Yingyu Property Company Limited	Xi'an	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Residential, Commercial, Carpark	51,754	695	2016	51,754	695	457.47	457.50	100.0%	457.50
I-285	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Residential, Commercial, Carpark	35,910	263	2016	35,910	263	262.84	262.80	100.0%	262.80
I-286	Portion of Evergrande Metropolis Luohe	Luohe Yusheng Real Estate Development Company Limited	Luohe	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential	61,501	—	2016	28,047	—	144.10	324.80	100.0%	324.80
I-287	Portion of Evergrande Royal Scenic Luohe	Luohe Yusheng Real Estate Development Company Limited	Luohe	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential	24,573	—	2016	9,805	—	56.21	141.90	100.0%	141.90
I-288	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Hengrong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2053 to 13 Aug 2083	Residential	34,966	—	2016	5,323	—	33.28	220.00	57.0%	125.40
I-289	Portion of Evergrande Palace Wugang	Wugang Hengda Property Company Limited	Wugang	Residential, Composite	10 Dec 2050 to 15 Oct 2052	Residential, Commercial	5,728	—	2013	5,238	—	18.73	22.90	100.0%	22.90
I-290	Portion of Evergrande City Xi'an	Shaanxi Jinhong Investment Company Limited	Xi'an	Residential	30 Mar 2076	Commercial, Other, Carpark	4,057	14	2016	—	—	—	42.50	100.0%	42.50
I-291	Portion of Evergrande Emerald Court Xi'an	Shaanxi Shuohua Property Company Limited	Xi'an	Residential, Commercial	27 Oct 2055 to 27 Oct 2085	Residential, Commercial	43,398	—	2016	21,107	—	151.19	371.80	100.0%	371.80
I-292	Portion of Evergrande Bay Xi'an	Xi'an Hengying Property Company Limited	Xi'an	Residential, Commercial	14 Apr 2055 to 14 Dec 2085	Residential	21,842	—	2016	21,572	—	166.92	168.90	100.0%	168.90
I-293	Portion of Evergrande Oasis Xi'an	Xi'an Qujiang Investment Construction Company Limited	Xi'an	Residential	25 Aug 2074 to 26 Aug 2074	Residential, Carpark	26,762	263	2015	—	132	22.19	229.60	100.0%	229.60

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-294	Portion of Evergrande Metropolis Xi'an	Xi'an Qiyun Property Company Limited	Xi'an	Residential	17 Aug 2076	Residential, Commercial	4,959	—	2016	—	—	—	35.70	100.0%	35.70
I-295	Portion of Evergrande Scenic Xi'an	Xi'an Jintu Property Company Limited	Xi'an	Residential, Commercial, Education	14 Jan 2052 to 14 Jan 2082	Residential, Campus	41,016	428	2016	39,876	428	272.05	280.70	100.0%	280.70
I-296	Portion of Evergrande Atrium Xixiang	Xixiang Mingdu Property Company Limited	Xixiang	Residential, Commercial	16 Jan 2051 to 16 Jan 2081	Residential	1,395	—	2016	167	—	0.85	6.70	100.0%	6.70
I-297	Portion of Evergrande Royal Scenic Bay Xixiang	Xixiang Sanlian Property Company Limited	Xixiang	Residential, Commercial	14 May 2053 to 14 May 2083	Residential	43,158	—	2016	32,261	—	222.29	302.50	100.0%	302.50
I-298	Portion of Evergrande Royal Scenic Bay Xixiang	Xixiang Yujing Property Company Limited	Xixiang	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Residential	38,808	—	2017	—	—	—	267.80	100.0%	267.80
I-299	Portion of Evergrande Emerald Court Xinyang	Xinyang Junjing Real Estate Company Limited	Xinyang	Residential, Commercial, Office	13 Feb 2055 to 13 Feb 2085	Residential	49,501	—	2016	11,985	—	73.29	264.60	55.0%	145.53
I-300	Portion of Evergrande Metropolis Xinyang	Henan Dayou Real Estate Development Company Limited	Xinyang	Residential, Commercial	31 Aug 2046 to 31 Aug 2076	Residential	597	—	2016	297	—	1.38	3.00	100.0%	3.00
I-301	Portion of Evergrande Oasis Xuchang	Xuchang Dijing Property Company Limited	Xuchang	Residential, Office	29 Mar 2052 to 29 Mar 2083	Residential	528	—	2015	—	—	—	2.70	100.0%	2.70
I-302	Portion of Evergrande City Yangling	Shaanxi Yaوزه Sihai Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Residential	76,032	—	2016	3,385	—	15.60	342.50	100.0%	342.50
I-303	Portion of Evergrande Emerald Court Zhengzhou	Zhengzhou Huguang Property Company Limited	Zhengzhou	Residential	02 May 2085	Residential	11,679	—	2016	3,742	—	46.49	148.90	100.0%	148.90
I-304	Portion of Evergrande Splendor Zhengzhou	Xixiang Yujing Property Company Limited	Zhengzhou	Residential, Commercial, Accommodation and Catering	19 Jul 2052 to 29 Jun 2086	Residential	26,469	—	2016	17,330	—	190.90	287.20	100.0%	287.20

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-305	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yubang Property Company Limited	Zhengzhou	Residential, Office	22 May 2053 to 22 May 2083	Residential	3,124	—	2016	3,124	—	35.84	35.80	100.0%	35.80
I-306	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Henglin Property Company Limited	Zhengzhou	Residential	03 Mar 2079 to 26 Jul 2085	Residential	70,722	—	2016	24,753	—	203.37	685.20	50.2%	344.04
I-307	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kaifaqu Yucheng Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2055 to Nov 2086	Residential	61,752	—	2016	39,402	—	240.27	374.40	100.0%	374.40
I-308	Portion of Evergrande Scenic Garden Fuling	Chongqing Hengda Fucheng Real Estate Development Company Limited	Chongqing	Residential, Commercial	12 Nov 2050 to 12 Nov 2060	Residential	48,278	—	2016	820	—	3.79	226.80	100.0%	226.80
I-309	Portion of Evergrande City Guiyang	Guizhou Guangyuan Real Estate Development Company Limited	Guiyang	Residential, Commercial	11 Jun 2079	Residential	54,794	—	2016	1,356	—	6.53	348.50	100.0%	348.50
I-310	Portion of Evergrande Royal Garden Guiyang	Guizhou Jicheng Real Estate Development Company Limited	Guiyang	Residential, Commercial	15 Feb 2054 to 15 Oct 2083	Residential	50,700	—	2016	50,700	—	288.04	288.00	100.0%	288.00
I-311	Portion of Evergrande Emerald Court Guiyang	Guizhou Hengda Changji Real Estate Development Company Limited	Guiyang	Residential, Commercial	19 Jul 2053 to 19 Jul 2083	Residential	39,045	—	2016	39,045	—	439.75	439.70	100.0%	439.70
I-312	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Guiyang Property Company Limited	Guiyang	Residential, Commercial	15 Nov 2046 to 05 Jan 2077	Residential	591	—	2016	591	—	3.06	3.10	100.0%	3.10
I-313	Portion of Evergrande Metropolis Guiyang	Guiyang Haiming Investment Construction Development Company Limited	Guiyang	Residential, Commercial	26 Oct 2060	Residential	1,718	—	2016	1,010	—	4.75	8.90	98.8%	8.79
I-314	Portion of Evergrande Atrium Guiyang	Guiyang Jiude Real Estate Development Company Limited	Guiyang	Residential, Commercial	27 Apr 2053 to 17 May 2085	Residential	77,978	—	2016	51,064	—	275.98	437.50	60.0%	262.50

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-315	Portion of Evergrande City View Garden Chongqing	Chongqing Hengda Jiyu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Residential	2,807	—	2014	1,186	—	5.24	14.00	100.0%	14.00
I-316	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Residential	3,184	—	2016	3,184	—	16.74	16.70	100.0%	16.70
I-317	Portion of Evergrande Scenic Garden Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential	87,193	—	2016	34,283	—	295.09	889.40	100.0%	889.40
I-318	Portion of Evergrande Atrium Chongqing	Chongqing Hengda Jun Xin Real Estate Development Company Limited	Chongqing	Residential, Commercial	Nov 2050 to Nov 2060	Residential	154,343	—	2016	107,148	—	504.74	811.50	100.0%	811.50
I-319	Portion of Evergrande Royal Scenic Bay Chongqing	Chongqing Hengda Xinding Property Company Limited	Chongqing	Residential, Commercial	24 Dec 2053 to 24 Dec 2063	Residential	57,415	—	2016	26,366	—	121.33	357.30	100.0%	357.30
I-320	Portion of Evergrande Central Park Guiyang	Guiyang Zhongyu Zhidi Real Estate Development Company Limited	Guiyang	Residential, Commercial	22 Apr 2051 to 22 Apr 2081	Residential, Commercial, Carpark	53,456	381	2016	53,456	381	589.90	589.90	100.0%	589.90
I-321	Portion of Evergrande City Kali	Guizhou Kaidi Property Company Limited	Kali	Residential, Commercial	27 Jan 2054 to 27 Jul 2081	Residential	53,303	—	2016	12,235	—	56.43	270.00	100.0%	270.00
I-322	Portion of Evergrande Splendor Kunming	Hengda Xinyuan (Kunming) Property Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Residential	158,604	—	2014	74,422	—	265.94	720.50	100.0%	720.50
I-323	Portion of Evergrande Splendor Kunming (Phase III)	Kunming Qihong Real Estate Development Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Residential	43,295	—	—	—	—	—	233.80	100.0%	233.80
I-324	Portion of Evergrande Metropolis Kunming	Kunming Heng Chang Property Company Limited	Kunming	Residential, Commercial	09 Jun 2055 to 03 Jun 2085	Residential	71,496	—	2016	38,740	—	370.73	688.50	100.0%	688.50
I-325	Portion of Evergrande Atrium Kunming	Yunnan Hedong Real Estate Development Company Limited	Kunming	Residential	24 Apr 2078 to 17 Sep 2079	Residential, Carpark	3,018	710	2016	3,018	710	95.50	95.50	100.0%	95.50

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-326	Portion of Evergrande Yunbao Palace Kunming	Yunnan Hengyun Property Company Limited	Kunming	Residential, Commercial, Cultural and Entertainment, Education	28 May 2055 to 28 May 2085	Residential, Commercial	75,458	—	2016	64,863	—	513.26	629.80	100.0%	629.80
I-327	Portion of Evergrande Metropolis Qijing	Qijing Zhongxi Property Company Limited	Qijing	Residential, Commercial, Office	11 Nov 2050 to 27 Jul 2084	Residential	33,188	—	2016	33,188	—	152.77	152.80	100.0%	152.80
I-328	Portion of Evergrande Emerald Court Yongchuan	Chongqing Hengda Yongjun Real Estate Development Company Limited	Chongqing	Residential	30 Jun 2061	Residential	1,096	—	2016	82	—	0.46	6.30	100.0%	6.30
I-329	Portion of Evergrande Emerald Court Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential	7,291	—	2016	7,005	—	46.81	49.90	100.0%	49.90
I-330	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Clubhouse	14 Feb 2047 to 14 Feb 2057	Commercial	1,483	—	2011	1,483	—	7.89	7.90	100.0%	7.90
I-331	Portion of Evergrande Splendor Chongqing	Hengda (Jiangjin) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	28 Dec 2046 to 18 Sep 2066	Residential	44,257	—	2016	44,257	—	224.27	224.30	100.0%	224.30
I-332	Portion of Evergrande Oasis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education, Carpark	17 Oct 2047 to 17 Oct 2057	Residential	1,447	—	2012	332	—	1.60	11.40	100.0%	11.40
I-333	Portion of Evergrande Metropolis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct 2047 to 17 Oct 2057	Residential	299	—	2014	—	—	—	2.90	100.0%	2.90
I-334	Portion of Evergrande Century City Chongqing	Chongqing Yongli Property Company Limited	Chongqing	Residential, Commercial	30 Dec 2054 to 30 Dec 2064	Residential	32,620	—	2016	25,295	—	257.01	334.60	51.0%	170.65
I-335	Portion of Evergrande Royal Scenic Peninsula Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential	45,557	—	2016	11,204	—	118.57	579.80	100.0%	579.80

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale ⁽¹⁾ GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest in Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
I-336	Portion of Evergrande Central Plaza Chongqing	Chongqing Hengda Xingai Property Company Limited	Chongqing	Residential, Commercial	30 Nov 2055 to 30 Nov 2065	Residential	118,056	—	2016	91,595	—	804.81	1,117.10	100.0%	1,117.10
I-337	Portion of Evergrande The Coronation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Residential	57,883	—	2016	44,885	—	470.99	630.10	76.4%	481.14
I-338	Portion of Evergrande Oasis Zigong	Hengda (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2083	Residential	130,690	—	2016	89,223	—	461.12	713.70	100.0%	713.70
I-339	Portion of Evergrande Metropolis Zigong	Zigong Ximiao Property Company Limited	Zigong	Residential, Commercial	28 Nov 2052 to 18 Jun 2083	Residential	32,672	—	2016	13,463	—	61.73	167.50	100.0%	167.50
I-340	Portion of Evergrande City Zunyi	Zunyi Xingqiang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Residential	1,065	—	2016	—	—	—	5.80	51.0%	2.96

Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.

Group II — Properties held by the Group for Occupation/Operation in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	GFA ⁽¹⁾ (sq.m.)	Number of Rooms	Completion Date	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group %	Market Value ⁽³⁾ Attributable to the Group as at Valuation Date (RMB million)
II-1	Portion of Evergrande City Hefei	Anhui Sanlin Property Company Limited	Hefei	Residential	16 Aug 2074	Composite	5,255		2013	37.50	100.0%	37.50
II-2	Portion of Evergrande Palace Hefei	Qijia (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jan 2080	Composite	7,230		2013	108.40	100.0%	108.40
II-3	Portion of Evergrande Metropolis Huabei	Huabei Yuetong Property Company Limited	Huabei	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Commercial, Composite	18,502		2016	29.10	100.0%	29.10
II-4	Portion of Evergrande Atrium Huabei	Huabei Hengong Property Company Limited	Huabei	Residential, Commercial	21 Oct 2051 to 21 Oct 2081	Composite	5,152		2016	26.70	100.0%	26.70
II-5	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Commercial	4,693		2016	47.90	100.0%	47.90
II-6	Portion of Evergrande Elite Shadow Creek Beijing	Beijing Lilai Real Estate Development Company Limited	Beijing	Residential, Commercial, Office, Underground Storage	31 Dec 2035 to 31 Dec 2065	Composite	15,574			427.00	100.0%	427.00
II-7	Portion of Evergrande Splendor Tianjin	Hengda (Tianjin Jixian) Real Estate Group Company Limited	Tianjin	Residential, Commercial	12 Feb 2077 to 23 Sep 2079	Hotel	—	293	2013 to 2015	185.00	100.0%	185.00
II-8	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Composite	5,078		2015	41.10	100.0%	41.10
II-9	Portion of Evergrande Oasis Tianjin	Tianjin Yilian Chuangzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Commercial, Hotel	115,248	494	2015	1,398.50	100.0%	1,398.50
II-10	Portion of Evergrande Metropolis Lanzhou	Gansu Yusheng Real Estate Development Company Limited	Lanzhou	Residential, Commercial	02 Jul 2046 to 02 Jul 2076	Commercial	4,698		2014	72.30	100.0%	72.30
II-11	Portion of Evergrande Oasis Wuwei	Wuwei Hengda Real Estate Development Company Limited	Wuwei	Residential	25 Jul 2082	Commercial	3,245		2016	34.70	100.0%	34.70
II-12	Portion of Evergrande City Chaozhou	Chaozhou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Green Space	11 Aug 2082	Commercial	5,755		2015	80.00	100.0%	80.00
II-13	Portion of Evergrande Royal Scenic Peninsula Foshan	Foshan Nanhai Xunzhongjian Real Estate Development Company Limited	Foshan	Residential, Commercial, Education	11 Aug 2064	Hotel	—	140	2008	230.00	100.0%	230.00
II-14	Portion of Evergrande Oasis Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Commercial, Public Facility, Carpark	12 Sep 2058	Composite	5,448		2011	100.00	100.0%	100.00
II-15	Portion of Evergrande Metropolis Heyuan	Hengda (Heyuan) Real Estate Group Company Limited	Heyuan	Residential, Commercial	01 Jul 2053 to 01 Jul 2083	Commercial	4,922		2016	59.10	100.0%	59.10
II-16	Portion of Evergrande Center	Guangzhou City Jisui Property Company Limited	Guangzhou	Commercial, Office, Carpark	25 Jun 2056	Commercial, Office, Carpark	91,180		2010	3,308.30	100.0%	3,308.30

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	GFA ⁽¹⁾ (sq.m.)	Number of Rooms	Completion Date	Market Value ⁽²⁾ (RMB million)	Interest Attributable to the Group %	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
II-17	Portion of Evergrande Splendor Qingyuan	Hengda Shengyu (Qingxin) Property Company Limited	Qingyuan	Residential, Office	08 Jan 2057 to 24 Feb 2081	Commercial, Composite, Hotel	12,977	293	2016	218.90	100.0%	218.90
II-18	Portion of Evergrande Metropolis Yangjiang	Hengda (Yangjiang) Real Estate Group Company Limited	Yangjiang	Residential, Commercial	04 Feb 2055 to 04 Feb 2085	Commercial	4,465		2016	49.10	100.0%	49.10
II-19	Portion of Evergrande City Yunfu	Hengda (Yunfu) Real Estate Group Company Limited	Yunfu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Commercial	3,555		2016	34.80	51.0%	17.75
II-20	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hengda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Hotel	—	228	2012	75.50	100.0%	75.50
II-21	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Commercial	3,137		2014	24.90	100.0%	24.90
II-22	Portion of Evergrande Oasis Qinzhou	Qinzhou Qianhu Hengda Property Investment Company Limited	Qinzhou	Residential, Commercial	09 Feb 2050 to 09 Feb 2080	Commercial	3,753		2015	36.40	100.0%	36.40
II-23	Portion of Evergrande Metropolis Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential	23 Jul 2080	Commercial	3,483		2012	35.20	100.0%	35.20
II-24	Portion of Evergrande Oasis Daqing	Daqing Hengda Yongshe Real Estate Development Company Limited	Daqing	Residential, Commercial	21 Jul 2052 to 21 Jun 2082	Commercial	4,563		2014	52.50	100.0%	52.50
II-25	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Commercial	4,997		2014	39.00	100.0%	39.00
II-26	Portion of Evergrande Oasis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial	26 Feb 2052 to 26 Feb 2083	Commercial	5,799		2015	36.00	100.0%	36.00
II-27	Portion of Evergrande Harmonious World Harbin	Harbin Sheighe Property Company Limited	Harbin	Residential	08 Nov 2049 to 08 Nov 2079	Commercial	1,752		2013	7.10	100.0%	7.10
II-28	Portion of Evergrande Emerald Court Tsishar	Hengda Yongxing (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Commercial	4,222		2016	39.50	100.0%	39.50
II-29	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Composite, Hotel	1,560	310	2015 to 2016	177.00	100.0%	177.00
II-30	Portion of Evergrande Palace Wuhan	Wuhan Donghu Hengda Real Estate Development Company Limited	Wuhan	Residential, Commercial, Office	29 Dec 2046 to 29 Dec 2076	Composite, Other	9,173		2009	77.20	100.0%	77.20
II-31	Portion of Evergrande Oasis Wuhan	Wuhan Jimi Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Composite	7,275		2009	42.60	100.0%	42.60
II-32	Portion of Evergrande Metropolis Wuhan	Wuhan Huai Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Composite	5,164		2013	29.60	100.0%	29.60
II-33	Portion of Evergrande Shuang City Wuhan	Wuhan Sanjiang Dongqi Investment Development Company Limited	Wuhan	Residential, Commercial, Education	15 Nov 2047 to 15 Nov 2077	Composite, Other	3,580		2010	15.20	66.8%	10.15

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	GFA ⁽¹⁾ (sq.m.)	Number of Rooms	Completion Date	Market Value ⁽²⁾ (RMB million)	Interest Attributable to the Group %	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
II-34	Portion of Evergrande Royal View Garden Yichang	Yichang Chuanan Hengda Real Estate Development Company Limited	Yichang	Residential, Commercial	30 Jun 2054 to 30 Jun 2084	Composite	5,151	2014	37.50	60.0%	22.50	
II-35	Portion of Evergrande Palace Changde	Changde Xinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2053 to 03 Aug 2083	Commercial	4,671	2016	48.10	60.0%	28.86	
II-36	Portion of Evergrande Palace Chenzhou	Chenzhou Jinbi Property Company Limited	Chenzhou	Residential, Commercial	25 Oct 2050 to 16 Oct 2081	Commercial	3,468	2013	29.50	100.0%	29.50	
II-37	Portion of Evergrande Oasis Hengyang	Hengyang Baorui Property Company Limited	Hengyang	Residential, Commercial	31 Dec 2051 to 31 Dec 2081	Composite	5,266	2015	39.20	69.5%	27.24	
II-38	Portion of Evergrande Palace Liuyang	Liuyang Jinbi Property Company Limited	Liuyang	Residential, Commercial	04 Aug 2050 to 11 Jun 2081	Commercial	3,536	2013	31.50	100.0%	31.50	
II-39	Portion of Evergrande Oasis Yiyang	Yiyang Hongrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Composite	5,215	2013	25.40	100.0%	25.40	
II-40	Portion of Evergrande Metropolis Yueyang	Yueyang Jinbi Property Company Limited	Yueyang	Residential, Commercial	15 Jul 2051 to 26 Jun 2081	Composite	5,022	2015	27.10	100.0%	27.10	
II-41	Portion of Evergrande City Changsha	Changsha Xinlin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Composite	5,213	2013	29.70	100.0%	29.70	
II-42	Portion of Evergrande Emerald Court Changsha	Changsha Hengxi Property Company Limited	Changsha	Residential, Commercial	06 Feb 2052 to 06 Feb 2082	Composite	5,140	2015	26.90	100.0%	26.90	
II-43	Portion of Evergrande Palace Changsha	Hunan Xiangzhen Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Composite	7,111	2009	48.70	100.0%	48.70	
II-44	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Composite	5,240	2012	39.90	100.0%	39.90	
II-45	Portion of Evergrande Metropolis Changsha	Hunan Shengji Property Company Limited	Changsha	Residential	21 Sep 2078	Composite, Other	11,902	2009	45.50	100.0%	45.50	
II-46	Portion of Nanguo Shangyuan	Hengda Real Estate Group Company Limited	Guangzhou	Residential	19 Aug 2077	Residential	13,624	2011	172.10	100.0%	172.10	
II-47	Portion of Evergrande Oasis Jiaxing	Jiaxing Hengda Property Company Limited	Jiaxing	Residential, Commercial	01 Feb 2052 to 01 Feb 2082	Composite	5,482	2014	32.90	100.0%	32.90	
II-48	Portion of Evergrande Splendor Nanjing	Nanjing Hengda Fufeng Property Company Limited	Nanjing	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Commercial, Composite, Hotel, Other	65,887	2013 to 2015	33.40	100.0%	33.40	
II-49	Portion of Evergrande Oasis Nanjing	Nanjing Handian Real Estate Company Limited	Nanjing	Residential	20 Dec 2076 to 22 Jan 2078	Composite	6,378	2010	67.90	100.0%	67.90	
II-50	Portion of Evergrande Atrium Nanjing Jurong	Jurong Tiangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Commercial	4,357	2014	43.60	100.0%	43.60	

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	GFA ⁽¹⁾ (sq.m.)	Number of Rooms	Completion Date	Market Value ⁽²⁾ (RMB million)	Interest Attributable to the Group %	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
II-51	Portion of Evergrande Metropolis Yancheng	Hengda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Commercial	3,474		2015	41.70	100.0%	41.70
II-52	Portion of Evergrande Scenic View Garden Changchun	Tajji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	Commercial	4,215		2017	62.00	100.0%	62.00
II-53	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Commercial	3,220		2014	32.50	100.0%	32.50
II-54	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Commercial, Composite	31,090		2015	242.10	89.0%	215.47
II-55	Portion of Evergrande Oasis Nanchang	Jiangxi Culin Shanzhuang Company Limited	Nanchang	Residential, Commercial, Sport and Leisure	24 Nov 2047 to 24 Nov 2077	Commercial, Composite, Hotel	17,479		2011	18.40	100.0%	18.40
II-56	Portion of Evergrande Royal View Garden Nanchang	Nanchang Zhongdiantou Guoxin Property Company Limited	Nanchang	Residential, Commercial	29 Dec 2050 to 29 Dec 2080	Commercial	4,629		2015	64.50	100.0%	64.30
II-57	Portion of Evergrande Oasis Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential, Commercial, Office	28 Jan 2051 to 28 Jan 2081	Commercial	25,538		2014	167.80	100.0%	167.80
II-58	Portion of Evergrande Royal View Garden Dalian	Dalian Hengcheng Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Commercial	3,242		2014	48.50	100.0%	48.30
II-59	Portion of Evergrande Harbor City Dalian	Dalian Hengke Real Estate Company Limited	Dalian	Residential	31 May 2085	Commercial	5,326		2015	68.70	100.0%	68.70
II-60	Portion of Evergrande Royal Scenic Bay Huludao	Huludao Jia Shan Property Company Limited	Huludao	Residential, Commercial	08 Jun 2051 to 29 May 2084	Commercial	4,120		2016	47.80	100.0%	47.80
II-61	Portion of Evergrande City Shenyang	Hengda Xinyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Composite	5,411		2009	35.50	100.0%	35.50
II-62	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Dec 2056 to 31 Oct 2064	Composite	7,278		2013	46.90	100.0%	46.90
II-63	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Commercial	4,636		2015	44.50	100.0%	44.50
II-64	Portion of Evergrande Huang He Sheng Tai Cheng Dongying	Dongying Hengda Huafu Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jan 2051 to 25 Jan 2081	Commercial, Hotel	5,165		2014	52.70	100.0%	52.70
II-65	Portion of Evergrande Jinbi New Town Jinan	Jinan Xiye Property Company Limited	Jinan	Residential, Commercial	30 Apr 2054 to 01 Apr 2084	Commercial	4,683		2017	67.40	100.0%	67.40
II-66	Portion of Evergrande Oasis Linyi	Linyi Zhengsheng Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Commercial	4,806		2017	24.90	51.0%	12.70
II-67	Portion of Evergrande Oasis Datong	Datong Junjing Real Estate Development Company Limited	Datong	Residential, Commercial	04 Jan 2052 to 04 Jan 2082	Composite	4,584		2015	24.80	100.0%	24.80

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	GFA ⁽¹⁾ (sq.m.)	Number of Rooms	Completion Date	Market Value ⁽²⁾ (RMB million)	Interest Attributable to the Group %	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
II-68	Portion of Evergrande Palace Linfen	Linfen Zijing Real Estate Development Company Limited	Linfen	Residential	21 Aug 2078 to 28 Mar 2080	Residential	4,924		2012	31.00	95.0%	29.45
II-69	Portion of Evergrande Royal Scenic Lvliang	Lvliang Junhui Real Estate Development Company Limited	Lvliang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Commercial	4,584		2014	49.50	100.0%	49.50
II-70	Portion of Evergrande Oasis Taiyuan	Hengda (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Office, Education/Public Facility	14 Nov 2047 to 14 Nov 2057	Composite	19,490		2009 to 2015	168.60	100.0%	168.60
II-71	Portion of Evergrande Royal View Garden Yangquan	Yangquan Shi Liaoyuan Real Estate Development Company Limited	Yangquan	Residential	09 Dec 2078	Residential	4,998		2016	30.50	64.0%	19.52
II-72	Portion of Evergrande Oasis Yuncheng	Yuncheng Xinwanru Real Estate Development Company Limited	Yuncheng	Residential	13 May 2078	Commercial	3,571		2011	30.40	100.0%	30.40
II-73	Portion of Evergrande Palm Island Huizhou	Guangsheng Huaqiao (Deyawan) Real Estate Development Company Limited	Huizhou	Golf and Ancillary Facility	5 Oct 2043	Other	—		2014	99.20	100.0%	99.20
II-74	Portion of Evergrande City Chengdu	Chengdu Weijiang District Xinjiukang Property Company Limited	Chengdu	Residential, Commercial	31 Oct 2076	Composite	7,277		2011	48.60	100.0%	48.60
II-75	Portion of Evergrande Huazhi Plaza Chengdu	Ainisegao (Chengdu) Property Company Limited	Chengdu	Residential, Commercial	06 Mar 2047 to 06 Mar 2077	Hotel	—	279	2014	495.00	100.0%	495.00
II-76	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianfu Shuicheng Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Composite	5,260		2013 to 2015	27.20	100.0%	27.20
II-77	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Group Company Limited	Nanchong	Residential, Commercial, Education	21 Oct 2050 to 21 Oct 2080	Commercial	2,756		2016	17.60	100.0%	17.60
II-78	Portion of Evergrande Splendor Pengshan	Hengda Xinfeng (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 06 Sep 2086	Composite	5,294		2010 to 2015	25.90	100.0%	25.90
II-79	Portion of Evergrande City Ziyang	Ziyang Wancheng Property Company Limited	Ziyang	Residential, Commercial	12 Dec 2050 to 12 Dec 2080	Commercial	5,272		2016	32.80	100.0%	32.80
II-80	Portion of Evergrande Royal View Garden Xi'an	Xi'an Jiazhi Property Company Limited	Xian	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Other	2,871		2017	7.10	100.0%	7.10
II-81	Portion of Evergrande Royal View Garden Xi'an	Xi'an Yingyu Property Company Limited	Xian	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Composite	2,602		2017	19.10	100.0%	19.10
II-82	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Composite	5,177		2010	26.50	100.0%	26.50
II-83	Portion of Evergrande Palace Wugang	Wugang Hengda Property Company Limited	Wugang	Residential, Composite	10 Dec 2050 to 15 Oct 2052	Composite	5,296		2014	27.50	100.0%	27.50
II-84	Portion of Evergrande City Xi'an	Shaanxi Jinhong Investment Company Limited	Xian	Residential	30 Mar 2076	Composite	5,387		2012	32.60	100.0%	32.60

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	GFA ⁽¹⁾ (sq.m.)	Number of Rooms	Completion Date	Market Value ⁽²⁾ (RMB million)	Interest Attributable to the Group %	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
II-85	Portion of Evergrande Oasis Xi'an	Xi'an Qijiang Investment Construction Company Limited	Xian	Residential	25 Aug 2074 to 26 Aug 2074	Composite	7,000		2015	44.10	100.0%	44.10
II-86	Portion of Evergrande Metropolis Xi'an	Xi'an Qiyun Property Company Limited	Xian	Residential	17 Aug 2076	Composite	7,095		2009	46.30	100.0%	46.30
II-87	Portion of Evergrande Emerald Court Xuchang	Xuchang Pingshan Property Company Limited	Xuchang	Residential	30 Aug 2084	Composite	1,146		2016	6.00	60.0%	3.60
II-88	Portion of Evergrande City Yangling	Shaanxi Yaoze Sihai Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Composite	5,493		2016	21.40	100.0%	21.40
II-89	Portion of Evergrande New World Guiyang	Guiyang New World Real Estate Company Limited	Guiyang	Residential, Commercial, Composite	19 May 2046 to 19 May 2076	Commercial, Hotel, Other	14,087	306	2016	267.10	100.0%	267.10
II-90	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Guiyang Property Company Limited	Guiyang	Residential, Commercial	15 Nov 2046 to 05 Jan 2077	Composite	7,295		2010	40.30	100.0%	40.30
II-91	Portion of Evergrande City Chongqing	Chongqing Hengda Jiyu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Commercial, Composite, Other	26,006		2009	165.50	100.0%	165.50
II-92	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Composite	5,601		2016	39.50	100.0%	39.50
II-93	Portion of Evergrande Atrium Chongqing	Chongqing Hengda Jun Xin Real Estate Development Company Limited	Chongqing	Residential, Commercial	Nov 2050 to Nov 2060	Commercial, Composite, Other	24,528		2016	182.00	100.0%	182.00
II-94	Portion of Evergrande Emerald Court Yongchuan	Chongqing Hengda Yongjun Real Estate Development Company Limited	Chongqing	Residential	30 Jun 2061	Composite	5,307		2016	28.50	100.0%	28.50
II-95	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Clubhouse	14 Feb 2047 to 14 Feb 2057	Composite, Other	8,475		2009 to 2014	75.50	100.0%	75.50
II-96	Portion of Evergrande Splendor Chongqing	Hengda (Hangjin) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	28 Dec 2046 to 18 Sep 2066	Commercial, Composite, Hotel, Other	59,569	293	2016	395.20	100.0%	395.20
II-97	Portion of Evergrande Oasis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education, Carpark	17 Oct 2047 to 17 Oct 2057	Composite, Other	8,239		2014	57.30	100.0%	57.30
II-98	Portion of Evergrande Metropolis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct 2047 to 17 Oct 2057	Composite, Other	7,160		2014	54.00	100.0%	54.00
II-99	Portion of Evergrande The Coronation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Composite, Other	13,309		2016	120.90	76.4%	92.32

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	GFA ⁽¹⁾ (sq.m.)	Number of Rooms	Completion Date	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group %	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
II-100	Portion of Evergrande Oasis Zigong	Hengda (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2083	Commercial, Composite	10,251		2014	92.40	100.0%	92.40
II-101	Portion of Evergrande City Zunyi	Zunyi Xinggang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Commercial, Composite, Other	39,756		2016	150.20	51.0%	76.60

Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.

Group III-A — Properties held by the Group for Investment in the PRC (Completed)

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
III-1	Portion of Evergrande Oasis Anqing	Anqing Hengyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Commercial, Carpark	8,930	3,923	2016	55%	116,272	571.40	100.0%	571.40
III-2	Portion of Evergrande Emerald Court Bengbu	Bengbu Hengyuan Property Company Limited	Bengbu	Residential	27 Dec 2054 to 27 Dec 2084	Commercial	2,461	—	2015	—	—	30.70	100.0%	30.70
III-3	Portion of Evergrande Scenic Bay Bengbu	Bengbu Hengtong Property Company Limited	Bengbu	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Commercial	22,322	—	2014 to 2016	9%	97,578	260.40	100.0%	260.40
III-4	Portion of Evergrande Bozhou	Bozhou Hengda Property Company Limited	Bozhou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Commercial, Carpark	15,715	2,520	2014 to 2016	31%	145,020	491.40	100.0%	491.40
III-5	Portion of Evergrande View Garden Chaohu	Anhui Lilong Property Company Limited	Chaohu	Residential, Public Facility	29 Sep 2050 to 29 Sep 2080	Commercial	2,799	—	2016	—	—	29.50	100.0%	29.50
III-6	Portion of Evergrande Chuzhou	Chuzhou Yuetong Property Company Limited	Chuzhou	Residential, Commercial	14 Sep 2083	Commercial, Carpark	2,821	1,424	2015 to 2016	—	—	184.30	100.0%	184.30
III-7	Portion of Evergrande Metropolis Chuzhou	Chuzhou Hengda Property Company Limited	Chuzhou	Residential, Commercial	20 May 2083	Commercial, Carpark	5,754	1,145	2016 to 2017	20%	40,342	174.90	100.0%	174.90
III-8	Portion of Evergrande Feidong	Yueheng (Hefei) Property Company Limited	Feidong	Residential, Commercial	20 Aug 2055 to 20 Aug 2085	Commercial	7,930	—	2017	—	—	85.00	65.0%	55.25
III-9	Portion of Evergrande Hefei	Anhui Sanlin Property Company Limited	Hefei	Residential	16 Aug 2074	Carpark	—	1,604	2013 to 2014	—	—	210.10	100.0%	210.10
III-10	Portion of Evergrande View Garden Hefei	Yuetong (Hefei) Property Company Limited	Hefei	Residential, Commercial	24 Aug 2051 to 24 Aug 2081	Commercial, Carpark	15,935	5,886	2014 to 2016	4%	33,351	1,155.40	100.0%	1,155.40
III-11	Portion of Evergrande Hefei	Qijin (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jan 2080	Carpark	—	1,567	2010	—	—	211.70	100.0%	211.70
III-12	Portion of Evergrande International Center Hefei	Yuetai (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial	98,463	—	2016	—	—	1,197.00	100.0%	1,197.00
III-13	Portion of Evergrande Hefei	Yuecheng (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial	1,403	—	2016	—	—	27.60	100.0%	27.60
III-14	Portion of Evergrande Metropolis HuaiBei	HuaiBei Yuetong Property Company Limited	HuaiBei	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Commercial, Carpark	8,153	3,170	2014 to 2016	—	—	473.80	100.0%	473.80

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III-15	Portion of Evergrande Atrium Huaibei	Huaibei Hengdong Property Company Limited	Huaibei	Residential, Commercial	21 Oct 2051 to 21 Oct 2081	Commercial, Carpark	18,924	288	2015 to 2016	—	—	287.20	100.0%	287.20
III-16	Portion of Evergrande Oasis Huainan	Huainan Hengda Tianheng Property Company Limited	Huainan	Residential	02 May 2081 to 03 May 2081	Commercial, Carpark	7,550	1,642	2014 to 2016	29%	61,606	231.00	60.0%	138.60
III-17	Portion of Evergrande Royal Scenic Bay Lu'an	Lu'an Yue Tong Property Company Limited	Lu'an	Residential, Commercial	28 Dec 2051 to 28 Dec 2081	Commercial, Carpark	16,721	2,291	2015 to 2016	14%	71,189	406.50	100.0%	406.50
III-18	Portion of Evergrande Royal Scenic Bay Ma'anshan	Ma'anshan Hengda Ailing Property Company Limited	Ma'anshan	Residential	11 Jun 2082	Commercial, Carpark	9,745	493	2014 to 2016	5%	22,498	157.10	60.0%	94.26
III-19	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Commercial, Carpark	21,715	3,921	2015 to 2017	11%	72,936	741.60	100.0%	741.60
III-20	Portion of Evergrande Palace Wuhu	Wuhu Hengda Property Company Limited	Wuhu	Residential	19 May 2081 to 20 May 2081	Commercial, Carpark	12,760	2,574	2014 to 2016	17%	59,997	460.10	100.0%	460.10
III-21	Portion of Evergrande Metropolis Suzhou	Suzhou Heng Ding Property Company Limited	Suzhou	Residential, Commercial	Jul 2054 to Jul 2084	Commercial	5,666	—	2016	—	—	59.80	65.0%	38.87
III-22	Portion of Evergrande Royal Scenic Bay Suzhou	Suzhou Hengda Property Company Limited	Suzhou	Residential, Commercial	Nov 2053 to Oct 2085	Carpark	—	1,390	2014	—	—	171.00	100.0%	171.00
III-23	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Carpark	—	1,349	2013 to 2014	—	—	253.80	100.0%	253.80
III-24	Portion of Evergrande Metropolis Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	27 Feb 2051 to 28 Feb 2081	Commercial, Carpark	1,028	1,024	2012 to 2014	—	—	164.80	100.0%	164.80
III-25	Portion of Evergrande City Beijing	Shah Hengda (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Carpark, Composite, Underground Storage	23 Jul 2053 to 23 Jul 2083	Commercial	6,456	—	2016	5%	16,001	154.90	100.0%	154.90
III-26	Portion of Evergrande Royal Scenic Bay Beijing	Hengda (Beijing) Real Estate Group Company Limited	Beijing	Residential, Commercial, Underground Carpark, Composite, Underground Storage	29 Sep 2053 to 28 Sep 2083	Commercial	10,641	—	2016	—	—	312.00	100.0%	312.00

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III-27	Portion of Evergrande City Cangzhou	Hebei Longwei Real Estate Development Company Limited	Cangzhou	Residential, Commercial	03 Sep 2052 to 03 Sep 2082	Commercial, Carpark	18,434	353	2016	—	—	251.90	100.0%	251.90
III-28	Portion of Evergrande City Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Hengshui	Residential, Commercial	15 May 2053 to 29 Sep 2084	Commercial	18,608	—	2016 to 2017	13%	52,427	225.10	70.0%	157.57
III-29	Portion of Evergrande Metropolis Hohhot	Hengda (Huehaote) Real Estate Group Company Limited	Hohhot	Residential	24 Jul 2083	Carpark	—	1,810	2013	—	—	267.90	100.0%	267.90
III-30	Portion of Evergrande Atrium Hohhot	Inner Mongolia Changshengtai Real Estate Company Limited	Hohhot	Residential, Commercial, Office	15 Mar 2051 to 15 Mar 2081	Commercial, Carpark	21,931	2,065	2014 to 2016	—	—	556.50	74.0%	411.81
III-31	Portion of Evergrande Metropolis Langfang	Hengda Langfang Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Commercial	10,423	—	2016 to 2017	12%	32,990	98.80	100.0%	98.80
III-32	Portion of Evergrande Splendor Luquan	Hengda (Luquan) Real Estate Group Company Limited	Luquan	Residential, Accommodation and Catering	01 Jun 2051 to 01 Jun 2081	Commercial	6,659	—	2016	—	—	96.80	100.0%	96.80
III-33	Portion of Evergrande City Qinhuangdao	Hengda Real Estate Group Qinhuangdao Hengda Cheng Real Estate Development Company Limited	Qinhuangdao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Commercial	6,067	—	2016	—	—	63.40	100.0%	63.40
III-34	Portion of Evergrande City Shijiazhuang	Hengda (Shijiazhuang) Real Estate Group Company Limited	Shijiazhuang	Residential, Commercial, Office	18 Aug 2049 to 18 Aug 2079	Carpark	—	249	2012	—	—	58.00	100.0%	58.00
III-35	Portion of Evergrande Oasis Shijiazhuang	Shijiazhuang Shengyu Real Estate Development Company Limited	Shijiazhuang	Residential	19 Mar 2079	Commercial	10,224	—	2012 to 2014	3%	10,240	101.10	100.0%	101.10
III-36	Portion of Evergrande Metropolis Shijiazhuang	Hebei Loughai Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	24 Nov 2051 to 24 Nov 2081	Carpark	—	184	2014	—	—	32.80	90.0%	29.52
III-37	Portion of Evergrande Atrium Shijiazhuang	Hebei Gaojie Shi Real Estate Development Company Limited	Shijiazhuang	Residential	19 May 2081	Commercial, Carpark	15,943	1,406	2013 to 2014	9%	30,048	406.60	100.0%	406.60

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III-38	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Diyijia Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Commercial	24,451	—	2016 to 2017	—	—	276.30	70.0%	193.41
III-39	Portion of Evergrande Palace Tangshan	Tangshan Zhaorui Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Carpark	—	411	2016	—	—	64.50	60.0%	38.70
III-40	Portion of Evergrande Splendor Tianjin	Hengda (Tianjin Jixian) Real Estate Group Company Limited	Tianjin	Residential, Commercial	12 Feb 2077 to 23 Sep 2079	Commercial, Carpark	3,022	45	2013 to 2016	—	—	43.70	100.0%	43.70
III-41	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Carpark	—	2,580	2016	—	—	433.40	100.0%	433.40
III-42	Portion of Evergrande Oasis Tianjin	Tianjin Yilian Chuangzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Commercial, Carpark	3,771	1,515	2015 to 2016	67%	121,999	308.30	100.0%	308.30
III-43	Portion of Evergrande Metropolis Tianjin	Tianjin Binqiao Investment Company Limited	Tianjin	Residential	28 Nov 2077	Commercial, Carpark	7,128	936	2016	14%	46,626	248.80	100.0%	248.80
III-44	Portion of Evergrande Scenic Garden Tianjin	Tianjin Shanshui Cheng Investment Company Limited	Tianjin	Residential	09 May 2081	Commercial, Carpark	11,293	2,345	2011 to 2016	16%	56,734	415.80	100.0%	415.80
III-45	Portion of Evergrande Royal Scenic Peninsula Tianjin	Tianjin Yujing Bandao Investment Company Limited	Tianjin	Residential	07 Jun 2081 to 10 Jun 2081	Commercial	12,723	—	2014 to 2015	10%	47,340	153.30	100.0%	153.30
III-46	Portion of Evergrande Oasis Wuhai	Wuhai Junjing Real Estate Development Company Limited	Wuhai	Residential	13 Jun 2082	Commercial, Carpark	8,723	348	2016	—	—	100.40	100.0%	100.40
III-47	Portion of Evergrande Metropolis Xingtai	Xingtai Xiangheng Real Estate Development Company Limited	Xingtai	Residential	20 Jul 2082	Commercial, Carpark	13,760	781	2016	7%	23,015	269.70	100.0%	269.70
III-48	Portion of Evergrande Emerald Dragon Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	09 Oct 2053 to 09 Oct 2083	Commercial	7,148	—	2016	—	—	90.30	100.0%	90.30
III-49	Portion of Evergrande Metropolis Shishi	Shishi Jinbi Property Company Limited	Shishi	Residential, Commercial	16 Feb 2054 to 16 Feb 2084	Commercial	11,465	—	2016	1%	7,703	127.40	100.0%	127.40
III-50	Portion of Evergrande Plaza Lanzhou	Gansu Shengda Real Estate Development Company Limited	Lanzhou	Residential	30 Aug 2054	Commercial, Carpark	7,490	659	2016	—	—	182.30	70.0%	127.61
III-51	Portion of Evergrande Oasis Lanzhou	Hengda Real Estate Group Lanzhou Property Company Limited	Lanzhou	Residential, Commercial	13 Feb 2051 to 13 Feb 2081	Carpark	—	3,120	2017	—	—	455.50	100.0%	455.50

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III-52	Portion of Evergrande Metropolis Lanzhou	Gansu Yusheng Real Estate Development Company Limited	Lanzhou	Residential, Commercial	02 Jul 2046 to 02 Jul 2076	Commercial, Carpark	6,937	777	2013 to 2014	17%	29,588	242.10	100.0%	242.10
III-53	Portion of Evergrande Scenic Garden Lanzhou	Lanzhou Shejun Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2080	Commercial	3,710	—	2015	—	—	62.40	100.0%	62.40
III-54	Portion of Evergrande Oasis Shizuishan	Hengda (Shizuishan) Real Estate Group Company Limited	Shizuishan	Residential, Commercial	27 Sep 2050 to 27 Sep 2080	Carpark	—	577	2016	—	—	56.50	100.0%	56.50
III-55	Portion of Evergrande Metropolis Wuzhong	Ningxia Jinhai Property Company Limited	Wuzhong	Residential	14 Aug 2079	Commercial, Carpark	15,278	1,537	2015 to 2016	8%	22,038	349.60	100.0%	349.60
III-56	Portion of Evergrande Oasis Wuwei	Wuwei Hengda Real Estate Development Company Limited	Wuwei	Residential	25 Jul 2082	Commercial	11,824	—	2015	9%	24,453	123.50	100.0%	123.50
III-57	Portion of Evergrande Metropolis Xining	Xining Hengda Real Estate Development Company Limited	Xining	Residential, Commercial	24 Mar 2051 to 24 Mar 2081	Commercial, Carpark	3,075	422	2013 to 2016	—	—	109.50	100.0%	109.50
III-58	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2081 to 01 Sep 2081	Commercial, Carpark	12,309	1,654	2015	20%	89,217	370.10	100.0%	370.10
III-59	Portion of Evergrande Royal Scenic Yinchuan	Ningxia Haotian Real Estate Development Company Limited	Yinchuan	Residential	29 Nov 2053 to 29 Nov 2083	Carpark	—	2,000	2015	—	—	296.40	100.0%	296.40
III-60	Portion of Evergrande City Chaozhou	Chaozhou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Green Space	11 Aug 2082	Carpark	—	4,994	2016	—	—	839.00	100.0%	839.00
III-61	Portion of Evergrande Scenic Garden Chaozhou	Chaozhou Hengxin Real Estate Development Company Limited	Chaozhou	Residential, Commercial, Accommodation and Catering	10 Jan 2055 to 11 Jan 2085	Commercial	3,553	—	2016	—	—	64.80	57.0%	36.94
III-62	Portion of The Second Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	14 Jul 2038 to 19 Aug 2042	Commercial, Carpark	901	88	2002	—	—	66.60	100.0%	66.60
III-63	Portion of The Third Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	03 Mar 2043 to 03 Mar 2053	Commercial, Carpark	614	105	2004	—	—	63.00	100.0%	63.00

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III-64	Portion of The First Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	22 Jul 2037 to 20 Apr 2049	Commercial, Carpark	6,527	565	2000 to 2006	—	—	383.80	100.0%	383.80
III-65	Portion of Evergrande Royal View Garden Dongguan	Dongguan Shenjian Real Estate Company Limited	Dongguan	Residential	21 Sep 2081	Commercial, Carpark	11,305	509	2015 to 2016	23%	105,914	280.70	100.0%	280.70
III-66	Portion of Evergrande Palace Dongguan	Dongguan Chengshang Real Estate Development Company Limited	Dongguan	Residential	16 Apr 2078	Carpark	—	1,495	2016	—	—	272.10	100.0%	272.10
III-67	Portion of Evergrande Atrium Dongguan	Dongguan Hongjing Real Estate Company Limited	Dongguan	Residential	19 May 2074	Commercial	445	—	2015	—	—	9.10	100.0%	9.10
III-68	Portion of Evergrande Atrium Dongguan (Phase III)	Dongguan Shenjian Real Estate Company Limited	Dongguan	Residential	19 May 2074	Carpark	—	1,433	2015	—	—	216.40	100.0%	216.40
III-69	Portion of Evergrande Spring City Enping	Hengda (Enping) Real Estate Group Company Limited	Enping	Residential, Commercial, Accommodation and Catering	13 Mar 2052 to 13 Mar 2082	Commercial, Carpark	3,125	580	2012 to 2017	—	—	85.30	100.0%	85.30
III-70	Portion of Evergrande Royal Scenic Foshan	Foshan Changxin Honglong Real Estate Company Limited	Foshan	Residential, Office	22 Aug 2053 to 22 Aug 2083	Commercial	12,420	—	2016	3%	16,569	212.30	100.0%	212.30
III-71	Portion of Evergrande Royal Scenic Peninsula Foshan	Foshan Nanhai Xinzhongjian Real Estate Development Company Limited	Foshan	Residential, Commercial, Education	11 Aug 2064	Carpark	—	6,338	2009 to 2015	—	—	1,977.50	100.0%	1,977.50
III-72	Portion of Evergrande Royal Scenic Bay Foshan	Foshan Nanhai Yingyu Real Estate Development Company Limited	Foshan	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Commercial, Carpark	2,335	1,828	2016	—	—	616.20	100.0%	616.20
III-73	Portion of Evergrande Oasis Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Commercial, Public Facility, Carpark	12 Sep 2058	Commercial, Carpark	1,058	1,023	2010 to 2013	—	—	383.00	100.0%	383.00
III-74	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2083	Commercial	3,785	—	2016	—	—	217.30	100.0%	217.30
III-75	Portion of Evergrande Metropolis Heyuan	Hengda (Heyuan) Real Estate Group Company Limited	Heyuan	Residential, Commercial	01 Jul 2053 to 01 Jul 2083	Commercial	13,920	—	2015 to 2016	0%	939	167.30	100.0%	167.30
III-76	Portion of Evergrande Center	Guangzhou City Jiasui Property Company Limited	Guangzhou	Commercial, Office, Carpark	25 Jun 2056	Commercial, Office, Carpark	7,639	348	2010	23%	1,556,281	620.00	100.0%	620.00
III-77	Portion of Evergrande Emerald Court Guangzhou Jinbi	Guangzhou Tongruida Real Estate Property Company Limited	Guangzhou	Commercial, Office, Public Facility, Carpark	03 Jul 2040 to 03 Jul 2050	Commercial, Office, Carpark	7,698	100	2006	—	—	247.90	100.0%	247.90

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III-78	Portion of Jinbi Palace Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Carpark	21 Jan 2041	Commercial, Carpark	75	90	2002	—	—	41.70	100.0%	41.70
III-79	Portion of Jinbi Junhong Garden Guangzhou	Guangzhou Junhong Real Estate Development Company Limited	Guangzhou	Commercial, Carpark	10 Jan 2056	Commercial, Carpark	12,208	605	2007 to 2010	—	—	383.00	100.0%	383.00
III-80	Portion of Jinbi Century Garden Guangzhou	Guangzhou Junhui Real Estate Development Company Limited	Guangzhou	Commercial, Carpark	15 Feb 2043	Commercial, Carpark	425	973	2004	—	—	278.90	100.0%	278.90
III-81	Portion of Jinbi Bay Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Carpark	24 May 2060	Carpark	—	9	2007	—	—	3.20	100.0%	3.20
III-82	Portion of Jinbi New City Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Composite, Carpark	06 May 2053	Commercial, Carpark	671	843	2007	—	—	227.60	100.0%	227.60
III-83	Portion of Evergrande Atrium Guangzhou Jinbi	Guangzhou Tongruida Real Estate Property Company Limited	Guangzhou	Commercial, Office, Composite, Carpark	03 Jul 2040 to 21 Jul 2054	Carpark	—	583	2005	—	—	145.80	100.0%	145.80
III-84	Portion of Evergrande Splendor Qingyuan	Hengda Shengyu (Qingyin) Property Company Limited	Qingyuan	Residential, Office	08 Jan 2057 to 24 Feb 2081	Commercial, Carpark	3,809	1,232	2016	—	—	201.90	100.0%	201.90
III-85	Portion of Evergrande Silverlake City Qingyuan	Qingyuan Yinhuicheng Investment Company Limited	Qingyuan	Residential	17 Sep 2080 to 18 Oct 2080	Carpark	—	109	2015	—	—	13.60	100.0%	13.60
III-86	Portion of Evergrande City Shaoguan	Hengda (Shaoguan) Real Estate Group Company Limited	Shaoguan	Residential, Commercial	16 Jul 2054 to 15 Sep 2086	Commercial, Carpark	6,834	1,309	2014 to 2016	—	—	265.20	100.0%	265.20
III-87	Portion of Evergrande Hawaii on the sea Yangjiang	Yangjiang Yifeng Property Company Limited	Yangjiang	Residential, Accommodation and Catering, Cultural and Sport	12 Jan 2044 to 17 Aug 2083	Commercial, Carpark	16,526	640	2014 to 2016	—	—	263.20	100.0%	263.20
III-88	Portion of Evergrande Metropolis Yangjiang	Hengda (Yangjiang) Real Estate Group Company Limited	Yangjiang	Residential, Commercial	04 Feb 2055 to 04 Feb 2085	Commercial	7,851	—	2017	—	—	75.00	100.0%	75.00
III-89	Portion of Evergrande City Yunfu	Hengda (Yunfu) Real Estate Group Company Limited	Yunfu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Commercial, Carpark	8,757	3,438	2015 to 2017	9%	19,254	620.90	51.0%	316.66

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III-90	Portion of Evergrande Scenic Garden Guangzhou Zengcheng (Phase 2 and 3)	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Carpark	08 Jun 2066	Commercial, Carpark	3,480	2,231	2013 to 2014	—	—	462.60	100.0%	462.60
III-91	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hengda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Carpark	—	1,338	2010	—	—	242.20	100.0%	242.20
III-92	Portion of Evergrande Oasis Zhanjiang	Hengda Real Estate Group Zhanjiang Yujing Property Company Limited	Zhanjiang	Residential, Commercial	16 Jul 2053 to 16 Jul 2083	Commercial, Carpark	14,014	624	2016 to 2017	6%	32,413	275.10	100.0%	275.10
III-93	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Commercial, Carpark	8,769	5,355	2014 to 2016	—	—	1,059.70	100.0%	1,059.70
III-94	Portion of Evergrande Metropolis Zhongshan	Zhongshan Changxin Hongzhan Real Estate Company Limited	Zhongshan	Residential	21 Oct 2083	Commercial	950	—	2016	—	—	16.50	100.0%	16.50
III-95	Portion of Evergrande Metropolis Beihai	Beihai Jijiang Real Estate Development Company Limited	Beihai	Residential, Commercial	06 Jun 2053 to 06 Jun 2083	Commercial	4,279	—	2016	—	—	58.90	100.0%	58.90
III-96	Portion of Evergrande Royal Scenic Peninsula Beihai	Beihai Nanguo Tiantang Real Estate Development Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Park and Green Space	01 Jan 2046 to 20 Dec 2084	Commercial	10,555	—	2016	39%	123,455	138.80	100.0%	138.80
III-97	Portion of Evergrande Royal Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Commercial	2,212	—	2015 to 2016	—	—	27.20	100.0%	27.20
III-98	Portion of Evergrande Plaza Guilin	Guilin Gujia Real Estate Company Limited	Guilin	Commercial, Composite	28 Sep 2048 to 29 Nov 2049	Commercial, Carpark	19,075	1,039	2016	—	—	396.70	51.0%	202.32
III-99	Portion of Evergrande Emerald Court Liuzhou	Liuzhou Hengda Jimbi Property Company Limited	Liuzhou	Residential, Commercial	15 Jan 2054 to 15 Jan 2084	Commercial	25,502	—	2016	22%	129,921	282.40	100.0%	282.40
III-100	Portion of Evergrande City Nanning	Nanning Jimbi Hengda Property Company Limited	Nanning	Residential, Commercial	19 May 2055 to 19 May 2085	Commercial	10,993	—	2017	—	—	126.10	100.0%	126.10

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III-101	Portion of Evergrande Qizi Bay Changjiang Gulf Pearl	Changjiang Guangyi Real Estate Development Company Limited	Changjiang	Residential, Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Commercial	2,108	—	2015	—	—	20.70	100.0%	20.70
III-102	Portion of Evergrande Splendor Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential, Commercial	30 Dec 2050 to 08 Sep 2085	Commercial, Carpark	3,053	1,628	2016	—	—	307.70	100.0%	307.70
III-103	Portion of Evergrande Royal Scenic Bay Hainan	Hainan Minghao Property Company Limited	Chengmai	Residential	30 Dec 2068	Carpark	—	757	2015	—	—	104.50	100.0%	104.50
III-104	Portion of Evergrande Bay Haikou	Hengda (Hainan) Real Estate Group Company Limited	Haikou	Residential, Commercial	27 Jun 2053 to 27 Jun 2083	Carpark	—	473	2016	—	—	78.00	100.0%	78.00
III-105	Portion of Evergrande Culture Tourist City Haikou	Hainan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Carpark	—	855	2016	—	—	130.00	100.0%	130.00
III-106	Portion of Evergrande Oasis Daqing	Daqing Hengda Yongsheng Real Estate Development Company Limited	Daqing	Residential, Commercial	21 Jul 2052 to 21 Jul 2082	Commercial, Carpark	25,395	1,397	2014 to 2016	12%	97,645	393.10	100.0%	393.10
III-107	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Commercial, Carpark	11,984	1,817	2014 to 2016	—	—	340.50	100.0%	340.50
III-108	Portion of Evergrande Royal View Garden Harbin	Harbin Mingsye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	02 Aug 2053 to 02 Aug 2083	Carpark	—	1,852	2016	—	—	314.80	100.0%	314.80
III-109	Portion of Evergrande Oasis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial	26 Feb 2052 to 26 Feb 2083	Commercial	4,790	—	2013	6%	11,376	44.70	100.0%	44.70
III-110	Portion of Evergrande Metropolis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	28 May 2052 to 27 May 2083	Commercial	45,210	—	2014	9%	52,128	505.70	100.0%	505.70
III-111	Portion of Evergrande Royal Scenic Bay Harbin	Harbin Chengye Real Estate Development Company Limited	Harbin	Residential	01 May 2053 to 01 May 2083	Commercial	21,777	—	2016	—	—	225.70	100.0%	225.70
III-112	Portion of Evergrande Emerald Court Mudanjiang	Mudanjiang Hengda Changjian Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	09 May 2052 to 09 May 2082	Commercial	19,020	—	2016	4%	21,748	224.30	100.0%	224.30
III-113	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yongtai Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jul 2052 to 08 Oct 2082	Commercial, Carpark	2,009	245	2016	—	—	51.90	100.0%	51.90

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III-114	Portion of Evergrande Emerald Court Tsishshar	Hengda Yongxing (Qiqihaer) Real Estate Company Limited	Qiqihaer	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Commercial	7,007	—	2016	—	—	66.20	100.0%	66.20
III-115	Portion of Evergrande Metropolis Tsishshar	Hengda Yongxing (Qiqihaer) Real Estate Company Limited	Qiqihaer	Residential, Office	28 Jun 2052 to 29 Jul 2082	Commercial	25,782	—	2014	92%	284,144	233.20	100.0%	233.20
III-116	Portion of Evergrande Sky Capital Ezhou	Hubei Sanjiang Hangtian Commercial Management Company Limited	Ezhou	Residential, Commercial	24 Mar 2050 to 26 Dec 2081	Carpark	—	969	2015	—	—	103.70	67.1%	69.56
III-117	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Commercial, Carpark	20,938	1,109	2010 to 2016	—	—	336.50	100.0%	336.50
III-118	Portion of Evergrande City Wuhan	Hubei Yiqing Yazhu Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Apr 2047 to 29 Apr 2077	Commercial, Carpark	1,488	1,946	2010 to 2016	—	—	320.90	100.0%	320.90
III-119	Portion of Evergrande Rainbow Town Wuhan	Wuhan Sanjiang Hangtian Jayuan Real Estate Development Company Limited	Wuhan	Residential, Commercial	26 Dec 2046 to 26 Dec 2076	Carpark	—	610	2012 to 2016	—	—	90.90	67.1%	60.98
III-120	Portion of Evergrande Dragon City Wuhan	Wuhan Sanjiang Hangtian Panlongcheng Real Estate Development Company Limited	Wuhan	Residential, Commercial	29 Oct 2047 to 29 Oct 2077	Commercial, Carpark	17,569	188	2014 to 2016	—	—	162.80	67.1%	109.21
III-121	Portion of Evergrande Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Commercial, Office, Carpark	72,376	1,382	2013 to 2016	—	—	1,279.50	67.1%	858.29
III-122	Portion of Evergrande Palace Wuhan	Wuhan Donghu Hengda Real Estate Development Company Limited	Wuhan	Residential, Commercial, Office	29 Dec 2046 to 29 Dec 2076	Commercial, Carpark	1,156	1,196	2014 to 2016	90%	75,473	199.80	100.0%	199.80
III-123	Portion of Evergrande Oasis Wuhan	Wuhan Jimbi Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Commercial, Carpark	10,412	1,152	2009 to 2016	18%	65,016	306.30	100.0%	306.30
III-124	Portion of Evergrande Metropolis Wuhan	Wuhan Huaili Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Commercial, Carpark	3,290	465	2011 to 2016	53%	71,707	106.50	100.0%	106.50

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III-125	Portion of Evergrande Shuang City Wuhan	Wuhan Sanjiang Dongli Investment Development Company Limited	Wuhan	Residential, Commercial, Education	15 Nov 2047 to 15 Nov 2077	Commercial, Carpark	34,536	412	2011 to 2015	2%	44,000	505.20	66.8%	337.32
III-126	Portion of Evergrande Royal Scenic Bay Wuhan	Wuhan Hengda Chuitian Real Estate Development Company Limited	Wuhan	Residential, Commercial	27 Mar 2054 to 24 Sep 2084	Commercial	3,000	—	2015	—	—	40.80	60.0%	24.48
III-127	Portion of Evergrande Metropolis Xiangyang	Xiangyang Hengda Real Estate Development Company Limited	Xiangyang	Residential, Accommodation and Catering, Education	23 Mar 2051 to 23 Mar 2081	Carpark	—	1,370	2015	—	—	157.60	100.0%	157.60
III-128	Portion of Evergrande Royal View Garden Yichang	Yichang Chuitian Hengda Real Estate Development Company Limited	Yichang	Residential, Commercial	30 Jun 2054 to 30 Jun 2084	Commercial	4,631	—	2016	33%	57,240	43.30	60.0%	25.98
III-129	Portion of Evergrande Oasis Yichang	Yichang Meiziya Market Construction Kaifa Company Limited	Yichang	Residential, Commercial, Accommodation and Catering	28 Dec 2048 to 28 Dec 2078	Commercial, Carpark	16,993	1,078	2012 to 2015	20%	101,181	288.50	100.0%	288.50
III-130	Portion of Yichang Commercial Buhang Street	Yichang Sanjiang Hangtian Real Estate Development Company Limited	Yichang	Commercial, Education, Public Facility	23 Mar 2044	Commercial	61,523	—	2013	—	—	523.80	63.7%	333.77
III-131	Portion of Evergrande Palace Changde	Changde Xinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2053 to 03 Aug 2083	Commercial	7,362	—	2015	—	—	78.00	60.0%	46.80
III-132	Portion of Evergrande Royal View Garden Chenzhou	Chenzhou City Wanxiangyuan Real Estate Development Company Limited	Chenzhou	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Commercial	5,648	—	2016	—	—	64.50	65.0%	41.93
III-133	Portion of Evergrande Palace Chenzhou	Chenzhou Jinbi Property Company Limited	Chenzhou	Residential, Commercial	25 Oct 2050 to 16 Oct 2081	Commercial, Carpark	3,119	2,294	2015	27%	35,254	301.20	100.0%	301.20
III-134	Portion of Evergrande Oasis Hengyang	Hengyang Baonui Property Company Limited	Hengyang	Residential, Commercial	31 Dec 2051 to 31 Dec 2081	Commercial, Carpark	12,688	3,185	2015 to 2016	—	—	493.60	69.5%	343.05
III-135	Portion of Evergrande Palace Liuyang	Liuyang Jinbi Property Company Limited	Liuyang	Residential, Commercial	04 Aug 2050 to 11 Jun 2081	Commercial, Carpark	14,575	2,087	2013 to 2016	14%	50,434	393.30	100.0%	393.30
III-136	Portion of Evergrande Emerald Court Xiangtan	Hunan Zongheng Property Company Limited	Xiangtan	Residential, Commercial	31 Dec 2054 to 31 Dec 2085	Commercial	3,555	—	2016	—	—	32.60	60.0%	19.56

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III-137	Portion of Evergrande Oasis Yiyang	Yiyang Hengrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Commercial, Carpark	9,621	440	2015 to 2016	—	—	117.00	100.0%	117.00
III-138	Portion of Evergrande Metropolis Yueyang	Yueyang Jinbi Property Company Limited	Yueyang	Residential, Commercial	15 Jul 2051 to 26 Jul 2081	Commercial	22,193	—	2013	59%	387,256	247.40	100.0%	247.40
III-139	Portion of Evergrande City Changsha	Changsha Xinlin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Carpark	—	1,913	2015	—	—	262.10	100.0%	262.10
III-140	Portion of Evergrande Emerald Court Changsha	Changsha Hengxi Property Company Limited	Changsha	Residential, Commercial	06 Feb 2052 to 06 Feb 2082	Commercial, Carpark	17,141	1,709	2014 to 2016	—	—	484.60	100.0%	484.60
III-141	Portion of Evergrande Palace Changsha	Hunan Xiongzheng Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Commercial, Carpark	1,812	1,387	2011 to 2012	17%	12,244	197.80	100.0%	197.80
III-142	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Carpark	—	1,425	2012	—	—	185.30	100.0%	185.30
III-143	Portion of Evergrande Metropolis Changsha	Hunan Shengji Property Company Limited	Changsha	Residential	21 Sep 2078	Commercial, Carpark	4,086	4,731	2014	—	—	619.30	100.0%	619.30
III-144	Portion of Evergrande Atrium Changsha	Changsha Baorui Real Estate Development Company Limited	Changsha	Residential, Commercial	24 Mar 2045 to 24 Mar 2075	Commercial, Carpark	5,279	5,494	2016	—	—	862.40	100.0%	862.40
III-145	Portion of Evergrande Royal Scenic Peninsula Changsha	Changsha Jinxia Development Construction Company Limited	Changsha	Residential, Commercial	03 Sep 2050 to 03 Sep 2080	Carpark	—	1,177	2016	—	—	158.90	100.0%	158.90
III-146	Portion of Evergrande Royal Scenic Bay Changsha	Changsha Ruixi Property Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Commercial	6,859	—	2014	6%	24,489	116.60	100.0%	116.60
III-147	Portion of Evergrande Emerald Court Changzhou	Changzhou Hanjia Property Company Limited	Changzhou	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Commercial, Office, Carpark	38,711	1,151	2015 to 2016	—	—	508.40	94.0%	477.90
III-148	Portion of Evergrande Metropolis Danyang	Danyang Hengda Property Company Limited	Danyang	Residential	01 Apr 2081 to 25 Sep 2081	Carpark	—	1,386	2016	—	—	216.50	100.0%	216.50
III-149	Portion of Evergrande Metropolis Pinghu	Pinghu Hengda Mingdu Property Company Limited	Pinghu	Residential, Commercial	14 Feb 2053 to 14 Feb 2083	Commercial, Carpark	6,463	483	2015 to 2016	—	—	129.80	100.0%	129.80
III-150	Portion of Evergrande Royal Scenic Haiyan	Haiyan Shengjian Property Company Limited	Haiyan	Residential	10 Sep 2082 to 28 Feb 2083	Carpark	—	270	2015	—	—	32.40	100.0%	32.40

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III-151	Portion of Evergrande Metropolis Huar'an	Huari'an Hengda Fufeng Real Estate Development Company Limited	Huaian	Residential	20 Jul 2080 to 14 Aug 2084	Commercial, Carpark	8,624	1,342	2013 to 2015	41%	69,252	252.70	100.0%	252.70
III-152	Portion of Evergrande Oasis Jiaxing	Jiaxing Hengda Property Company Limited	Jiaxing	Residential, Commercial	01 Feb 2052 to 01 Feb 2082	Commercial, Carpark	16,446	2,468	2014 to 2016	61%	250,197	445.30	100.0%	445.30
III-153	Portion of Evergrande Royal Scenic Jiangyin	Jiangyin Shengjian Property Company Limited	Jiangyin	Residential, Commercial	22 Aug 2053 to 22 Aug 2083	Commercial	6,858	—	2015	34%	70,628	91.70	51.0%	46.77
III-154	Portion of Evergrande Metropolis Lianyungang	Lianyungang Hengda Mingdelu Property Company Limited	Lianyungang	Residential, Commercial	26 Oct 2051 to 26 Oct 2081	Commercial, Carpark	15,690	2,244	2015	1%	6,069	373.30	100.0%	373.30
III-155	Portion of Evergrande Emerald Court Nanjing	Nanjing Mexu Real Estate Company Limited	Nanjing	Residential, Education	16 Apr 2054 to 16 Apr 2084	Commercial	1,123	—	2016	—	—	25.90	100.0%	25.90
III-156	Portion of Evergrande Splendor Nanjing	Nanjing Hengda Fufeng Property Company Limited	Nanjing	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Commercial, Carpark	9,353	2,327	2012 to 2016	39%	89,350	404.00	100.0%	404.00
III-157	Portion of Evergrande Oasis Nanjing	Nanjing Handian Real Estate Company Limited	Nanjing	Residential	20 Dec 2076 to 22 Jan 2078	Commercial, Carpark	2,758	1,777	2011 to 2013	75%	134,245	417.90	100.0%	417.90
III-158	Portion of Evergrande Atrium Nanjing Jurong	Jurong Tiangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Commercial, Office, Carpark	43,754	1,248	2014 to 2016	—	—	689.90	100.0%	689.90
III-159	Portion of Evergrande City Lights Ningbo	Chengbo (Ningbo) Property Company Limited	Ningbo	Residential, Office, Cultural and Entertainment	23 Dec 2050 to 23 Dec 2080	Commercial	14,056	—	2017	—	—	135.50	100.0%	135.50
III-160	Portion of Evergrande Scenic Garden Ningbo	Ningbo Yucheng Property Company Limited	Ningbo	Residential, Commercial	15 Oct 2052 to 02 Apr 2084	Commercial	5,145	—	2015	16%	25,001	69.50	100.0%	69.50
III-161	Portion of Evergrande Royal Scenic Peninsula Quzhou	Quzhou Hengda Shengjian Property Company Limited	Quzhou	Residential, Commercial	09 Sep 2053 to 09 Sep 2053	Carpark	—	1,493	2016	—	—	224.00	100.0%	224.00
III-162	Portion of Evergrande Royal View Garden Shanghai	Shanghai Songyu Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Commercial	2,018	—	2016	—	—	43.70	100.0%	43.70
III-163	Portion of Evergrande First Palace Sheshan Shanghai	Shanghai Rongshan Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Commercial	2,611	—	2015 to 2016	—	—	75.70	100.0%	75.70
III-164	Portion of Evergrande City Wuxi	Wuxi Hengda Real Estate Development Company Limited	Wuxi	Residential, Commercial	05 Oct 2052 to 05 Mar 2083	Commercial	4,428	—	2016	—	—	66.40	100.0%	66.40

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III-165	Portion of Evergrande Oasis Wuxi	Wuxi Shengdong Real Estate Development Company Limited	Wuxi	Residential, Commercial, Office, Education	10 Mar 2051 to 10 Mar 2081	Commercial, Carpark	9,238	2,017	2013 to 2015	—	—	413.40	100.0%	413.40
III-166	Portion of Evergrande Palace Suqian	Suqian Hengda Huafu Property Company Limited	Suqian	Residential	20 Jun 2081	Commercial, Carpark	11,385	67	2016	26%	55,434	107.70	100.0%	107.70
III-167	Portion of Evergrande Metropolis Yancheng	Hengda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Commercial	11,618	—	2014 to 2016	25%	87,544	131.60	100.0%	131.60
III-168	Portion of Evergrande Royal Scenic Yangzhou	Yangzhou Honglihai Real Estate Development Company Limited	Yangzhou	Residential, Office	10 Jul 2052 to 10 Jul 2082	Commercial	15,879	—	2016	—	—	132.70	100.0%	132.70
III-169	Portion of Evergrande Greenview Villa Zhangjiagang	Zhangjiagang Shengjian Property Company Limited	Zhangjiagang	Residential, Commercial	24 Sep 2055 to 07 Sep 2086	Commercial	9,162	—	2017	—	—	110.00	90.0%	99.00
III-170	Portion of Evergrande Oasis Zhengjiang	Zhenjiang Jia Qi Property Company Limited	Zhenjiang	Residential, Commercial, Public Facility	21 Dec 2051 to 21 Dec 2081	Commercial	9,512	—	2016	4%	15,384	84.90	100.0%	84.90
III-171	Portion of Evergrande Emerald Court Changchun	Jilin Wancheng Real Estate Development Company Limited	Changchun	Residential, Commercial	27 Jan 2051 to 27 Jan 2081	Commercial	4,199	—	2016	8%	22,461	48.70	100.0%	48.70
III-172	Portion of Evergrande Royal Scenic Bay Songyuan	Songyuan Hengda Yusheng Real Estate Development Company Limited	Songyuan	Residential, Commercial	25 Oct 2052 to 28 Jan 2084	Commercial, Carpark	9,907	61	2015 to 2016	0%	2,378	62.80	100.0%	62.80
III-173	Portion of Evergrande Palace Jilin	Jilin Hengda Yongsheng Real Estate Development Company Limited	Jilin	Residential, Commercial	11 Nov 2050 to 11 Nov 2080	Commercial, Carpark	12,250	1,438	2016	0%	2,046	305.60	100.0%	305.60
III-174	Portion of Evergrande Oasis Ulanhot	Wulanhaote Hengda Shengye Real Estate Development Company Limited	Ulanhot	Residential	15 Jun 2081 to 15 Jun 2081	Commercial	11,395	—	2015	—	—	71.70	100.0%	71.70
III-175	Portion of Evergrande City Changchun	Shengji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	02 Nov 2050 to 02 Nov 2080	Commercial	2,520	—	2016	—	—	31.60	100.0%	31.60
III-176	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Mar 2053 to 13 Mar 2083	Carpark	—	580	2016	—	—	98.60	100.0%	98.60
III-177	Portion of Evergrande Oasis Changchun	Longji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	24 May 2060	Commercial	98,095	—	2014	4%	86,935	1,091.70	100.0%	1,091.70
III-178	Portion of Evergrande Metropolis Changchun	Xinji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	Commercial	31,778	—	2014 to 2016	7%	84,001	384.20	100.0%	384.20

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III-179	Portion of Evergrande Atrium Changchun	Jingoo (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	07 Dec 2051 to 07 Dec 2081	Carpark	—	1,285	2015 to 2016	—	—	205.60	100.0%	205.60
III-180	Portion of Evergrande Scenic View Garden Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	Commercial	1,782	—	2016 to 2017	—	—	28.70	100.0%	28.70
III-181	Portion of Evergrande Royal View Garden Ji'an	Hengda (Ji'an) Real Estate Group Company Limited	Ji'an	Residential	27 Jun 2083	Commercial	33,143	—	2016 to 2017	—	—	298.20	100.0%	298.20
III-182	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Commercial, Carpark	13,338	2,042	2011 to 2016	19%	78,225	349.20	100.0%	349.20
III-183	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Commercial, Carpark	14,421	5,090	2014 to 2016	25%	169,805	861.10	89.0%	766.38
III-184	Portion of Evergrande Oasis Nanchang	Jiangxi Cuijin Shanzhuang Company Limited	Nanchang	Residential, Commercial, Sport and Leisure	24 Nov 2047 to 24 Nov 2077	Carpark	—	2,327	2011 to 2016	—	—	279.20	100.0%	279.20
III-185	Portion of Evergrande Royal View Garden Nanchang	Nanchang Zhongdiantou Gaoxin Property Company Limited	Nanchang	Residential, Commercial	29 Dec 2050 to 29 Dec 2080	Commercial, Office, Carpark	76,943	3,424	2016	12%	209,592	1,074.60	100.0%	1,074.60
III-186	Portion of Evergrande Splendor Urunchi	Wujiacu Zhuoyue Real Estate Development Company Limited	Wujiacu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Commercial	7,264	—	2014 to 2016	0%	1,207	84.80	100.0%	84.80
III-187	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Commercial, Carpark	8,679	1,370	2013 to 2016	13%	40,606	243.80	100.0%	243.80
III-188	Portion of Evergrande Atrium Xinyu	Xinyu Zhongchen Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Commercial, Carpark	18,251	1,175	2013 to 2016	2%	10,344	304.30	100.0%	304.30
III-189	Portion of Evergrande Atrium Yining	Yining Hengda Yayuan Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Commercial, Carpark	1,632	227	2016	94%	49,604	41.30	100.0%	41.30
III-190	Portion of Evergrande Oasis Yining	Yining Jinbi Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Commercial, Carpark	5,206	751	2016	—	—	118.50	100.0%	118.50
III-191	Portion of Evergrande Oasis Yingtian	Hengda Real Estate Yingtian Company Limited	Yingtian	Residential, Commercial, Office	28 Jan 2051 to 28 Jan 2081	Commercial, Carpark	3,394	3,097	2013 to 2015	31%	36,216	427.00	100.0%	427.00

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III-192	Portion of Evergrande Royal Scenic Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential	28 Jan 2085 to 29 Jan 2085	Commercial	2,023	—	2016	—	—	17.40	100.0%	17.40
III-193	Portion of Evergrande Oasis Anshan	Anshan Jiarui Property Company Limited	Anshan	Residential, Commercial	09 Jul 2050 to 28 Feb 2083	Commercial	60,672	—	2012 to 2015	10%	114,307	482.20	100.0%	482.20
III-194	Portion of Evergrande Metropolis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential	31 Aug 2081	Commercial	15,116	—	2016	8%	47,053	106.10	100.0%	106.10
III-195	Portion of Evergrande Oasis Benxi	Benxi Jiayi Property Company Limited	Benxi	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Commercial	28,697	—	2015	1%	4,411	304.20	100.0%	304.20
III-196	Portion of Evergrande Royal View Garden Dalian	Dalian Hengcheng Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Commercial	3,778	—	2016	—	—	158.70	100.0%	158.70
III-197	Portion of Evergrande Harbor City Dalian	Dalian Hengke Real Estate Company Limited	Dalian	Residential	31 May 2085	Commercial	10,710	—	2016	—	—	119.70	100.0%	119.70
III-198	Portion of Evergrande Tanxijun Dalian	Dalian Xicheng Real Estate Company Limited	Dalian	Residential, Commercial	30 Jan 2082	Commercial	570	—	2015	—	—	4.70	100.0%	4.70
III-199	Portion of Evergrande Plaza Fushun	Fushun Jiashun Property Company Limited	Fushun	Commercial	13 Jan 2051 to 13 Feb 2051	Commercial, Office, Carpark	183,232	1,021	2015 to 2017	—	—	1,563.10	100.0%	1,563.10
III-200	Portion of Evergrande Palace Fushun	Fushun Jiaxin Property Company Limited	Fushun	Residential, Commercial	29 Aug 2051 to 29 Aug 2081	Commercial, Carpark	61,725	632	2016 to 2017	2%	56,420	558.80	100.0%	558.80
III-201	Portion of Evergrande Royal Scenic Bay Huludao	Huludao Jia Shan Property Company Limited	Huludao	Residential, Commercial	08 Jun 2051 to 29 May 2084	Commercial, Carpark	18,131	712	2016	—	—	337.60	100.0%	337.60
III-202	Portion of Evergrande Oasis Liaoyang	Liaoyang Hengsheng Property Company Limited	Liaoyang	Residential, Commercial	20 Jun 2050 to 20 Jun 2080	Commercial	31,449	—	2012 to 2015	0%	3,303	278.30	100.0%	278.30
III-203	Portion of Evergrande Palace Panjin	Panjin Jiading Property Company Limited	Panjin	Residential, Commercial	28 Jan 2051 to 29 Mar 2081	Commercial	32,877	—	2014 to 2017	8%	88,336	234.90	100.0%	234.90
III-204	Portion of Evergrande City Shenyang	Hengda Xinyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Commercial, Carpark	93,444	50	2012 to 2015	0%	29,343	1,104.60	100.0%	1,104.60
III-205	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiahui Property Company Limited	Shenyang	Residential, Commercial	29 May 2053 to 19 Jun 2083	Commercial, Carpark	14,272	821	2014 to 2016	—	—	274.90	100.0%	274.90
III-206	Portion of Evergrande Palace Shenyang	Shenyang Jiaqi Property Company Limited	Shenyang	Residential	24 May 2060	Commercial, Carpark	29,188	407	2011 to 2012	11%	48,593	412.50	100.0%	412.50
III-207	Portion of Evergrande Bay Shenyang	Shenyang Jiakai Property Company Limited	Shenyang	Residential	27 May 2060	Commercial, Carpark	40,670	2,033	2013 to 2015	4%	89,495	648.30	100.0%	648.30

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III-208	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Dec 2056 to 31 Oct 2064	Commercial, Carpark	82,762	383	2010 to 2016	9%	239,306	1,111.10	100.0%	1,111.10
III-209	Portion of Evergrande Metropolis Shenyang	Shenyang Yue Tong Properties Company Limited	Shenyang	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Commercial, Carpark	6,799	1,272	2011 to 2013	—	—	257.40	100.0%	257.40
III-210	Portion of Evergrande Atrium Shenyang	Shenyang Jiajun Property Company Limited	Shenyang	Residential, Commercial	03 Apr 2052 to 20 Apr 2082	Commercial, Carpark	22,404	1,631	2014 to 2016	4%	45,822	470.20	100.0%	470.20
III-211	Portion of Evergrande Royal Scenic Bay Shenyang	Shenyang Jiaye Property Company Limited	Shenyang	Residential, Commercial	29 Nov 2053 to 29 Nov 2083	Commercial	1,289	—	2014	—	—	13.60	100.0%	13.60
III-212	Portion of Evergrande City Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	17 Jul 2051 to 17 Jul 2081	Carpark	—	668	2016	—	—	89.50	100.0%	89.50
III-213	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Commercial, Carpark	33,123	86	2013 to 2017	31%	281,901	297.60	100.0%	297.60
III-214	Portion of Evergrande Huang He Sheng Tai Cheng Dongying	Dongying Hengda Huafu Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jan 2051 to 25 Jan 2081	Commercial, Carpark	55,442	1,189	2014 to 2015	6%	88,159	641.50	100.0%	641.50
III-215	Portion of Evergrande City Jinan	Jinan Hengda Jinbi Real Estate Development Company Limited	Jinan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Commercial, Carpark	41,154	3,605	2013 to 2017	4%	113,803	1,209.10	100.0%	1,209.10
III-216	Portion of Evergrande Royal View Garden Jinan	Jinan Hengda Feicui Huating Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Commercial	17,696	—	2015 to 2017	—	—	343.40	100.0%	343.40
III-217	Portion of Evergrande Emerald Court Jinan	Jinan Huafu Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Commercial	4,163	—	2015	4%	10,728	69.90	100.0%	69.90
III-218	Portion of Evergrande Oasis Jinan	Jinan Hengda Lvzhou Property Company Limited	Jinan	Residential	05 Apr 2080 to 07 Sep 2080	Commercial, Carpark	32,802	6,346	2013 to 2016	24%	228,342	1,219.90	100.0%	1,219.90
III-219	Portion of Evergrande Metropolis Jinan	Jinan Mingdu Property Company Limited	Jinan	Residential	28 Apr 2080	Carpark	—	1,060	2014	—	—	159.00	100.0%	159.00
III-220	Portion of Evergrande Atrium Jinan	Jinan Hengda Xiqu Property Company Limited	Jinan	Residential, Office	21 Oct 2052 to 21 Oct 2082	Carpark	—	1,894	2016	—	—	246.20	60.0%	147.72
III-221	Portion of Evergrande Metropolis Jining	Jining Beihu Hengda Mingdu Property Company Limited	Jining	Residential, Office	19 Jan 2054 to 30 Jul 2084	Commercial, Carpark	14,220	2,980	2016	—	—	538.60	60.0%	323.16

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III-222	Portion of Evergrande Splendor Laiwu	Laiwu Hongda Jinbi Tianxia Property Company Limited	Laiwu	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	19 Sep 2050 to 11 Sep 2083	Commercial	3,835	—	2011	—	—	34.60	100.0%	34.60
III-223	Portion of Evergrande Oasis Linyi	Linyi Lvzhou Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Commercial	18,816	—	2014 to 2016	20%	56,414	156.70	51.0%	79.92
III-224	Portion of Evergrande City Tai'an	Tai'an Tianrun Renhe Property Company Limited	Tai'an	Residential	20 Aug 2080	Commercial	912	—	2016	—	—	9.50	100.0%	9.50
III-225	Portion of Evergrande Emerald Court Weifang	Shandong Puyun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Commercial, Carpark	21,099	343	2016	—	—	218.40	100.0%	218.40
III-226	Portion of Evergrande Metropolis Weifang	Weifang Jinbi Property Company Limited	Weifang	Residential, Commercial	03 Mar 2052 to 03 Mar 2082	Commercial	29,582	—	2016 to 2017	1%	7,782	192.10	100.0%	192.10
III-227	Portion of Evergrande Royal View Garden Zibo	Zibo Hongda Fanhua Property Company Limited	Zibo	Commercial	18 Apr 2053 to 10 Apr 2054	Carpark	—	740	2016	—	—	96.60	100.0%	96.60
III-228	Portion of Evergrande Oasis Datong	Datong Junjing Real Estate Development Company Limited	Datong	Residential, Commercial	04 Jan 2052 to 04 Jan 2082	Commercial	10,091	—	2014 to 2016	14%	36,040	74.00	100.0%	74.00
III-229	Portion of Evergrande Palace Linfen	Linfen Zijing Real Estate Development Company Limited	Linfen	Residential	21 Aug 2078 to 28 Mar 2080	Commercial	20,587	—	2014 to 2016	2%	22,010	301.20	95.0%	286.14
III-230	Portion of Evergrande Royal Scenic Lvliang	Lvliang Junhui Real Estate Development Company Limited	Lvliang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Commercial	39,358	—	2014	—	—	425.70	100.0%	425.70
III-231	Portion of Evergrande Royal Palace Taiyuan	Taiyuan Junjing Real Estate Development Company Limited	Taiyuan	Residential, Office	06 Jul 2050 to 06 Jul 2060	Carpark	—	930	2014	—	—	204.60	65.6%	134.18
III-232	Portion of Evergrande Oasis Taiyuan	Hongda (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Education/Public Facility	14 Nov 2047 to 14 Nov 2057	Commercial, Carpark	568	1,761	2009 to 2016	90%	379,162	276.60	100.0%	276.60
III-233	Portion of Evergrande Metropolis Taiyuan	Taiyuan Minglou Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2049 to 18 May 2059	Commercial, Carpark	3,215	1,570	2016	—	—	249.20	100.0%	249.20

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III-234	Portion of Evergrande Atrium Taiyuan	Taiyuan Wanheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial	29 Jul 2055 to 29 Jul 2085	Commercial	4,306	—	2016	21%	27,431	43.10	100.0%	43.10
III-235	Portion of Evergrande Royal Scenic Bay Taiyuan	Taiyuan Junheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial, Education	17 Feb 2054 to 17 Feb 2084	Carpark	—	2,210	2016	—	—	331.50	100.0%	331.50
III-236	Portion of Evergrande Royal View Garden Yangquan	Yangquan Shi Liaoyuan Real Estate Development Company Limited	Yangquan	Residential	09 Dec 2078	Commercial, Carpark	11,975	1,340	2016	18%	46,172	263.90	64.0%	168.90
III-237	Portion of Evergrande Oasis Yuncheng	Yuncheng Xinwaorui Real Estate Development Company Limited	Yuncheng	Residential	13 May 2078	Commercial	15,652	—	2015 to 2016	0%	2,361	136.70	100.0%	136.70
III-238	Portion of Evergrande Metropolis Yuncheng	Yuncheng Economic Development Zone Yijiyaji Real Estate Development Company Limited	Yuncheng	Residential, Commercial	09 Mar 2049 to 09 Mar 2079	Commercial, Carpark	17,121	1,038	2015 to 2016	12%	53,359	239.70	71.0%	170.19
III-239	Portion of Caiweiwei and Miscellaneous Project Shenzhen	Shenzhen Construction Group Corporation Limited	Shenzhen	Residential, Commercial, Industrial	11 Oct 2033 to 17 Jul 2071	Commercial	62,472	—	1986 to 2005	—	—	1,014.10	100.0%	1,014.10 ⁽³⁾
III-240	Portion of Evergrande Gentleman Hill Garden Shenzhen	Shenzhen Shacun Real Estate Development Company Limited	Shenzhen	Residential	23 Aug 2082	Carpark	—	1,670	2015	—	—	367.40	98.0%	360.05
III-241	Portion of Evergrande Emerald Court Chengdu	Chengdu Hengda Xinxicheng Property Company Limited	Chengdu	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Commercial	6,712	—	2016	—	—	186.70	100.0%	186.70
III-242	Portion of Evergrande City Chengdu	Chengdu Wenjiang District Xinjinkang Property Company Limited	Chengdu	Residential, Commercial	31 Oct 2076	Commercial, Carpark	51,242	3,154	2011 to 2016	8%	113,517	875.00	100.0%	875.00
III-243	Portion of Evergrande Royal View Garden Chengdu	Chengdu Chenming Property Company Limited	Chengdu	Residential, Commercial	19 Dec 2050 to 19 Dec 2080	Commercial, Carpark	12,603	2,828	2014	—	—	465.60	100.0%	465.60
III-244	Portion of Evergrande Metropolis Court Chengdu	Aimeigao (Chengdu) Real Estate Company Limited	Chengdu	Residential, Commercial	09 Nov 2046 to 09 Nov 2076	Commercial, Carpark	1,689	950	2012	—	—	256.90	100.0%	256.90
III-245	Portion of Evergrande Emerald Court Qionglai	Chengdu Qionglai Yiheng Property Company Limited	Qionglai	Commercial	07 Jun 2050	Carpark	—	152	2015	—	—	16.70	100.0%	16.70
III-246	Portion of Evergrande Huazhi Plaza Chengdu	Aimeigao (Chengdu) Property Company Limited	Chengdu	Residential, Commercial	06 Mar 2047 to 06 Mar 2077	Commercial, Office, Carpark	131,286	1,247	2015 to 2016	—	—	2,855.90	100.0%	2,855.90

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III-247	Portion of Evergrande Oasis Chengdu	Chengdu Hengda Yinhe Xincheng Property Company Limited	Chengdu	Residential, Commercial, Office	18 Dec 2046 to 20 Aug 2077	Commercial, Carpark	21,900	1,619	2010 to 2016	—	—	478.60	100.0%	478.60
III-248	Portion of Evergrande Royal Scenic Garden Chengdu	Hengda (Dayi) Real Estate Group Company Limited	Chengdu	Residential, Commercial	26 Jun 2053 to 22 Dec 2083	Commercial	4,239	—	2016	—	—	75.90	100.0%	75.90
III-249	Portion of Evergrande West Jincheng Chengdu	Sichuan Aimeigao Real Estate Company Limited	Chengdu	Residential, Commercial	02 Nov 2046 to 02 Nov 2076	Commercial, Carpark	24,676	2,009	2012	42%	569,709	602.50	100.0%	602.50
III-250	Portion of Evergrande New City Chengdu	Renji Hengye (Sichuan) Investment Company Limited	Chengdu	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Commercial, Carpark	15,294	1,106	2016	—	—	317.80	100.0%	317.80
III-251	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianfu Shuicheng Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Commercial, Carpark	20,031	1,833	2012 to 2016	17%	63,669	495.20	100.0%	495.20
III-252	Portion of Evergrande Caojiaxiang Plaza Chengdu	Chengdu Hengda Xinbeicheng Property Company Limited	Chengdu	Residential, Commercial	31 Jul 2054 to 31 Jul 2084	Commercial, Carpark	60,147	1,556	2017	—	—	2,053.60	100.0%	2,053.60
III-253	Portion of Evergrande Metropolis Chengdu	Chengdu Anheng Property Company Limited	Chengdu	Residential, Commercial	22 Jan 2048 to 08 Oct 2085	Commercial	194	—	2016	—	—	2.50	100.0%	2.50
III-254	Portion of Evergrande Paradise Peninsula Chengdu	Chengdu Xinyi Real Estate Development Company Limited	Chengdu	Residential, Commercial	26 Jan 2046 to 26 Jan 2076	Carpark	—	2,070	2018	—	—	279.50	80.0%	223.60
III-255	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Group Company Limited	Nanchong	Residential, Commercial, Education	21 Oct 2050 to 21 Oct 2080	Carpark	—	1,536	2014 to 2016	—	—	169.00	100.0%	169.00
III-256	Portion of Evergrande City Panzhihua	Panzhihua Hengda Real Estate Development Company Limited	Panzhihua	Residential, Commercial	15 Aug 2083 to 02 Aug 2086	Commercial	9,879	—	2016	—	—	100.40	100.0%	100.40
III-257	Portion of Evergrande Splendor Peigshan	Hengda Xinfeng (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 06 Sep 2086	Commercial, Carpark	39,040	6,667	2010 to 2016	—	—	1,126.80	100.0%	1,126.80
III-258	Portion of Evergrande City Ziyang	Ziyang Wancheng Property Company Limited	Ziyang	Residential, Commercial	12 Dec 2050 to 12 Dec 2080	Commercial, Carpark	1,444	1,632	2016	—	—	182.70	100.0%	182.70
III-259	Portion of Evergrande Oasis Anyang	Anyang Tongruida Real Estate Development Company Limited	Anyang	Residential, Commercial	19 Nov 2050 to 30 Dec 2083	Commercial, Carpark	11,729	1,727	2016	25%	83,098	305.20	100.0%	305.20
III-260	Portion of Evergrande City Hanzhong	Hanzhong Hualian Property Company Limited	Hanzhong	Residential	29 Jul 2077 to 31 Oct 2080	Carpark	—	398	2016	—	—	44.60	100.0%	44.60

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III-261	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Commercial, Carpark	15,422	4,487	2013 to 2016	43%	374,166	643.60	100.0%	643.60
III-262	Portion of Evergrande Royal Scenic Luohu	Luohu Yusheng Real Estate Development Company Limited	Luohu	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Commercial	2,452	—	2017	—	—	21.40	100.0%	21.40
III-263	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Hengrong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2053 to 13 Aug 2083	Commercial	4,594	—	2016	7%	10,000	57.90	57.0%	33.00
III-264	Portion of Evergrande Metropolis Shangqiu	Shangqiu Shilong Real Estate Development Company Limited	Shangqiu	Residential, Commercial	07 Jun 2054 to 07 Jun 2084	Commercial	2,161	—	2015	45%	52,500	16.90	100.0%	16.90
III-265	Portion of Evergrande City Xi'an	Shaaxi Jinhong Investment Company Limited	Xian	Residential	30 Mar 2076	Commercial, Carpark	8,776	1,555	2012 to 2013	45%	128,325	381.60	100.0%	381.60
III-266	Portion of Evergrande Oasis Xi'an	Xi'an Quijiang Investment Construction Company Limited	Xian	Residential	25 Aug 2074 to 26 Aug 2074	Carpark	—	335	2011 to 2013	—	—	50.90	100.0%	50.90
III-267	Portion of Evergrande Metropolis Xi'an	Xi'an Qiyun Property Company Limited	Xian	Residential	17 Aug 2076	Commercial, Carpark	519	1,154	2010	—	—	196.10	100.0%	196.10
III-268	Portion of Evergrande Royal Scenic Xi'an	Xi'an Jintu Property Company Limited	Xian	Residential, Commercial, Education	14 Jan 2052 to 14 Jan 2082	Carpark	14,657	2,549	2016	—	—	649.80	100.0%	649.80
III-269	Portion of Evergrande Atrium Xinxiang	Xinxiang Mingdu Property Company Limited	Xinxiang	Residential, Commercial	16 Jan 2051 to 16 Jan 2081	Commercial, Carpark	234	1,788	2015 to 2016	90%	14,065	199.20	100.0%	199.20
III-270	Portion of Evergrande Royal Scenic Bay Xinxiang	Xinxiang Sanlian Property Company Limited	Xinxiang	Residential, Commercial	14 May 2053 to 14 May 2083	Commercial	7,387	—	2017	18%	37,501	66.50	100.0%	66.50
III-271	Portion of Evergrande Emerald Court Xinyang	Xinyang Junjing Real Estate Company Limited	Xinyang	Residential, Commercial, Office	13 Feb 2055 to 13 Feb 2085	Commercial	1,966	—	2017	60%	54,502	15.00	55.0%	8.25
III-272	Portion of Evergrande Metropolis Xinyang	Henan Dayou Real Estate Development Company Limited	Xinyang	Residential, Commercial	31 Aug 2046 to 31 Aug 2076	Commercial, Carpark	59,328	82	2014 to 2016	—	—	444.50	100.0%	444.50
III-273	Portion of Evergrande Oasis Xuchang	Xuchang Dijing Property Company Limited	Xuchang	Residential, Office	29 Mar 2052 to 29 Mar 2083	Commercial	1,577	—	2017	—	—	16.80	100.0%	16.80
III-274	Portion of Evergrande City Yangling	Shaanxi Yaoze Sihai Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Commercial, Carpark	8,640	3,016	2016	—	—	466.60	100.0%	466.60

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
III-275	Portion of Evergrande Splendor Zhengzhou	Xinxiang Yujing Property Company Limited	Zhengzhou	Residential, Commercial, Accommodation and Catering	19 Jul 2052 to 29 Jun 2086	Commercial, Carpark	10,723	1,345	2014 to 2015	23%	212,952	232.20	100.0%	232.20
III-276	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yubang Property Company Limited	Zhengzhou	Residential, Office	22 May 2053 to 22 May 2083	Commercial, Carpark	12,528	2,239	2016	—	—	572.20	100.0%	572.20
III-277	Portion of Evergrande Metropolis Zhengzhou	Henan Xingke Property Company Limited	Zhengzhou	Residential, Commercial	08 Dec 2049 to 08 Dec 2079	Commercial, Carpark	8,857	417	2011 to 2013	8%	97,147	484.20	100.0%	484.20
III-278	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Hengjin Property Company Limited	Zhengzhou	Residential	03 Mar 2079 to 26 Jul 2085	Commercial, Carpark	3,865	2,265	2016	7%	2,136	341.20	50.2%	171.32
III-279	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kaifaju Yucheng Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2055 to Nov 2086	Commercial	22,066	—	2016	6%	28,486	222.50	100.0%	222.50
III-280	Portion of Evergrande Scenic Garden Fuling	Chongqing Hengda Fucheng Real Estate Development Company Limited	Chongqing	Residential, Commercial	12 Nov 2050 to 12 Nov 2060	Commercial, Carpark	1,601	2,417	2013 to 2016	72%	35,132	306.50	100.0%	306.50
III-281	Portion of Evergrande City Guiyang	Guizhou Guangyiyuan Real Estate Development Company Limited	Guiyang	Residential, Commercial	11 Jun 2079	Commercial, Carpark	1,300	2,260	2013 to 2016	—	—	294.00	100.0%	294.00
III-282	Portion of Evergrande Emerald Court Guiyang	Guizhou Hengda Changji Real Estate Development Company Limited	Guiyang	Residential, Commercial	19 Jul 2053 to 19 Jul 2083	Commercial, Office, Carpark	11,387	1,097	2016 to 2017	—	—	238.60	100.0%	238.60
III-283	Portion of Evergrande New World Guiyang	Guiyang New World Real Estate Company Limited	Guiyang	Residential, Commercial, Composite	19 May 2046 to 19 May 2076	Commercial, Carpark	67,757	6,491	2010 to 2016	38%	1,272,152	2,174.20	100.0%	2,174.20
III-284	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Guiyang Property Company Limited	Guiyang	Residential, Commercial	15 Nov 2046 to 05 Jan 2077	Carpark	—	1,491	2011 to 2014	—	—	172.90	100.0%	172.90
III-285	Portion of Evergrande Metropolis Guiyang	Guiyang Haiming Investment Construction Development Company Limited	Guiyang	Residential, Commercial	26 Oct 2060	Commercial, Carpark	19,337	315	2013 to 2016	0%	3,538	323.70	98.8%	319.78
III-286	Portion of Evergrande Atrium Guiyang	Guiyang Jiude Real Estate Development Company Limited	Guiyang	Residential, Commercial	27 Apr 2053 to 17 May 2085	Commercial	3,809	—	2016	—	—	49.10	60.0%	29.46
III-287	Portion of Evergrande City Chongqing	Chongqing Hengda Jiyu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Commercial, Carpark	1,159	5,982	2010 to 2016	84%	33,412	796.70	100.0%	796.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB) (RMB million)	Market Value ⁽²⁾ in Existing State (RMB) (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
III-288	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Commercial, Carpark	4,371	1,523	2013 to 2015	—	—	283.00	100.0%	283.00
III-289	Portion of Evergrande Scenic Garden Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Commercial	24,578	—	2016	0%	4,624	484.30	100.0%	484.30
III-290	Portion of Evergrande Atrium Chongqing	Chongqing Hengda Jun Xin Real Estate Development Company Limited	Chongqing	Residential, Commercial	Nov 2050 to Nov 2060	Commercial, Carpark	27,790	3,904	2012 to 2017	—	—	845.50	100.0%	845.50
III-291	Portion of Evergrande Royal Scenic Bay Chongqing	Chongqing Hengda Xinding Property Company Limited	Chongqing	Residential, Commercial	24 Dec 2053 to 24 Dec 2063	Commercial	7,550	—	2015 to 2016	17%	30,183	105.40	100.0%	105.40
III-292	Portion of Evergrande C C Land Plaza	Chongqing Zhongyu Property Development Company Limited	Chongqing	Commercial	25 May 2063	Commercial, Carpark	2,100	2,020	2015	—	—	387.70	60.0%	232.62
III-293	Portion of Evergrande City Kai	Guizhou Kaidi Property Company Limited	Kaili	Residential, Commercial	27 Jan 2054 to 27 Jul 2081	Commercial, Carpark	16,994	1,230	2016	—	—	262.20	100.0%	262.20
III-294	Portion of Evergrande Splendor Kunming	Hengda Xinyuan (Kunming) Property Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Commercial, Carpark	4,315	2,867	2010 to 2016	62%	48,301	372.90	100.0%	372.90
III-295	Portion of Evergrande Metropolis Kunming	Kunming Heng Chang Property Company Limited	Kunming	Residential, Commercial	09 Jun 2055 to 03 Jun 2085	Commercial	6,387	—	2017	19%	20,001	62.90	100.0%	62.90
III-296	Portion of Evergrande Atrium Kunming	Yunnan Hedong Real Estate Development Company Limited	Kunming	Residential	24 Apr 2078 to 17 Sep 2079	Commercial	514	—	2015	—	—	7.40	100.0%	7.40
III-297	Portion of Evergrande Metropolis Qijiang	Qijiang Zhongxi Property Company Limited	Qijiang	Residential, Commercial, Office	11 Nov 2050 to 27 Jul 2084	Commercial	2,062	—	2014	53%	19,516	21.90	100.0%	21.90
III-298	Portion of Evergrande Emerald Court Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Commercial, Carpark	19,445	2,300	2015 to 2016	90%	46,443	611.60	100.0%	611.60
III-299	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Clubhouse	14 Feb 2047 to 14 Feb 2057	Commercial, Carpark	3,979	1,036	2010 to 2013	—	—	209.80	100.0%	209.80
III-300	Portion of Evergrande Splendor Chongqing	Hengda (Jiangjin) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	28 Dec 2046 to 18 Sep 2066	Commercial, Carpark	15,428	6,472	2011 to 2016	39%	132,967	912.80	100.0%	912.80

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB) (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ as at Valuation Date (RMB million)
III-301	Portion of Evergrande Oasis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education, Carpark	17 Oct 2047 to 17 Oct 2057	Commercial, Carpark	7,643	1,213	2010 to 2014	—	—	313.70	100.0%	313.70
III-302	Portion of Evergrande Metropolis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct 2047 to 17 Oct 2057	Commercial, Office, Carpark	90,020	2,040	2012 to 2016	3%	184,910	1,361.90	100.0%	1,361.90
III-303	Portion of Evergrande Century City Chongqing	Chongqing Yongli Property Company Limited	Chongqing	Residential, Commercial	30 Dec 2054 to 30 Dec 2064	Commercial	689	—	2017	—	—	9.40	51.0%	4.79
III-304	Portion of Evergrande Royal Scenic Peninsula Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Commercial	29,022	—	2016	—	—	468.10	100.0%	468.10
III-305	Portion of Evergrande The Coronation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Carpark	—	2,529	2015 to 2016	—	—	404.60	76.4%	308.95
III-306	Portion of Evergrande Oasis Zigong	Hengda (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2083	Commercial, Carpark	10,911	1,167	2014	86%	118,643	215.60	100.0%	215.60
III-307	Portion of Evergrande Metropolis Zigong	Zigong Xinmao Property Company Limited	Zigong	Residential, Commercial	28 Nov 2052 to 18 Jun 2083	Commercial, Carpark	6,150	762	2014 to 2016	49%	32,958	149.30	100.0%	149.30
III-308	Portion of Evergrande City Zunyi	Zunyi Xingqiang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Commercial, Carpark	3,907	2,717	2016	—	—	355.20	51.0%	181.15

Note:

- All areas are stated in approximations.
- All values are stated in approximations.
- We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the property interests attributable to the Group would be RMB 24,100,000.

Group III-B — Properties held by the Group for Investment in the PRC (Under Development)

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)	Interest Attributable to the Group (%)
III-309	Portion of Evergrande Oasis Anqing	Anqing Hegeyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Commercial, Carpark	16,837	657	2016	2017	87.94	30.63	235.40	117.30	100.0%
III-310	Portion of Evergrande City Bozhou	Bozhou Hengda Property Company Limited	Bozhou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Commercial, Carpark	5,202	3,650	2014	2017	220.64	140.27	485.00	292.80	100.0%
III-311	Portion of Evergrande Oasis Fuyang	Fuyang Yuefeng Property Company Limited	Fuyang	Residential, Commercial	12 Jan 2056 to 12 Jan 2086	Commercial	6,499	—	2015	2017	17.09	14.29	64.40	48.10	70.0%
III-312	Portion of Evergrande Plaza Hefei	Yuecheng (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial	9,681	—	2014	2017	26.01	20.81	141.90	109.00	100.0%
III-313	Portion of Evergrande Metropolis Huihui	Huihui Yuefeng Property Company Limited	Huihui	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Commercial	23,672	—	2014	2017	49.96	47.46	261.00	198.20	100.0%
III-314	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Commercial	3,780	—	2016	2017	10.23	9.72	50.30	38.30	100.0%
III-315	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Commercial, Carpark	5,629	1,135	2014	2017	123.82	118.10	297.80	252.10	100.0%
III-316	Portion of Evergrande City Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Hengshui	Residential, Commercial	15 May 2053 to 29 Sep 2084	Commercial, Carpark	26,451	2,338	2014	2017	262.79	236.13	659.70	494.90	70.0%
III-317	Portion of Evergrande Metropolis Handan	Handan Deye Real Estate Development Company Limited	Handan	Residential, Office	14 Mar 2051 to 14 Mar 2081	Commercial	17,913	—	2014	2017	51.47	35.50	231.00	163.70	90.0%
III-318	Portion of Evergrande Emerald Court Langfang	Langfang Fecui Huating Real Estate Development Company Limited	Langfang	Residential, Commercial	12 Oct 2053 to 12 Oct 2083	Commercial, Carpark	17,211	654	2014	2017	115.03	103.52	254.60	196.50	100.0%
III-319	Portion of Evergrande Metropolis Langfang	Hengda Langfang Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Commercial	5,956	—	2014	2017	16.68	14.17	54.20	39.20	100.0%
III-320	Portion of Evergrande City Qinhuangdao	Hengda Real Estate Group Qinhuangdao Hengda Cheng Real Estate Development Company Limited	Qinhuangdao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Commercial	3,100	—	2014	2017	8.47	7.20	21.70	15.40	100.0%
III-321	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Diyijia Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Commercial, Office, Carpark	133,646	3,658	2014	2017	816.68	710.22	1,604.90	1,243.90	70.0%
III-322	Portion of Evergrande Palace Tangshan	Tangshan Zhaoni Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Commercial	49,132	—	2014	2017	131.23	118.11	571.70	469.50	60.0%

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
III-323	Portion of Evergrande City Xingtai	Xingtai Shangda Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2012 to 16 Oct 2082	Commercial	26,033	—	2014	2017	58.71	37.84	250.30	159.90	72.0%	115.13
III-324	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	19 Jan 2014 to 19 Jan 2084	Carpark	—	296	2015	2017	30.12	27.11	44.10	35.60	100.0%	35.60
III-325	Portion of Evergrande Royal View Garden Xiamen	Xiamen Hengda Property Company Limited	Xiamen	Residential, Commercial	04 Jun 2015 to 04 Jun 2085	Commercial	2,200	—	2015	2017	6.82	6.14	62.90	52.40	51.0%	26.72
III-326	Portion of Evergrande Metropolis Shishi	Shishi Jinbi Property Company Limited	Shishi	Residential, Commercial	16 Feb 2014 to 16 Feb 2084	Carpark	—	969	2016	2017	94.57	85.11	153.10	125.10	100.0%	125.10
III-327	Portion of Evergrande Oasis Lanzhou	Hengda Real Estate Group Lanzhou Property Company Limited	Lanzhou	Residential, Commercial	13 Feb 2015 to 13 Feb 2081	Carpark	—	299	2016	2017	29.99	15.00	43.70	21.80	100.0%	21.80
III-328	Portion of Evergrande Scenic Garden Lanzhou	Lanzhou Shajun Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2080	Commercial	19,013	—	2016	2017	65.43	63.03	263.50	219.90	100.0%	219.90
III-329	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2018 to 01 Sep 2081	Carpark	—	1,164	2016	2017	92.91	78.97	153.60	111.20	100.0%	111.20
III-330	Portion of Evergrande City Chaozhou	Chaozhou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Green Space	11 Aug 2012	Carpark	—	2,890	2015	2017	304.09	273.68	483.50	384.30	100.0%	384.30
III-331	Portion of Evergrande Spring City Erping	Hengda (Erping) Real Estate Group Company Limited	Erping	Residential, Commercial, Accommodation and Catering	13 Mar 2012 to 13 Mar 2082	Commercial	700	—	2015	2017	2.10	2.00	10.00	8.00	100.0%	8.00
III-332	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2013	Carpark	—	406	2014	2017	31.64	43.89	147.40	118.20	100.0%	118.20
III-333	Portion of Evergrande City Shaoguan	Hengda (Shaoguan) Real Estate Group Company Limited	Shaoguan	Residential, Commercial	16 Jul 2014 to 15 Sep 2086	Carpark	—	356	2014	2017	26.33	21.06	48.80	34.50	100.0%	34.50
III-334	Portion of Evergrande Hawaii on the sea Yangjiang	Yangjiang Yifeng Property Company Limited	Yangjiang	Residential, Accommodation and Catering, Cultural and Sport	12 Jan 2014 to 17 Aug 2083	Commercial, Carpark	6,352	1,122	2014	2017	120.14	47.38	188.20	94.20	100.0%	94.20
III-335	Portion of Evergrande Oasis Zhanjiang	Hengda Real Estate Group Zhanjiang Yujing Property Company Limited	Zhanjiang	Residential, Commercial	16 Jul 2013 to 16 Jul 2083	Carpark	—	2,151	2014	2017	135.26	74.99	352.70	228.20	100.0%	228.20
III-336	Portion of Evergrande Metropolis Beihai	Beihai Jiajing Real Estate Development Company Limited	Beihai	Residential, Commercial	06 Jun 2013 to 06 Jun 2083	Commercial, Carpark	3,337	536	2016	2017	47.75	38.39	111.40	78.70	100.0%	78.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
III-337	Portion of Evergrande Royal Scenic Peninsula Beihai	Beihai Naigao Tiantang Real Estate Development Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Park and Green Space	01 Jan 2046 to 20 Dec 2084	Commercial, Carpark	3,129	2,441	2014	2017	167.69	159.30	406.00	336.00	100.0%	336.00
III-338	Portion of Evergrande Royal Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Commercial	4,391	—	2015	2017	10.98	8.66	51.40	36.20	100.0%	36.20
III-339	Portion of Evergrande Plaza Guilin	Guilin Gujia Real Estate Company Limited	Guilin	Commercial, Composite	28 Sep 2048 to 29 Nov 2049	Commercial, Office, Carpark	110,822	825	2014	2017	413.69	393.00	1,206.30	1,001.60	51.0%	510.82
III-340	Portion of Evergrande Emerald Court Luzhou	Luzhou Hengda Jishi Property Company Limited	Luzhou	Residential, Commercial	15 Jan 2064 to 15 Jan 2084	Commercial	1,030	—	2015	2017	3.14	2.51	15.70	11.50	100.0%	11.50
III-341	Portion of Evergrande Palace Luzhou	Luzhou Zhaofu Property Company Limited	Luzhou	Residential, Commercial	22 Jan 2064 to 25 Sep 2085	Commercial	6,796	—	2016	2017	18.35	17.14	108.60	86.30	51.0%	44.01
III-342	Portion of Evergrande Oasis Nanning	Nanning Yinxiang Real Estate Development Company Limited	Nanning	Residential, Commercial	14 Oct 2047 to 14 Oct 2077	Commercial, Carpark	20,130	2,700	2014	2017	257.33	191.47	717.30	540.80	100.0%	540.80
III-343	Portion of Evergrande Metropolis Nanning	Nanning Shangshi Hengda Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Commercial	5,675	—	2015	2017	14.95	14.20	85.60	71.50	100.0%	71.50
III-344	Portion of Evergrande Oasis Qinzhou	Qinzhou Qilian Hengda Property Investment Company Limited	Qinzhou	Residential, Commercial	09 Feb 2050 to 09 Feb 2080	Commercial, Carpark	4,139	1,288	2015	2017	100.95	95.90	185.30	147.50	100.0%	147.50
III-345	Portion of Evergrande Royal Scenic Bay Haian	Hainan Minghao Property Company Limited	Cheigmai	Residential	30 Dec 2068	Carpark	—	3,527	2016	2017	318.59	286.73	486.70	384.20	100.0%	384.20
III-346	Portion of Evergrande Culture Tourist City Haikou	Hainan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Commercial	5,900	—	2014	2017	21.26	20.20	115.10	95.80	100.0%	95.80
III-347	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yegai Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jul 2052 to 08 Oct 2082	Commercial	5,596	—	2014	2017	18.06	5.42	52.80	29.20	100.0%	29.20
III-348	Portion of Evergrande Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Commercial	1,833	—	2015	2017	5.77	4.90	20.30	15.50	67.1%	10.40
III-349	Portion of Evergrande Royal Garden Wuhan	Wuhan Hengda Jinbi Real Estate Development Company Limited	Wuhan	Residential, Commercial	11 Oct 2063 to 11 Oct 2083	Office, Carpark	3,242	720	2015	2017	74.40	67.53	182.20	151.70	67.1%	101.76
III-350	Portion of Evergrande Royal Palace Wuhan	Wuhan Hengda Dushi Real Estate Development Company Limited	Wuhan	Residential, Park and Green Space	19 Oct 2065 to 19 Oct 2085	Commercial	2,127	—	2015	2017	7.45	6.70	48.50	40.20	60.0%	24.12

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽²⁾ Attributable to the Group in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
III-351	Portion of Evergrande Royal Scenic Bay Wuhai	Wuhan Heigda Chitain Real Estate Development Company Limited	Wuhan	Residential, Commercial	27 Mar 2054 to 24 Sep 2084	Carpark	—	1,645	2015	2017	156.64	125.31	245.10	177.90	60.0%	106.74
III-352	Portion of Evergrande Metropolis Xiangyang	Xiangyang Heigda Real Estate Development Company Limited	Xiangyang	Residential, Accommodation and Catering, Education	23 Mar 2051 to 23 Mar 2081	Carpark	—	1,810	2016	2017	151.56	143.98	208.20	162.40	100.0%	162.40
III-353	Portion of Evergrande City Danyang	Danyang Mingyuan Real Estate Development Company Limited	Danyang	Residential, Commercial	12 Nov 2052 to 12 Nov 2082	Carpark	—	2,029	2016	2017	237.91	226.02	318.60	260.10	100.0%	260.10
III-354	Portion of Evergrande Atrium Nanjing Jirong	Jirong Trangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Commercial	66,818	—	2015	2017	273.63	246.27	1,042.40	850.30	100.0%	850.30
III-355	Portion of Evergrande City Lights Ningbo	Chengho (Ningbo) Property Company Limited	Ningbo	Residential, Office, Cultural and Entertainment	23 Dec 2050 to 23 Dec 2080	Commercial	2,555	—	2014	2017	9.65	8.20	28.10	21.20	100.0%	21.20
III-356	Portion of Evergrande Royal Scenic Peninsula Quzhou	Qizhou Heigda Shengjian Property Company Limited	Quzhou	Residential, Commercial	09 Sep 2053	Carpark	—	1,381	2014	2017	100.30	95.29	207.20	171.80	100.0%	171.80
III-357	Portion of Evergrande Metropolis Yancheng	Heigda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Commercial, Carpark	5,920	5,417	2014	2017	599.48	568.58	764.30	618.80	100.0%	618.80
III-358	Portion of Evergrande Royal View Garden Changchun	Zenao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Commercial	1,790	—	2014	2017	4.77	4.29	16.10	13.10	100.0%	13.10
III-359	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Mar 2053 to 13 Mar 2083	Commercial, Carpark	4,922	446	2014	2017	48.07	43.19	157.60	127.40	100.0%	127.40
III-360	Portion of Evergrande Metropolis Changchun	Xinji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	Commercial, Carpark	3,569	846	2016	2017	100.06	94.48	169.20	141.40	100.0%	141.40
III-361	Portion of Evergrande Scenic View Garden Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	Commercial	2,600	—	2015	2017	7.71	5.40	30.40	22.00	100.0%	22.00
III-362	Portion of Evergrande Metropolis Ganzhou	Jiangxi Xingyu Property Development Company Limited	Ganzhou	Residential, Commercial	22 May 2048 to 22 May 2078	Commercial	16,747	—	2015	2017	73.15	71.33	164.40	131.20	51.0%	66.91
III-363	Portion of Evergrande Metropolis Jingdezhen	Heigda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Carpark	—	182	2014	2017	17.13	16.28	20.60	17.20	100.0%	17.20
III-364	Portion of Evergrande Royal View Garden Nanchang	Nanchang Zhongditanuo Gaocun Property Company Limited	Nanchang	Residential, Commercial	29 Dec 2050 to 29 Dec 2080	Commercial	2,951	—	2014	2017	10.14	9.13	32.40	26.40	100.0%	26.40

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽²⁾ Attributable to the Group in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
III-365	Portion of Evergrande Splendor Urumbchi	Wujiaqu Zhuoyue Real Estate Development Company Limited	Wujiaqu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Commercial	21,788	—	2014	2017	67.81	64.41	241.10	192.60	100.0%	192.60
III-366	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Commercial	1,191	—	2014	2017	2.88	2.74	14.60	11.60	100.0%	11.60
III-367	Portion of Evergrande Oasis Yining	Yining Jinbi Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Commercial	2,342	—	2014	2017	6.45	5.80	20.90	15.50	100.0%	15.50
III-368	Portion of Evergrande Oasis Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential, Commercial, Office	28 Jan 2051 to 28 Jan 2081	Commercial, Carpark	3,693	2169	2015	2017	161.23	144.22	311.10	233.60	100.0%	233.60
III-369	Portion of Evergrande Oasis Benxi	Benxi Jiayi Property Company Limited	Benxi	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Commercial	11,541	—	2014	2017	42.83	40.69	108.40	85.00	100.0%	85.00
III-370	Portion of Evergrande Royal View Garden Dalian	Dalian Hengsheng Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Commercial	829	—	2015	2017	2.84	2.42	14.90	11.60	100.0%	11.60
III-371	Portion of Evergrande Plaza Fushan	Fushan Jianshan Property Company Limited	Fushan	Commercial	13 Jan 2051 to 13 Feb 2051	Office	138,530	—	2014	2017	468.92	408.51	761.90	543.10	100.0%	543.10
III-372	Portion of Evergrande Palace Pajin	Pajin Jiading Property Company Limited	Pajin	Residential, Commercial	28 Jan 2051 to 29 Mar 2081	Commercial	23,576	—	2015	2017	72.06	59.08	184.90	123.60	100.0%	123.60
III-373	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiahui Property Company Limited	Shenyang	Residential, Commercial	29 May 2053 to 19 Jun 2083	Commercial	7,262	—	2015	2017	19.40	18.15	82.60	68.50	100.0%	68.50
III-374	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Dec 2056 to 31 Oct 2084	Commercial	26,628	—	2015	2017	67.79	56.19	330.00	266.30	100.0%	266.30
III-375	Portion of Evergrande Oasis Yingkou	Yingkou Jialing Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Commercial, Carpark	29,352	2,922	2014	2017	231.80	216.51	685.50	554.10	100.0%	554.10
III-376	Portion of Evergrande Royal View Garden Jinan	Jinan Hengda Feicui Hating Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Office	26,470	—	2014	2017	84.70	83.01	365.30	305.40	100.0%	305.40
III-377	Portion of Evergrande Emerald Court Weifang	Shandong Payun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Commercial	7,531	—	2016	2017	22.55	21.42	64.40	50.80	100.0%	50.80
III-378	Portion of Evergrande Royal Scenic Liling	Liling Junhui Real Estate Development Company Limited	Liling	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Commercial, Carpark	2,397	2,298	2014	2017	180.72	171.05	273.20	213.10	100.0%	213.10
III-379	Portion of Evergrande New City Chengdu	Reji Hengye (Sichuan) Investment Company Limited	Chengdu	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Commercial, Carpark	9,851	1,049	2014	2017	112.56	105.40	245.60	204.70	100.0%	204.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
III-380	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianru Shuicheng Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Commercial, Carpark	145,248	2,596	2014	2017	691.83	273.23	1,635.00	851.40	100.0%	851.40
III-381	Portion of Evergrande Central Square Chengdu	Chengdu Hengda Xindongcheng Property Company Limited	Chengdu	Residential, Commercial, Public Facility	26 Feb 2055 to 26 Feb 2085	Commercial	96,873	—	2015	2017	309.99	263.49	1,681.20	1,306.10	100.0%	1,306.10
III-382	Portion of Evergrande Cojiaxiang Plaza Chengdu	Chengdu Hengda Xinbeicheng Property Company Limited	Chengdu	Residential, Commercial	31 Jul 2054 to 31 Jul 2084	Commercial	51,343	—	2014	2017	148.89	69.30	653.10	443.60	100.0%	443.60
III-383	Portion of Evergrande Paradise Peninsula Chengdu	Chengdu Xinyi Real Estate Development Company Limited	Chengdu	Residential, Commercial	26 Jan 2046 to 26 Jan 2076	Carpark	—	3,375	2016	2017	273.55	218.84	455.60	332.80	80.0%	266.24
III-384	Portion of Evergrande Royal Scenic Bay Luzhou	Hengda (Luzhou) South City Property Company Limited	Luzhou	Residential, Office	29 Apr 2055 to 29 Apr 2085	Commercial	40,953	—	2015	2017	126.95	114.26	800.40	373.70	100.0%	373.70
III-385	Portion of Evergrande Royal View Garden Xi'an	Xi'an Jiazi Property Company Limited	Xi'an	Residential, Commercial	15 Oct 2063 to 22 Feb 2084	Commercial	9,045	—	2014	2017	29.88	26.80	159.10	131.30	100.0%	131.30
III-386	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Commercial	5,519	—	2015	2017	13.02	11.07	69.80	51.70	100.0%	51.70
III-387	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Hengong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2053 to 13 Aug 2083	Commercial	1,910	—	2014	2017	5.82	3.78	24.10	16.40	57.0%	9.35
III-388	Portion of Evergrande Metropolis Shangqiu	Shangqiu Shilong Real Estate Development Company Limited	Shangqiu	Residential, Commercial	07 Jun 2054 to 07 Jun 2084	Commercial	5,906	—	2015	2017	14.81	13.24	41.80	30.50	100.0%	30.50
III-389	Portion of Evergrande Bay Xi'an	Xi'an Hengying Property Company Limited	Xi'an	Residential, Commercial	14 Apr 2055 to 14 Dec 2085	Commercial	11,790	—	2016	2017	37.73	35.84	139.80	116.10	100.0%	116.10
III-390	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yuhang Property Company Limited	Zhengzhou	Residential, Office	22 May 2053 to 22 May 2083	Office, Carpark	53,482	2,011	2015	2017	437.17	296.38	905.30	585.50	100.0%	585.50
III-391	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Henglin Property Company Limited	Zhengzhou	Residential	03 Mar 2079 to 26 Jul 2085	Commercial, Carpark	3,053	1,430	2015	2017	154.14	131.02	219.40	161.40	50.2%	81.04
III-392	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kaiyue Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2055 to Nov 2086	Commercial	701	—	2015	2017	1.99	1.50	5.50	3.60	100.0%	3.60
III-393	Portion of Evergrande C C Land Plaza	Chongqing Zhongyu Property Development Company Limited	Chongqing	Commercial	25 May 2063	Commercial	5,117	—	2015	2017	33.84	25.03	103.20	76.40	60.0%	45.84

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III-394	Portion of Evergrande Emerald Court Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Commercial	8,229	—	2016	2017	22.53	15.77	119.40	88.80	100.0%	88.80
III-395	Portion of Evergrande Central Plaza Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Nov 2053 to 30 Nov 2063	Carpark	—	2,394	2016	2017	293.37	278.70	383.00	321.30	100.0%	321.30
III-396	Portion of Evergrande The Coronation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Carpark	—	631	2015	2017	106.70	96.03	101.00	78.20	76.4%	59.71
III-397	Portion of Evergrande Metropolis Zigong	Zigong Ximiao Property Company Limited	Zigong	Residential, Commercial	28 Nov 2052 to 18 Jun 2083	Carpark	—	1,523	2014	2017	147.97	140.57	165.10	131.90	100.0%	131.90

Notes:

1 All areas are stated in approximations.

2 All values are stated in approximations.

Group IV — Properties held by the Group Under Development in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ consideration (RMB million)	Pre-sale Commencement Date	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽³⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-1	Portion of Evergrande Oasis Anqing	Anqing Hengyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Residential, Commercial, Composite, Other, Carpark	212,735	131,535	10,776	64.01	2012	2018	399.35	157.70	889.80	426.60	100.0%	426.60
IV-2	Portion of Evergrande Emerald Court Bengbu	Bengbu Hengyuan Property Company Limited	Bengbu	Residential	27 Dec 2054 to 27 Dec 2084	Residential, Commercial, Composite, Other, Carpark	151,411	267,922	842.96	2015	2018	2018	670.96	126.67	1,590.60	653.60	100.0%	653.60
IV-3	Portion of Evergrande Royal Scenic Bay Bengbu	Bengbu Hengyuan Property Company Limited	Bengbu	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Residential, Commercial, Composite, Other, Carpark	126,821	72,240	19,512	27.15	2013	2017	166.21	24.86	291.40	88.30	100.0%	88.30
IV-4	Portion of Evergrande City Bozhou	Bozhou Hengda Property Company Limited	Bozhou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Residential, Commercial, Composite, Other	216,102	140,886	317.25	2011	2018	2018	440.02	114.52	805.90	282.90	100.0%	282.90
IV-5	Portion of Evergrande Royal View Garden Chaohu	Anhui Lilang Property Company Limited	Chaohu	Residential, Public Facility	29 Sep 2050 to 29 Sep 2080	Residential, Commercial, Composite, Other, Carpark	77,946	143,908	80.691	569.45	2013	2017	380.22	120.43	781.40	355.40	100.0%	355.40
IV-6	Evergrande Royal View Garden Chuzhou	Chuzhou Henglong Property Company Limited	Chuzhou	Residential, Commercial	14 Jul 2083	Residential, Commercial, Composite, Other, Carpark	134,869	359,067	67,814	422.85	2016	2018	1,364.34	113.82	1,372.80	764.90	88.0%	673.11
IV-7	Portion of Evergrande Oasis Chuzhou	Chuzhou Yuecong Property Company Limited	Chuzhou	Residential, Commercial	14 Sep 2083	Residential, Commercial, Composite, Carpark	84,502	10,981	1,272	7.88	2013	2017	34.70	19.72	76.90	47.30	100.0%	47.30
IV-8	Portion of Evergrande Metropolis Chuzhou	Chuzhou Hengda Property Company Limited	Chuzhou	Residential, Commercial	20 May 2083	Residential, Commercial, Composite, Carpark	68,861	5,838	—	—	2013	2017	23.32	19.50	28.90	19.80	100.0%	19.80
IV-9	Portion of Evergrande Oasis Feidong	Yuecheng (Hefei) Property Company Limited	Feidong	Residential, Commercial	20 Aug 2055 to 20 Aug 2085	Residential, Commercial, Composite, Carpark	90,220	103,954	34,577	278.45	2015	2017	258.68	167.53	580.50	365.50	65.0%	237.58
IV-10	Portion of Evergrande Oasis Fuyang	Fuyang Yuecong Property Company Limited	Fuyang	Residential, Commercial	12 Jun 2056 to 12 Jun 2086	Residential, Commercial, Composite, Office, Other, Carpark	183,152	301,218	140,655	1,226.90	2016	2019	801.88	126.43	2,140.80	867.70	70.0%	607.39
IV-11	Evergrande Royal Scenic Fuyang	Fuyang Yuecai Property Company Limited	Fuyang	Residential	14 Nov 2056 to 14 Nov 2086	Residential, Commercial, Composite, Other, Carpark	137,229	313,897	—	—	2017	2020	895.08	25.48	2,099.70	516.30	60.0%	309.78
IV-12	Portion of Evergrande City Hefei	Hefei Anhui Sanlin Property Company Limited	Hefei	Residential	16 Aug 2074	Commercial, Other, Carpark	310,929	70,809	—	—	2010	2017	167.04	6.01	299.90	65.90	100.0%	65.90

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-13	Portion of Evergrande Royal View Garden Hefei	Yueqiang (Hefei) Property Company Limited	Hefei	Residential, Commercial	24 Aug 2051 to 24 Aug 2081	Commercial, Hotel, Office, Other, Carpark	280,676	142,876	—	—	2012	2019	621.49	229.27	1,000.10	339.70	100.0%	339.70
IV-14	Portion of Evergrande Plaza Hefei	Qijin (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jan 2080	Other, Carpark	142,578	10,733	—	—	2009	2017	24.50	23.28	32.40	24.90	100.0%	24.90
IV-15	Evergrande Crystal International Square Hefei Plot A and C	Anhui Zhonghui Guoyin Deyuan Property Company Limited	Hefei	Residential, Commercial	18 May 2055 to 18 May 2085	Residential, Commercial, Office, Other, Carpark	58,731	210,344	84,783	1,460.25	2016	2019	592.67	145.36	3,033.90	1,639.30	50.4%	826.31
IV-16	Evergrande Crystal International Square Hefei Plot B	Anhui Zhonghui Guoyin Deyuan Property Company Limited	Hefei	Residential, Commercial	18 May 2055 to 18 May 2085	Commercial, Hotel, Office, Carpark	30,427	153,751	—	—	2016	2019	464.95	19.47	2,233.80	1,044.90	50.4%	526.63
IV-17	Portion of Evergrande International Center Hefei	Yueqiang (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial, Office, Carpark	28,671	479,153	—	—	2014	2021	1,264.42	133.15	3,241.60	1,013.40	100.0%	1,013.40
IV-18	Portion of Evergrande International Center Hefei	Yueqiang (Hefei) Business Operation Management Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial, Hotel, Office, Carpark	28,671	442,066	—	—	2014	2021	1,516.13	178.36	2,978.60	680.80	100.0%	680.80
IV-19	Portion of Evergrande International Center Hefei	Yueqiang (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial, Carpark	57,689	61,874	19,577	56.51	2014	2017	222.30	211.18	240.10	167.90	100.0%	167.90
IV-20	Portion of Evergrande Plaza Hefei	Yueqiang (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Residential, Commercial, Composite, Office, Other, Carpark	183,451	445,564	—	—	2014	2018	1,119.27	189.07	4,751.40	2,387.30	100.0%	2,987.30
IV-21	Portion of Evergrande Plaza Hefei	Yueqiang (Hefei) Business Operation Management Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial, Office, Carpark	37,045	396,386	—	—	2014	2018	998.24	65.31	5,140.70	2,783.20	100.0%	2,783.20
IV-22	Portion of Evergrande Plaza Hefei	Yueqiang (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial, Office, Carpark	21,013	129,342	2,094	99.39	2014	2018	327.12	124.59	2,071.20	1,354.60	100.0%	1,354.60
IV-23	Portion of Evergrande Metropolis Huabei	Huabei Yueqiang Property Company Limited	Huabei	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Residential, Commercial, Composite, Carpark	289,640	36,091	16,312	76.14	2010	2017	101.51	48.10	183.60	91.20	100.0%	91.20
IV-24	Portion of Evergrande Atrium Huabei	Huabei Hongtong Property Company Limited	Huabei	Residential, Commercial	21 Oct 2051 to 21 Oct 2081	Residential, Commercial, Composite, Carpark	106,136	257,865	3,773	22.01	2011	2017	590.43	498.52	564.50	332.40	100.0%	332.40
IV-25	Portion of Evergrande Oasis Huainan	Huainan Heqida Tiansheng Property Company Limited	Huainan	Residential	02 May 2081 to 03 May 2081	Residential, Commercial, Composite, Other, Carpark	261,516	114,650	—	—	2011	2017	283.82	27.08	647.30	253.30	60.0%	151.98
IV-26	Portion of Evergrande Royal Scenic Bay Lu'an	Lu'an Yue Tong Property Company Limited	Lu'an	Residential, Commercial	28 Dec 2051 to 28 Dec 2081	Residential, Commercial, Composite, Hotel, Office, Other, Carpark	604,005	1,357,998	37,139	259.11	2012	2022	3,674.66	561.66	7,657.00	1,927.00	100.0%	1,927.00

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Estimated Development Cost up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽³⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-27	Evergrande Oasis Ma'anshan	Ma'anshan Yuetong Property Company Limited	Ma'anshan	Residential, Commercial	21 Jul 2086	Residential, Commercial, Composite, Carpark	82,380	191,094	95,423	724.26	2016	2018	495.87	71.54	1,172.50	438.90	100.0%	438.90
IV-28	Portion of Evergrande Royal Scenic Bay Ma'anshan	Ma'anshan Hengda Anliang Property Company Limited	Ma'anshan	Residential	11 Jun 2082	Residential, Commercial, Other, Carpark	144,145	61,083	5,103	43.11	2013	2017	167.59	159.21	253.30	195.70	60.0%	117.42
IV-29	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Residential, Commercial, Composite, Other, Carpark	291,247	375,795	12,010	54.79	2011	2019	1,042.94	152.91	2,225.70	745.80	100.0%	745.80
IV-30	Portion of Evergrande Palace Wuhu	Wuhu Hengda Property Company Limited	Wuhu	Residential	19 May 2081 to 20 May 2081	Residential, Commercial, Other	171,226	34,721	19,407	174.48	2011	2017	96.92	92.07	302.70	233.20	100.0%	233.20
IV-31	Portion of Evergrande Metropolis Suzhou Heng Ding Property Suzhou	Suzhou Heng Ding Property Company Limited	Suzhou	Residential, Commercial	Jul 2054 to Jul 2084	Residential, Commercial, Composite, Carpark	162,473	509,601	4,978	28.75	2015	2019	1,297.28	39.41	2,756.60	661.50	65.0%	429.98
IV-32	Portion of Evergrande Royal Scenic Bay Suzhou	Suzhou Hengda Property Company Limited	Suzhou	Residential, Commercial	Nov 2053 to Oct 2085	Residential, Commercial, Composite, Other, Carpark	178,090	243,382	20,815	108.34	2013	2019	595.45	49.06	1,296.30	395.40	100.0%	395.40
IV-33	Handan Baihua Jiayuan	Hebei Dingjiang Real Estate Development Company Limited	Handan	Residential, Commercial	09 Oct 2045 to 09 Oct 2075	Commercial, Office	19,565	33,511	—	—	2007	2017	80.43	22.96	238.80	169.90	51.0%	86.65
IV-34	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Residential, Commercial, Composite, Other	438,917	308,631	186	1.54	2009	2017	1,045.65	93.59	2,166.90	760.80	100.0%	760.80
IV-35	Portion of Evergrande Metropolis Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	27 Feb 2051 to 28 Feb 2081	Residential, Commercial, Composite, Other, Carpark	188,005	282,930	100,033	538.24	2010	2019	913.29	105.42	1,653.70	392.60	100.0%	392.60
IV-36	Handan Behai Manor	Hebei Dingjiang Real Estate Development Company Limited	Handan	Residential, Commercial, Public Facility	17 Nov 2048 to 02 Jun 2074	Residential, Commercial, Other, Carpark	316,743	1,346,580	—	—	2006	2022	4,657.82	598.88	6,084.40	1,451.40	51.0%	740.21
IV-37	Evergrande Left Riverbank Beijing	Henglongyue (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Camark, Composite, Underground Storage	27 Apr 2054 to 27 Apr 2084	Commercial, Other, Carpark	66,677	317,566	130,449	2,282.85	2015	2019	835.36	356.58	4,040.60	2,421.60	100.0%	2,421.60
IV-38	Portion of Evergrande City Beijing	Shale Hengda (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Camark, Composite, Underground Storage	23 Jul 2053 to 23 Jul 2083	Commercial, Other, Carpark	182,569	423,885	229,656	2,717.18	2014	2017	1,666.12	485.44	4,445.40	2,360.50	100.0%	2,360.50

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IV-39	Evergrande Emerald Court Beijing	Beijing	Beijing Zhonghao Property Company Limited	Residential, Commercial, Office, Underground Carpark, Composite, Underground Storage	25 May 2054 to 25 May 2084	Residential, Commercial, Other, Carpark	46,011	262,542	157,855	5,567.48	2015	2018	1,493.03	915.82	6,871.00	4,307.80	100.0%	4,307.80
IV-40	Evergrande Palace Beijing	Beijing	Beijing Heng Xingsheng Real Estate Development Company Limited	Residential, Commercial, Composite, Underground Storage	26 Dec 2053 to 26 Dec 2083	Residential, Commercial, Other, Carpark	80,469	360,609	155,572	3,991.50	2015	2017	1,523.79	1,153.00	10,869.30	8,204.50	100.0%	8,204.50
IV-41	Evergrande Royal Mansion Beijing	Beijing	Laisihui Linhua Real Estate Development Company Limited	Residential	2002 to 2084	Residential, Carpark	187,775	222,550	78,259	514.21	2016	2019	757.40	406.16	1,276.40	582.60	65.0%	565.69
IV-42	Evergrande Metropolis Beijing	Beijing	Henglong (Beijing) Property Development Company Limited	Residential, Commercial, Underground Carpark, Composite, Underground Storage	27 Apr 2054 to 27 Apr 2084	Residential, Commercial, Other, Carpark	35,000	183,920	130,238	3,131.13	2015	2017	623.77	537.92	3,802.10	2,735.00	100.0%	2,735.00
IV-43	Evergrande Culture Tourist City Beijing	Beijing	Hualai Hengda Real Estate Development Company Limited	Residential, Commercial, Underground Carpark, Composite, Office, Other, Carpark	04 Jul 2056 to 04 Jul 2086	Residential, Commercial, Composite, Hotel, Office, Other, Carpark	616,690	1,933,006	589,840	6,670.02	2016	2019	7,754.96	742.45	16,323.40	3,651.70	100.0%	3,651.70 ⁽³⁾
IV-44	Portion of Evergrande Royal Scenic Bay Beijing	Beijing	Hengda (Beijing) Real Estate Group Company Limited	Residential, Commercial, Office, Underground Carpark, Composite, Underground Storage	29 Sep 2053 to 28 Sep 2083	Residential, Commercial, Other, Carpark	111,577	159,392	—	—	2014	2017	400.37	175.28	1,287.30	790.90	100.0%	790.90
IV-45	Portion of Evergrande Elite Shadow Creek Beijing	Beijing	Beijing Fuhua Real Estate Development Company Limited	Residential, Commercial, Office, Underground Storage	31 Dec 2055 to 31 Dec 2065	Residential, Other	312,164	255,656	55,338	3,997.54	2004	2019	3,494.25	2,057.07	14,442.80	8,917.50	100.0%	8,917.50
IV-46	Portion of Evergrande Elite Shadow Creek Beijing	Beijing	Beijing Lijai Real Estate Development Company Limited	Residential, Commercial, Office, Underground Storage	31 Dec 2055 to 31 Dec 2065	Residential, Other	217,012	14,714	8,311	484.71	2004	2017	197.22	5.61	756.40	370.40	100.0%	370.40
IV-47	Evergrande Emerald Court Handan	Handan	Handan Hengting Real Estate Development Company Limited	Residential	09 Jan 2087 to 09 Jan 2087	Residential, Commercial, Other, Carpark	74,703	412,639	—	—	2017	2020	1,523.37	146.03	2,642.00	488.30	51.0%	249.03
IV-48	Portion of Evergrande City Hengshui	Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Residential, Commercial	15 May 2063 to 29 Sep 2084	Residential, Commercial, Other, Carpark	133,846	125,860	1,335	4.26	2013	2017	326.05	53.13	531.00	146.10	70.0%	102.27
IV-49	Evergrande Tianjin Huaxi Town	Tianjin	Tianjin Jingyiu Estates Investment Company Limited	Residential	11 Oct 2077	Residential, Commercial, Composite, Other, Carpark	255,530	820,767	—	—	2009	2019	2,885.37	0.54	4,587.30	893.50	100.0%	893.50

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IV-50	Portion of Evergrande Metropolis Handan	Handan Daye Real Estate Development Company Limited	Handan	Residential, Office	14 Mar 2051 to 14 Mar 2081	Residential, Commercial, Composite, Office, Other, Carpark	167,998	620,465	15,575	137.68	2015	2020	1,514.05	262.06	2,351.00	518.20	90.0%	466.38
IV-51	Handan Evergrande Seine Riverside	Hebei Dingjiaojia Real Estate Development Company Limited	Handan	Residential	22 Mar 2081	Residential, Commercial, Other, Carpark	72,017	209,625	—	—	2016	2020	699.52	8.33	1,366.60	235.10	51.0%	119.90
IV-52	Evergrande Academicism Tangshan	Tangshan Fujia Real Estate Development Company Limited	Tangshan	Residential, Commercial, Education	09 Feb 2054 to 09 Feb 2084	Residential, Commercial, Other, Carpark	160,356	538,611	144,317	1,302.34	2014	2019	1,659.56	812.69	3,001.50	1,320.20	51.0%	673.30
IV-53	Evergrande Oasis Hengshui	Hengshui Longze Real Estate Development Company Limited	Hengshui	Residential, Commercial	17 May 2051 to 17 May 2081	Residential, Commercial, Composite, Office, Other, Carpark	171,229	618,717	203,555	1,396.27	2016	2019	1,837.90	296.59	3,650.20	1,102.40	60.0%	661.44
IV-54	Portion of Evergrande Palace Hohhot	Hengda (Huhhotone) Real Estate Group Company Limited	Hohhot	Residential	15 Jul 2083	Residential, Commercial, Composite, Other, Carpark	69,728	179,848	16,264	156.30	2014	2020	506.21	181.43	1,107.00	447.90	100.0%	447.90
IV-55	Portion of Evergrande Metropolis Hohhot	Hengda (Huhhotone) Real Estate Group Company Limited	Hohhot	Residential	24 Jul 2083	Composite, Other	64,343	9,336	—	—	2013	2017	34.53	30.75	48.70	35.50	100.0%	35.50
IV-56	Portion of Evergrande Atrium Hohhot	Inner Mongolia Changshengjia Real Estate Company Limited	Hohhot	Residential, Commercial, Office	15 Mar 2051 to 15 Mar 2081	Residential, Commercial, Composite, Other	95,730	29,774	—	—	2013	2017	87.09	44.66	144.70	71.80	74.0%	53.13
IV-57	Portion of Evergrande Emerald Court Langfang	Langfang Fekui Huating Real Estate Development Company Limited	Langfang	Residential, Commercial	12 Oct 2053 to 12 Oct 2083	Residential, Commercial, Composite, Other, Carpark	133,333	122,887	18,018	250.44	2015	2019	298.33	82.22	733.70	311.90	100.0%	311.90
IV-58	Portion of Evergrande Metropolis Langfang	Hengda (Langfang) Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Residential, Commercial, Composite, Other, Carpark	101,351	88,823	5,350	24.79	2014	2019	201.08	51.34	250.90	34.90	100.0%	34.90
IV-59	Portion of Evergrande Sphendor Luquan	Hengda (Luquan) Real Estate Group Company Limited	Luquan	Residential, Accommodation and Catering	01 Jun 2051 to 01 Jun 2081	Residential, Commercial, Other	533,333	128,476	—	—	2011	2017	462.42	224.21	703.60	315.70	100.0%	315.70
IV-60	Handan Mengchengyaju	Hebei Dingjiaojia Real Estate Development Company Limited	Handan	Residential, Commercial	22 Aug 2063 to 22 Aug 2083	Residential, Commercial, Composite, Other, Carpark	114,118	441,814	—	—	2014	2022	1,473.16	0.17	2,482.30	228.50	51.0%	116.54
IV-61	Portion of Evergrande City Qinhuaogao	Hengda Real Estate Group Qinhuaogao Hengda Cheng Real Estate Development Company Limited	Qinhuaogao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Residential, Commercial, Composite, Office, Other, Carpark	183,033	4,401,269	95,983	536.76	2012	2030	11,343.17	520.90	28,741.90	100.30	100.0%	100.30 ⁽⁴⁾

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IV-62	Portion of Evergrande City Shijiazhuang	Hengda (Shijiazhuang) Real Estate Group Company Limited	Shijiazhuang	Residential, Commercial, Office	18 Aug 2049 to 18 Aug 2079	Residential, Commercial, Composite, Other, Carpark	245,414	48,873	—	—	2009	2017	147.50	—	229.60	59.30	100.0%	59.30
IV-63	Evergrande Forest Creek County Shijiazhuang	Shijiazhuang Wei Xuan Real Estate Development Company Limited	Shijiazhuang	Residential	11 Mar 2083 to 01 Sep 2085	Residential, Commercial, Composite, Other, Carpark	99,050	219,202	122,473	924.44	2016	2017	872.80	—	1,330.80	137.60	63.0%	86.69
IV-64	Portion of Evergrande Oasis Shijiazhuang	Shijiazhuang Shangyu Real Estate Development Company Limited	Shijiazhuang	Residential	19 Mar 2079	Composite, Other, Carpark	176,426	26,031	12	0.04	2011	2017	70.82	33.06	59.00	9.50	100.0%	9.50
IV-65	Portion of Evergrande Metropolis Shijiazhuang	Hebei Longhai Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	24 Nov 2051 to 24 Nov 2081	Commercial, Composite, Other, Carpark	50,202	205,954	—	—	2012	2017	447.17	114.99	102.20	134.40	90.0%	120.96
IV-66	Portion of Evergrande Atrium Shijiazhuang	Hebei Gojije Shi Real Estate Development Company Limited	Shijiazhuang	Residential	19 May 2081	Composite, Other, Carpark	172,676	110,124	—	—	2011	2019	155.88	107.96	104.20	47.60	100.0%	47.60
IV-67	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Diyijia Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Residential, Commercial, Other, Carpark	202,915	2,032,426	184,166	2,828.55	2012	2018	4,035.22	704.37	10,088.60	4,126.00	70.0%	2,888.20
IV-68	Shijiazhuang Jingyuan	Shijiazhuang Xinlong Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	27 Jan 2055 to 27 Jan 2085	Residential, Commercial, Carpark	25,423	113,436	107,713	654.00	2014	2017	325.96	274.18	731.80	538.20	100.0%	538.20
IV-69	Portion of Evergrande Palace Tangshan	Tangshan Zhaoni Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Residential, Commercial, Composite, Other, Carpark	84,686	120,028	19,924	71.51	2014	2018	373.09	—	704.60	196.40	60.0%	117.84
IV-70	Evergrande Dragon Court Tangshan	Tangshan Bozhi Real Estate Development Company Limited	Tangshan	Residential	31 Mar 2048 to 09 Feb 2084	Residential, Commercial, Hotel, Other, Carpark	419,230	1,511,272	—	—	2009	2017	483.92	2,868.30	9,002.80	4,866.50	51.0%	2,390.12
IV-71	Evergrande Royal View Garden Tianjin	Tianjin Ding Real Estate Development Limited	Tianjin	Residential, Commercial, Education	24 Apr 2054 to 24 Apr 2084	Residential, Commercial, Carpark	113,570	355,731	113,009	4,018.38	2016	2019	1,472.92	716.42	7,581.40	4,676.30	51.0%	2,383.98
IV-72	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Residential, Composite, Other, Carpark	388,726	19,063	169	1.47	2010	2018	50.61	2.19	88.50	25.10	100.0%	25.10
IV-73	Portion of Evergrande Oasis Tianjin	Tianjin Yilian Chuangzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Residential, Commercial, Other, Carpark	489,330	450,596	29,122	227.06	2010	2020	1,360.60	464.34	4,173.50	1,880.20	100.0%	1,880.20
IV-74	Portion of Evergrande Metropolis Tianjin	Tianjin Binqiao Investment Company Limited	Tianjin	Residential	28 Nov 2077	Residential, Commercial, Composite, Other, Carpark	289,514	52,200	695	2.36	2011	2019	144.38	56.50	370.80	180.30	100.0%	180.30

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IV-75	Portion of Evergrande Scenic Garden Tianjin	Tianjin Shanshui Cheng Investment Company Limited	Tianjin	Residential	09 May 2081	Residential, Commercial, Other, Carpark	506,159	416,673	943	4.26	2011	2020	1,398.24	140.86	2,938.00	786.50	100.0%	786.50
IV-76	Portion of Evergrande Royal Scenic Peninsula Tianjin	Tianjin Yujing Bandao Investment Company Limited	Tianjin	Residential	07 Jun 2081 to 10 Jun 2081	Residential, Commercial, Composite, Other, Carpark	213,680	141,712	6,046	52.82	2011	2019	440.25	83.89	777.90	214.60	100.0%	214.60
IV-77	Evergrande Royal Scenic Bay Tianjin	Tianjin Yujingwan Investment Company Limited	Tianjin	Residential, Commercial, Education, Park and Green Space	11 Jul 2056 to 11 Jul 2086	Residential, Other, Carpark	88,065	226,472	107,996	2,458.82	2016	2019	813.56	183.29	3,514.60	1,793.10	100.0%	1,793.10
IV-78	Evergrande Joy Palace Tianjin	Tianjin Yuetu Real Estate Development Limited	Tianjin	Residential, Commercial, Education, Roadway	23 Jun 2057 to 23 Jun 2087	Residential, Commercial, Carpark	195,155	397,766	—	—	2017	2020	1,445.96	20.74	7,185.10	3,567.70	100.0%	3,567.70
IV-79	Portion of Evergrande Oasis Wuhai	Wuhai Junping Real Estate Development Company Limited	Wuhai	Residential	13 Jun 2082	Residential, Composite	66,242	13,364	—	—	2012	2017	49.48	0.46	66.20	15.70	100.0%	15.70
IV-80	Portion of Evergrande City Xingtai	Xingtai Shuangde Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential, Commercial, Other, Carpark	106,353	139,902	34,330	276.77	2014	2019	349.65	106.66	643.60	223.10	72.0%	160.63
IV-81	Portion of Evergrande Royal View Garden Xingtai	Xingtai Chengjia Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential, Other, Carpark	27,376	31,333	3,521	10.05	2014	2017	69.22	—	100.60	6.70	72.0%	4.82
IV-82	Portion of Evergrande Metropolis Xingtai	Xingtai Xiangheng Real Estate Development Company Limited	Xingtai	Residential	20 Jul 2082	Residential, Commercial, Composite, Other, Carpark	88,671	284,619	3,447	19.85	2013	2019	772.13	56.24	1,005.60	208.50	100.0%	208.50
IV-83	Evergrande Scenic Garden Xingtai	Xingtai Henghao Real Estate Development Company Limited	Xingtai	Residential, Commercial	05 Jan 2056 to 05 Jan 2086	Residential, Commercial, Other, Carpark	115,902	441,615	151,543	1,093.78	2016	2019	1,253.79	299.57	2,772.50	1,048.50	58.0%	608.13
IV-84	Portion of Beijing Yuhé History & Culture Conservation Zone Renovation Project No.1-1 Land Limited	Beijing Dongfang Yejia Culture and Art Company Limited	Beijing	Commercial, Underground Carpark	28 Apr 2050	Commercial	2,604	5,033	—	—	—	2017	293.90	279.21	97.60	64.90	100.0%	64.90
IV-85	Evergrande Royal Scenic Anxi	Quanzhou Zuanshi Investment Development Company Limited	Anxi	Residential, Commercial	14 Sep 2047 to 03 May 2086	Residential, Commercial, Other, Carpark	147,283	224,141	21,467	212.12	2014	2018	694.32	52.47	1,657.00	581.40	100.0%	581.40
IV-86	Evergrande City Fuzhou	Fuzhou Hengda Property Company Limited	Fuzhou	Residential, Commercial	20 Jul 2056 to 20 Jul 2086	Residential, Commercial, Composite, Other, Carpark	126,506	329,939	74,288	712.67	2016	2018	1,186.04	93.50	2,773.80	728.90	100.0%	728.90
IV-87	Evergrande Scenic Garden Fuzhou	Fuzhou Jin'an Real Estate Development Company Limited	Fuzhou	Residential	03 Dec 2083 to 01 Jun 2085	Residential, Other, Carpark	130,266	161,035	29,514	246.01	2015	2018	615.95	129.74	1,388.00	539.60	100.0%	539.60

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IV-88	Evergrande Oasis Longyan	Longyan Hegala Property Company Limited	Longyan	Residential	18 Sep 2086	Residential, Commercial, Composite, Other, Carpark	70,495	245,663	51,785	366.77	2016	2018	728.99	63.98	1,645.70	577.30	100.0%	577.30
IV-89	Evergrande Royal Scenic Nanping	Nanping Hegala Property Company Limited	Nanping	Residential, Commercial	23 Aug 2086 to 23 Aug 2086	Residential, Commercial, Composite, Other, Carpark	112,002	265,067	87,951	696.16	2016	2018	883.95	119.27	1,834.00	596.30	100.0%	596.30
IV-90	Portion of Evergrande Royal Scenic Peninsula Putian	Putian Jinbi Property Company Limited	Putian	Residential, Commercial	08 Sep 2055 to 07 Sep 2085	Residential, Commercial, Composite, Other, Carpark	173,956	171,704	31,646	444.88	2015	2018	551.13	51.93	2,243.10	1,290.60	51.0%	658.21
IV-91	Evergrande The Coronation Putian	Putian Hengsheng Property Company Limited	Putian	Residential, Roadway	08 Oct 2066 to 08 Oct 2086	Residential, Composite, Other, Carpark	199,443	265,769	6,995	170.39	2016	2019	906.23	89.99	3,689.10	1,898.70	100.0%	1,898.70
IV-92	Evergrande City Plaza Quanzhou	Quanzhou Renjian Property Company Limited	Quanzhou	Commercial	25 Sep 2052	Residential, Commercial, Carpark	18,955	148,252	—	—	2017	2018	403.38	50.54	1,121.70	511.60	100.0%	511.60
IV-93	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	19 Jan 2054 to 19 Jan 2084	Residential, Commercial	15,839	14,604	2,720	14.87	2014	2017	45.32	28.67	109.90	69.80	100.0%	69.80
IV-94	Portion of Evergrande Emerald Dragon Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	09 Oct 2053 to 09 Oct 2083	Residential, Carpark	29,031	71,760	25,031	182.20	2015	2018	196.22	23.88	521.70	297.60	100.0%	297.60
IV-95	Portion of Evergrande Royal Scenic Bay Quanzhou	Jinjiang Jinbi Property Company Limited	Quanzhou	Residential, Commercial	08 Mar 2055 to 08 Mar 2085	Residential, Commercial, Composite, Carpark	57,068	82,076	21,661	193.39	2015	2018	206.78	12.48	641.80	288.30	100.0%	288.30
IV-96	Evergrande Royal Palace Sanning	Panshi (Fujian) Real Estate Development Company Limited (Xinland Branch Office)	Sanning	Residential, Commercial, Public Facility	06 Aug 2052 to 23 Apr 2084	Residential, Commercial, Composite, Other, Carpark	191,389	322,879	28,095	160.71	2015	2020	1,212.84	402.21	2,471.10	853.10	100.0%	853.10
IV-97	Portion of Evergrande Royal View Garden Xiamen	Xiamen Hegala Property Company Limited	Xiamen	Residential, Commercial	04 Jun 2055 to 04 Jun 2085	Residential, Commercial, Composite, Carpark	71,498	173,969	31,782	934.07	2015	2018	533.55	51.42	4,051.90	2,413.70	51.0%	1,230.99
IV-98	Portion of Evergrande Metropolis Shishi	Shishi Jinbi Property Company Limited	Shishi	Residential, Commercial	16 Feb 2054 to 16 Feb 2084	Residential, Commercial, Composite, Carpark	98,480	106,167	6,627	75.59	2014	2017	276.51	262.68	774.00	594.60	100.0%	594.60
IV-99	Evergrande First Place Shishi	Shishi Hegala Property Company Limited	Shishi	Residential, Commercial	11 Oct 2056 to 11 Oct 2086	Residential, Commercial, Other, Carpark	87,329	284,007	18,925	218.76	2017	2018	865.94	29.23	2,418.80	809.70	100.0%	809.70
IV-100	Evergrande Scenic Garden Wuyishan	Zhaode (Wuyishan) Hotel Company Limited	Wuyishan	Residential, Commercial, Accommodation and Catering	30 Sep 2051 to 30 Sep 2081	Residential, Commercial, Composite, Hotel	99,694	46,555	—	—	2016	2018	265.39	52.14	512.00	166.40	100.0%	166.40

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IV-101	Portion of Evergrande Royal Scenic Peninsula Zhangzhou	Zhangzhou Xincheng Real Estate Development Company Limited	Zhangzhou	Residential, Commercial	24 Sep 2014 to 24 Sep 2014	Residential, Commercial, Composite, Carpark	68,224	189,732	34,125	444.02	2015	2018	540.66	10.83	1,918.70	832.70	100.0%	832.70
IV-102	Evergrande Royal View Garden Lanzhou	Gansu Hengyuan Real Estate Development Company Limited	Lanzhou	Residential	08 Aug 2016	Residential, Commercial, Carpark	144,625	746,574	120,500	1,200.21	2016	2020	2,237.32	211.46	5,906.70	2,105.10	100.0%	2,105.10
IV-103	Evergrande Emerald Court Lanzhou	Yuzhong Jinyang Real Estate Development Company Limited	Lanzhou	Residential	01 Nov 2015 to 01 Nov 2015	Residential, Commercial, Composite, Other, Carpark	172,800	732,260	179,889	1,174.95	2016	2021	2,231.03	291.58	4,930.10	1,364.70	100.0%	1,364.70
IV-104	Portion of Evergrande Oasis Lanzhou	Hengda Real Estate Group Lanzhou Property Company Limited	Lanzhou	Residential, Commercial	13 Feb 2015 to 13 Feb 2015	Residential, Commercial, Composite, Other	317,016	1,169,125	47,238	398.07	2013	2023	3,788.18	333.15	9,942.70	2,622.30	100.0%	2,622.30
IV-105	Portion of Evergrande Metropolis Lanzhou	Gansu Yubeng Real Estate Development Company Limited	Lanzhou	Residential, Commercial	02 Jul 2016 to 02 Jul 2016	Residential, Commercial, Other, Carpark	86,683	7,315	—	—	2013	2017	19.15	10.94	58.90	39.30	100.0%	39.30
IV-106	Portion of Evergrande Scenic Garden Lanzhou	Lanzhou Shenjun Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2010	Residential, Commercial, Composite, Other, Carpark	357,460	352,476	34,672	231.65	2014	2020	1,006.46	186.29	2,310.00	797.50	100.0%	797.50
IV-107	Portion of Evergrande Oasis Shizuishan	Hengda (Shizuishan) Real Estate Group Company Limited	Shizuishan	Residential, Commercial	27 Sep 2010 to 27 Sep 2010	Residential, Commercial, Composite, Other, Carpark	172,502	514,406	1,950	7.27	2011	2018	1,599.97	270.22	2,390.10	481.10	100.0%	481.10
IV-108	Portion of Evergrande Metropolis Wuzhong	Ningxia Jinhai Property Company Limited	Wuzhong	Residential	14 Aug 2019	Residential, Commercial, Composite	77,333	40,274	10,238	45.23	2011	2018	132.00	11.48	209.50	44.10	100.0%	44.10
IV-109	Portion of Evergrande Oasis Wuwei	Wuwei Hengda Real Estate Development Company Limited	Wuwei	Residential	25 Jul 2012	Residential, Commercial, Composite, Carpark	139,835	187,647	9,570	58.25	2012	2020	507.42	27.75	1,093.50	286.40	100.0%	286.40
IV-110	Portion of Evergrande Metropolis Xining	Xining Hengda Real Estate Development Company Limited	Xining	Residential, Commercial	24 Mar 2015 to 24 Mar 2015	Residential, Commercial, Composite, Other, Carpark	138,355	116,689	16,139	76.78	2011	2018	316.77	259.97	611.50	399.20	100.0%	399.20
IV-111	Evergrande Royal View Garden Yinchuan	Ningxia Jin Honghai Property Company Limited	Yinchuan	Residential, Commercial	16 Sep 2016 to 16 Aug 2016	Residential, Commercial, Other, Carpark	89,312	231,499	28,635	176.98	2016	2019	677.13	117.47	1,340.30	397.30	100.0%	397.30
IV-112	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2018 to 01 Sep 2018	Residential, Commercial, Composite, Other, Carpark	218,580	32,978	—	—	2011	2018	86.49	38.67	109.40	34.90	100.0%	34.90
IV-113	Portion of Evergrande Royal Scenic Yinchuan	Ningxia Huiwan Real Estate Development Company Limited	Yinchuan	Residential	29 Nov 2013 to 29 Nov 2013	Residential, Commercial, Composite, Other	93,309	45,319	1,929	115.2	2014	2018	126.38	20.80	209.60	53.10	100.0%	53.10

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IV-114	Evergrande Royal Scenic Peninsula Yinchuan	Ningxia Ruijing Real Estate Development Company Limited	Yinchuan	Residential, Commercial	19 Sep 2036	Residential, Commercial, Carpark	66,667	347,133	—	—	2016	2020	1,086.78	65.26	2,149.20	405.00	80.0%	324.00
IV-115	Portion of Evergrande City Chanzhou	Chanzhou Hengda Property Company Limited	Chanzhou	Residential, Public Facility, Green Space	11 Aug 2082	Residential, Commercial, Other, Carpark	525,029	912,089	—	—	2013	2025	2,624.14	306.30	5,538.60	1,185.00	100.0%	1,185.00
IV-116	Portion of Evergrande Scenic Garden Chanzhou	Chanzhou Hengyin Real Estate Development Company Limited	Chanzhou	Residential, Commercial, Accommodation and Catering	10 Jan 2055 to 11 Jan 2085	Residential, Commercial, Composite, Other, Carpark	245,569	554,281	7,468	53.43	2017	2020	1,646.90	129.95	3,345.80	870.30	57.0%	496.07
IV-117	Portion of The Third Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	03 Mar 2043 to 03 Mar 2053	Residential, Commercial, Carpark	173,902	58,185	—	—	—	2018	220.05	2,090.4	2,246.30	1,720.80	100.0%	1,720.80
IV-118	Portion of Dongguan Fungo Gulf Project	Dongguan Guanxiang Commercial and Residential Company Limited	Dongguan	Residential, Commercial	18 Dec 2053 to 18 Dec 2083	Residential, Commercial, Composite, Other, Carpark	83,866	176,549	—	—	2017	2019	865.74	8.21	1,578.40	327.20	100.0%	327.20
IV-119	Portion of Dongguan Fungo Gulf Project	Dongguan Zhonghui Property Company Limited	Dongguan	Residential, Commercial	18 Dec 2053 to 18 Dec 2083	Residential, Commercial, Office, Carpark	27,264	61,218	—	—	2017	2018	163.92	4.28	541.30	106.80	100.0%	106.80
IV-120	Portion of Dongguan Fungo Gulf Project	Dongguan Hongfeng Commercial Development Company Limited	Dongguan	Commercial	19 Dec 2053 to 19 Dec 2053	Commercial, Office, Carpark	7,870	11,897	—	—	2017	2018	26.76	0.73	75.40	23.20	100.0%	23.20
IV-121	Portion of Evergrande Royal View Garden Dongguan	Dongguan Shenjian Real Estate Company Limited	Dongguan	Residential	21 Sep 2081	Residential, Carpark	45,401	7,643	1,153	8.17	2013	2017	16.01	15.21	42.50	33.50	100.0%	35.50
IV-122	Portion of Evergrande Emerald Court Dongguan	Dongguan Huawei Real Estate Development Company Limited	Dongguan	Residential, Commercial	13 May 2063 to 15 May 2063	Residential, Commercial, Carpark	78,344	87,851	44,244	509.85	2016	2018	235.93	109.34	926.20	570.00	100.0%	570.00
IV-123	Portion of Evergrande Emerald Court Dongguan	Kaifeng (Dongguan) Real Estate Development Company Limited	Dongguan	Residential, Commercial	20 Jan 2057 to 20 Jan 2087	Residential, Commercial, Carpark	99,518	66,077	—	—	2016	2018	195.42	0.01	650.00	262.10	100.0%	262.10
IV-124	Portion of Evergrande Palace Dongguan	Dongguan Chenghang Real Estate Development Company Limited	Dongguan	Residential	16 Apr 2078	Residential, Commercial	43,588	45,316	27,443	246.77	2013	2017	188.62	125.66	482.00	325.40	100.0%	325.40
IV-125	Portion of Evergrande Atrium Dongguan	Dongguan Hongjing Real Estate Company Limited	Dongguan	Residential	19 May 2074	Residential, Commercial, Other, Carpark	114,126	16,110	23	0.28	2008	2017	32.20	1.98	7.50	4.00	100.0%	4.00
IV-126	Portion of Evergrande Atrium Dongguan (Phase III)	Dongguan Shenjian Real Estate Company Limited	Dongguan	Residential	19 May 2074	Residential, Commercial, Composite, Other	146,889	31,655	5,281	76.84	2007	2017	87.04	55.74	106.70	34.40	100.0%	34.40
IV-127	Evergrande Royal Scenic Peninsula Dongguan	Dongguan Qingshaoyin Real Estate Development Company Limited	Dongguan	Residential	30 Apr 2080 to 30 Sep 2080	Residential, Commercial, Composite, Other, Carpark	149,793	388,629	106,225	1,464.33	2016	2018	1,166.79	392.77	4,120.60	2,330.40	100.0%	2,330.40

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IV-128	Evergrande Royal Scenic Dongguan	Hongjin (Dongguan) Property Company Limited	Dongguan	Residential, Commercial	18 Mar 2053 to 18 Mar 2083	Residential, Commercial, Composite, Other, Carpark	80,194	47,731	2,878	39,000	2014	2017	105.23	12.26	267.30	118.10	100.0%	118.10
IV-129	Portion of Evergrande Spring City Eiping	Hengda (Eiping) Real Estate Group Company Limited	Eiping	Residential, Commercial, Accommodation and Catering	13 Mar 2052 to 13 Mar 2082	Residential, Commercial, Hotel, Other, Carpark	2,056,500	1,435,216	46,152	341.18	2012	2019	4,244.37	1,168.03	6,738.30	1,788.80	100.0%	1,788.80
IV-130	Evergrande City Foshan	Foshan Nanhai Outai Property Company Limited	Foshan	Residential, Commercial	23 Dec 2052 to 23 Dec 2082	Residential, Commercial, Other	74,271	170,398	31,079	388.06	2014	2018	531.90	381.27	1,527.40	1,032.60	90.0%	929.34
IV-131	Portion of Evergrande Emerald Court Foshan	Foshan Nanhai Outai Property Company Limited	Foshan	Residential, Commercial	17 May 2052 to 17 May 2082	Residential, Commercial, Composite, Other, Carpark	51,271	51,854	252	3.18	2013	2017	112.56	106.94	263.90	204.90	90.0%	184.41
IV-132	Portion of Evergrande Cruise City Foshan	Foshan Nanhai Jincheng Real Estate Development Limited	Foshan	Residential	31 Jul 2062 to 11 Aug 2064	Residential, Commercial, Composite, Other, Carpark	171,869	194,749	15,136	170.10	2010	2018	428.71	407.27	926.80	672.80	100.0%	672.80
IV-133	Evergrande Azure Lake Grand City Foshan	Foshan Nanhai Junkun Real Estate Development Limited	Foshan	Residential, Commercial, Office, Accommodation and Catering	12 May 2056 to 12 May 2086	Residential, Commercial, Composite, Other, Carpark	135,831	515,578	140,080	1,508.34	2016	2019	1,461.71	130.59	4,824.30	1,618.10	100.0%	1,618.10
IV-134	Portion of Evergrande Royal Scenic Foshan	Foshan Changxin Honglong Real Estate Company Limited	Foshan	Residential, Office	22 Aug 2053 to 22 Aug 2083	Residential, Other, Carpark	90,079	63,572	—	—	2014	2018	141.71	134.63	303.70	230.80	100.0%	230.80
IV-135	Portion of Evergrande Royal Scenic Bay Foshan	Foshan Nanhai Yingyu Real Estate Development Company Limited	Foshan	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential	60,491	5,937	2,801	50.78	2012	2017	21.62	20.54	126.10	103.70	100.0%	103.70
IV-136	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2083 to 17 Dec 2083	Residential, Commercial, Other, Carpark	44,275	146,026	—	—	2014	2017	543.15	449.29	2,362.40	1,770.00	100.0%	1,770.00
IV-137	Portion of Evergrande Metropolis Heyuan	Hengda (Heyuan) Real Estate Group Company Limited	Heyuan	Residential, Commercial	01 Jul 2053 to 01 Jul 2083	Residential, Commercial, Composite, Other, Carpark	250,777	350,251	19,014	99.09	2013	2018	808.97	61.89	1,534.50	415.10	100.0%	415.10
IV-138	Evergrande Jewelry Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Other	22 Aug 2052	Residential, Commercial, Other, Carpark	8,101	57,255	13,417	842.15	2015	2018	387.56	294.10	2,894.90	2,129.00	100.0%	2,129.00
IV-139	Evergrande Royal Scenic Peninsula Jiangmen	Guangdong Jiangmen Shipyard Company Limited	Jiangmen	Residential, Commercial	10 Nov 2056 to 10 Nov 2086	Residential, Commercial, Composite, Other, Carpark	115,084	404,053	—	—	2017	2020	1,304.49	40.84	2,331.90	459.40	70.0%	321.58

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IV-140	Evergrande Royal Scenic Peninsula Merzhou	Merzhou Dabuhai Brand Industrial Park Company Limited	Merzhou	Residential, Commercial	08 Oct 2053 to 25 Nov 2085	Residential, Commercial, Other, Carpark	397,006	1,685,064	205,099	1,253.44	2015	2019	4,399.67	850.85	8,320.50	2,301.50	80.0%	2,001.20
IV-141	Portion of Evergrande Splendor Qingyuan	Hengda Shengyu (Qingxin) Property Company Limited	Qingyuan	Residential, Office	08 Jun 2057 to 24 Feb 2081	Residential, Commercial, Other, Carpark	2,703,665	2,277,816	43,335	164.02	2007	2025	5,518.28	221.77	12,306.40	1,568.60	100.0%	1,568.60
IV-142	Portion of Evergrande Silverlake City Qingyuan	Qingyuan Yinhucheng Investment Company Limited	Qingyuan	Residential	17 Sep 2080 to 18 Oct 2080	Residential, Commercial, Composite, Other, Carpark	953,580	1,622,157	210,216	1,419.27	2011	2020	4,206.39	975.07	10,126.70	3,406.80	100.0%	3,406.80
IV-143	Evergrande Royal Scenic Bay Shantou	Shantou Hengyue Property Company Limited	Shantou	Residential, Public Facility	13 Mar 2056 to 13 Mar 2086	Residential, Commercial, Composite, Other, Carpark	166,253	316,657	150,901	970.93	2015	2020	974.35	148.12	2,179.40	689.70	100.0%	689.70
IV-144	Portion of Evergrande City Shaoqian	Hengda (Shaoqian) Real Estate Group Company Limited	Shaoqian	Residential, Commercial	16 Jul 2054 to 15 Sep 2086	Residential, Commercial, Composite, Hotel, Other, Carpark	420,952	969,285	127,817	704.11	2012	2018	2,942.22	254.99	5,626.60	1,426.40	100.0%	1,426.40
IV-145	Portion of Evergrande Royal View Garden Shunde	Foshan Shunde District Shuyi Fangzhou Real Estate Company Limited	Foshan	Residential, Commercial	19 Feb 2053 to 11 Jan 2075	Residential, Commercial, Composite, Carpark	39,405	59,880	—	—	2014	2018	127.03	120.68	417.50	312.70	100.0%	312.70
IV-146	Portion of Evergrande Hawaii the sea Yangjiang	Yangjiang Yifeng Property Company Limited	Yangjiang	Residential, Accommodation and Catering, Cultural and Sport	12 Jan 2044 to 17 Aug 2083	Residential, Commercial, Hotel, Other, Carpark	1,228,925	719,798	11,669	89.55	2013	2021	2,407.54	873.10	4,476.20	1,368.00	100.0%	1,368.00
IV-147	Portion of Evergrande Metropolis Yangjiang	Hengda (Yangjiang) Real Estate Group Company Limited	Yangjiang	Residential, Commercial	04 Feb 2055 to 04 Feb 2085	Residential, Commercial, Composite, Other, Carpark	138,669	109,855	5,895	70.14	2015	2017	257.17	154.97	574.10	356.30	100.0%	356.30
IV-148	Portion of Evergrande City Yunlu	Hengda (Yunlu) Real Estate Group Company Limited	Yunlu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Residential, Commercial, Composite, Other, Carpark	369,888	456,013	34,119	152.70	2011	2022	1,218.50	451.28	1,978.80	485.10	51.0%	247.40
IV-149	Portion of Evergrande Scenic Garden Guangzhou Zengcheng (Phase 2 and 3)	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Carpark	08 Jun 2066	Residential, Other	249,732	3,953	—	—	—	2017	10.85	10.31	27.50	22.10	100.0%	22.10
IV-150	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hengda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Residential, Other, Carpark	286,467	5,449	—	—	—	2017	13.52	12.85	39.90	31.50	100.0%	31.50
IV-151	Evergrande Royal View Garden Zhujiang	Zhujiang Longchao Real Estate Development Company Limited	Zhujiang	Residential, Commercial, Park and Green Space	19 Apr 2055 to 19 Apr 2085	Residential, Commercial, Composite, Other, Carpark	84,881	414,474	111,793	1,115.90	2016	2019	1,121.18	173.53	3,113.10	1,294.40	60.0%	776.64

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IV-152	Portion of Evergrande Oasis Zhuzhou	Hengda Real Estate Group Zhuzhou Viny Property Company Limited	Zhuzhou	Residential, Commercial	16 Jul 2053 to 16 Jul 2083	Residential, Commercial, Composite, Other, Carpark	127,834	69,484	34,438	215.77	2014	2018	181.84	17.89	319.60	78.30	100.0%	78.30
IV-153	Portion of Zhaoqing Evergrande Dinghu Haoting	Zhaoqing Tianxing Real Estate Development Company Limited	Zhaoqing	Residential, Commercial, Accommodation and Catering	04 Aug 2050 to 04 Aug 2080	Residential, Commercial, Other, Carpark	111,944	34,628	—	—	2016	2019	799.77	297.63	1,865.50	792.80	100.0%	792.80
IV-154	Evergrande Royal Town Zhaoqing	Sihai City Haiwen Real Estate Development Company Limited	Zhaoqing	Residential, Commercial	27 Dec 2052 to 27 Dec 2082	Residential, Commercial, Composite, Other, Carpark	140,604	528,492	—	—	2016	2019	1,463.53	54.04	2,539.20	364.10	100.0%	364.10
IV-155	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Residential, Commercial, Composite, Other, Carpark	107,652	133,381	1,677	8.98	2012	2017	373.82	351.18	1,513.90	1,167.90	100.0%	1,167.90
IV-156	Portion of Evergrande Metropolis Zhongshan	Zhongshan Changxin Hongnan Real Estate Company Limited	Zhongshan	Residential	21 Oct 2083	Commercial, Carpark	63,323	42,334	5,362	80.31	2014	2017	134.93	125.46	282.90	215.70	100.0%	215.70
IV-157	Evergrande Ocean Spring Zhuhai	Zhuhai Hengda Haiqianwan Property Company Limited	Zhuhai	Residential, Commercial	30 Dec 2042 to 30 Dec 2072	Residential, Commercial, Composite, Other, Carpark	242,800	301,681	120,295	1,183.01	2016	2018	1,004.47	954.25	2,555.50	1,784.10	51.0%	909.89
IV-158	Evergrande Royal Coast Beihai	Beihai Jintai Tourism Culture Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	20 Jul 2056 to 20 Jul 2086	Residential, Commercial, Hotel, Carpark	201,594	529,825	49,823	424.94	2016	2020	1,740.01	213.80	4,270.90	1,421.70	100.0%	1,421.70
IV-159	Portion of Evergrande Metropolis Beihai	Beihai Jijing Real Estate Development Company Limited	Beihai	Residential, Commercial	06 Jun 2053 to 06 Jun 2083	Residential, Commercial, Composite, Carpark	130,460	279,498	5,639	37.79	2013	2018	737.77	138.87	1,571.40	586.30	100.0%	586.30
IV-160	Portion of Evergrande Royal Scenic Peninsula Beihai	Beihai Nanguo Tianang Real Estate Development Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Park and Green Space	01 Jan 2046 to 20 Dec 2084	Residential, Commercial, Hotel, Other, Carpark	377,995	710,645	6,384	44.77	2011	2025	2,435.29	113.34	5,214.30	888.10	100.0%	888.10
IV-161	Portion of Evergrande Royal Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Residential, Commercial, Other, Carpark	115,327	107,382	4,135	12.22	2014	2018	236.99	21.681	377.20	260.70	100.0%	260.70
IV-162	Portion of Evergrande Plaza Guilin	Guilin Gujia Real Estate Company Limited	Guilin	Commercial, Composite	28 Sep 2048 to 29 Nov 2049	Residential, Commercial, Hotel, Office, Carpark	94,908	165,430	50,063	309.89	2013	2018	549.99	129.18	1,222.50	505.20	51.0%	257.65
IV-163	Evergrande Bay Guilin	Guilin Hengda Real Estate Development Company Limited	Guilin	Residential, Commercial	15 Apr 2056 to 15 Apr 2086	Residential, Commercial, Composite, Other, Carpark	67,304	175,985	23,339	194.75	2016	2018	505.90	126.51	1,211.50	539.30	100.0%	539.30

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IV-164	Portion of Evergrande City Luzhou	Luzhou Hengda Real Estate Development Company Limited	Luzhou	Residential, Commercial	03 Apr 2055 to 03 Apr 2085	Residential, Commercial, Composite, Other, Carpark	91,344	141,746	6,408	35,52	2015	2019	312.29	228.16	497.70	270.40	100.0%	270.40
IV-165	Evergrande City Luzhou (Phase III)	Luzhou Yaoshi Hengda Real Estate Development Company Limited	Luzhou	Residential, Commercial, Park and Green Space, Roadway	16 Feb 2056 to 16 Feb 2086	Residential, Commercial, Carpark	83,093	223,873	—	—	2016	2019	611.99	297.75	1,574.50	810.90	100.0%	810.90
IV-166	Portion of Evergrande Emerald Court Luzhou	Luzhou Hengda Jinbi Property Company Limited	Luzhou	Residential, Commercial	15 Jan 2054 to 15 Jan 2084	Residential, Composite, Carpark	92,593	131,324	21,225	139.17	2014	2018	330.24	313.73	808.20	584.50	100.0%	584.50
IV-167	Portion of Evergrande Palace Luzhou	Luzhou Zhaofu Property Company Limited	Luzhou	Residential, Commercial	22 Jan 2054 to 25 Sep 2085	Residential, Commercial, Composite, Other, Carpark	213,110	541,924	22,288	231.92	2015	2020	1,803.28	661.54	4,413.30	2,145.10	51.0%	1,094.00
IV-168	Evergrande Airim Luzhou	Luijiang Xian Hengda Real Estate Development Company Limited	Luzhou	Residential, Commercial	15 Aug 2056 to 15 Aug 2086	Residential, Commercial, Office, Other, Carpark	50,549	795,379	103,203	692.71	2017	2020	2,228.26	583.8	4,451.60	275.00	100.0%	275.00 ⁽⁵⁾
IV-169	Evergrande Royal Palace Luzhou	Luzhou Yijing Longheng Real Estate Development Company Limited	Luzhou	Residential, Commercial	22 Apr 2056 to 22 Apr 2086	Residential, Commercial, Composite, Other, Carpark	132,394	656,688	93,457	983.00	2016	2020	1,728.46	1,662.9	5,930.90	2,365.90	100.0%	2,365.90
IV-170	Evergrande Royal Scenic Bay Luzhou	Luzhou Shanshui Yunhe Property Company Limited	Luzhou	Residential, Commercial, Cultural and Entertainment	10 May 2056 to 10 May 2086	Residential, Commercial, Composite, Hotel, Other, Carpark	153,984	601,159	—	—	2017	2020	1,933.95	205.19	4,038.60	1,094.60	85.0%	930.41
IV-171	Portion of Evergrande City Nanning	Nanning Jinbi Hengda Property Company Limited	Nanning	Residential, Commercial	19 May 2055 to 19 May 2085	Residential, Commercial, Composite, Other, Carpark	87,862	206,907	87,743	623.83	2015	2019	492.96	91.30	1,137.20	441.90	100.0%	441.90
IV-172	Portion of Evergrande Royal View Garden Nanning	Guangxi Hongshou Huibang Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Apr 2054 to 29 Apr 2084	Residential, Commercial, Composite, Other, Carpark	37,240	55,431	7,666	39.43	2015	2018	120.77	101.29	203.90	133.60	100.0%	133.60
IV-173	Evergrande Emerald Court Nanning	Nanning Yijing Jianheng Real Estate Development Company Limited	Nanning	Residential, Commercial	01 Dec 2055 to 01 Dec 2085	Residential, Commercial, Carpark	76,912	405,670	136,334	1,057.41	2016	2019	1,133.71	214.05	3,042.70	1,291.70	100.0%	1,291.70
IV-174	Evergrande International Center Nanning	Nanning Hengda Urban Construction Company Limited	Nanning	Commercial, Accommodation and Catering	06 Nov 2053 to 06 Nov 2083	Commercial, Hotel, Office, Other, Carpark	67,333	595,656	18,260	149.60	2015	2020	1,720.10	326.93	4,893.90	1,998.30	100.0%	1,998.30
IV-175	Evergrande Palace Nanning	Nanning Yaoshi Longting Real Estate Development Company Limited	Nanning	Residential, Commercial	01 Dec 2055 to 01 Dec 2085	Residential, Commercial, Composite, Other, Carpark	135,705	451,459	149,858	1,412.88	2016	2019	1,244.06	288.55	3,728.00	1,726.50	100.0%	1,726.50

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IV-176	Portion of Evergrande Oasis Nanning	Nanning Yixiang Real Estate Development Company Limited	Nanning	Residential, Commercial	14 Oct 2047 to 14 Oct 2077	Residential, Composite, Other, Carpark	248,870	272,479	36,461	273.63	2014	2021	704.40	439.91	1,809.50	925.30	100.0%	925.30
IV-177	Portion of Evergrande Metropolis Nanning	Nanning Shearshi Hengda Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Residential, Other, Carpark	20,051	31,468	23,969	59.78	2015	2017	73.45	60.73	89.20	57.70	100.0%	57.70
IV-178	Evergrande Atrium Nanning	Nanning Cheryin Yayuan Real Estate Development Company Limited	Nanning	Residential, Commercial	24 Mar 2056 to 24 Mar 2086	Residential, Commercial, Composite, Other, Carpark	62,906	194,997	105,373	852.80	2016	2019	658.68	92.02	1,273.80	492.00	100.0%	432.00
IV-179	Portion of Evergrande Scenic View Garden Nanning	Nanning Jinhua Yufu Real Estate Development Company Limited	Nanning	Residential, Commercial	15 Apr 2056 to 15 Apr 2086	Residential, Commercial, Composite, Other, Carpark	44,633	179,947	—	—	2016	2019	477.03	4.92	1,313.30	426.30	100.0%	426.30
IV-180	Portion of Evergrande Oasis Qinzhou	Qinzhou Qinfan Hengda Property Investment Company Limited	Qinzhou	Residential, Commercial	09 Feb 2050 to 09 Feb 2080	Residential, Commercial, Composite, Other, Carpark	202,979	467,221	—	—	2011	2025	1,280.04	194.63	2,109.80	469.50	100.0%	469.50
IV-181	Evergrande Royal Scenic Peninsula Qinzhou	Guangxi Binhai Property Company Limited	Qinzhou	Residential, Commercial	14 Jan 2049 to 14 Jan 2079	Residential, Commercial, Composite, Other, Carpark	89,070	461,107	63,151	347.72	2016	2020	1,222.84	230.31	2,236.50	588.50	55.0%	325.68
IV-182	Portion of Evergrande Scenic Garden Wuzhou	Guangxi Wuzhou Wangao Real Estate Development Company Limited	Wuzhou	Residential, Commercial	09 Dec 2053 to 09 Dec 2083	Residential, Commercial, Composite, Other, Carpark	138,993	141,284	4,188	18.81	2015	2020	458.14	175.06	583.80	128.00	60.0%	76.80
IV-183	Evergrande City Yulin	Yulin Hengda Jirhi Property Company Limited	Yulin	Residential	25 Feb 2086	Residential, Commercial, Composite, Other, Carpark	95,477	462,269	110,084	657.86	2016	2020	1,252.84	196.38	2,357.80	635.80	60.0%	381.48
IV-184	Portion of Evergrande Qizi Bay Changjiang Golf Pearl	Changjiang Guangyi Real Estate Development Company Limited	Changjiang	Residential, Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Residential	249,894	82,512	37,007	262.77	2014	2017	272.32	258.71	770.30	592.20	100.0%	592.20
IV-185	Evergrande Qizi Bay Changjiang Hotel and Conference Centre Project	Changjiang Shengda Investment Company Limited	Changjiang	Residential, Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Commercial, Composite, Hotel, Carpark	169,798	71,710	—	—	2014	2017	294.01	67.02	311.90	133.40	100.0%	133.40
IV-186	Portion of Evergrande Splendor Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential, Commercial	30 Dec 2050 to 08 Sep 2085	Residential, Commercial, Composite, Other, Carpark	566,394	367,331	29,095	221.13	2012	2018	1,117.55	37.40	2,244.50	548.50	100.0%	548.50
IV-187	Portion of Evergrande Metropolis Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential	23 Jul 2080	Residential, Commercial, Composite, Other, Carpark	126,780	26,673	8,064	21.23	2010	2017	68.39	33.64	110.20	53.80	100.0%	53.80

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IV-188	Evergrande Elissa Haikou	New World China Real Estate (Haikou) Company Limited	Haikou	Residential, Commercial, Accommodation and Catering, Medical, Cultural and Entertainment, Education, Public Facility, Park and Green Space	14 Nov 2045 to 14 Nov 2075	Residential, Commercial, Composite, Hotel, Other, Carpark	1,865,094	2,657,317	76,064	1,096.86	2012	2022	9,053.84	3,128.71	31,137.30	11,820.60	100.0%	11,820.60
IV-189	Portion of Evergrande Bond Haikou	Haikou Waiwan Cheng Real Estate Company Limited	Haikou	Residential, Accommodation and Catering	27 Jun 2048 to 27 Jun 2078	Residential, Commercial, Carpark	115,408	477,372	10,818	135.17	2014	2019	1,712.62	213.92	5,869.40	2,569.40	100.0%	2,569.40
IV-190	Portion of Evergrande Royal Scenic Bay Hainan	Hainan Minghao Property Company Limited	Chengmai	Residential	30 Dec 2068	Residential, Composite, Other	259,331	183,069	46,493	329.19	2012	2018	6,665.55	277.8	1,154.70	230.00	100.0%	230.00
IV-191	Portion of Evergrande Bay Haikou	Hengde (Hainan) Real Estate Group Company Limited	Haikou	Residential, Commercial	27 Jun 2053 to 27 Jun 2083	Commercial, Composite, Hotel, Carpark	122,822	87,622	5,639	40.63	2013	2019	516.25	56.84	584.90	408.60	100.0%	408.60
IV-192	Portion of Evergrande Culture Tourist City Haikou	Hainan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Residential, Commercial, Composite, Hotel, Office, Other, Carpark	840,339	1,032,503	20,493	273.28	2014	2019	3,744.34	1,278.49	8,456.70	3,290.80	100.0%	3,290.80
IV-193	Evergrande Royal Palace Sanya	Sanya Hada Agriculture Products Trading Company Limited	Sanya	Residential, Office	28 Sep 2073	Residential, Commercial, Composite, Other, Carpark	86,106	371,103	—	—	2016	2019	1,431.12	108.32	4,352.50	1,721.10	100.0%	1,721.10
IV-194	Evergrande Royal Sea Hainan	Hainan Jincui Real Estate Development Company Limited	Lingao	Residential, Commercial	31 Jan 2050 to 31 Jan 2080	Residential, Commercial, Composite, Other, Carpark	1,110,000	1,406,208	—	—	2013	2018	5,458.26	235.39	8,788.60	1,033.20	100.0%	1,033.20
IV-195	Evergrande Dingan Royal Lake Manor Haikou	Hainan Chengmao Longhu Real Estate Investment Company Limited	Dingan	Residential, Commercial	28 Feb 2051 to 28 Feb 2081	Residential, Commercial, Composite, Carpark	266,625	332,360	—	—	2015	2020	1,199.37	85.04	2,053.10	333.40	75.0%	250.05
IV-196	Evergrande Royal Seaview Garden Sanya	Hainan Lingshui Zongqivuan Property Company Limited	Sanya	Residential, Commercial, Green Space	22 Mar 2052 to 22 Mar 2082	Residential, Hotel, Carpark	328,286	422,191	75,179	944.19	2013	2019	1,654.22	749.23	4,591.40	2,394.40	100.0%	2,394.40
IV-197	Portion of Evergrande Oasis Daqing	Daqing Hengda Yongsheng Real Estate Development Company Limited	Daqing	Residential, Commercial	21 Jul 2052 to 21 Jul 2082	Residential, Commercial, Composite, Other, Carpark	171,983	53,330	4,771	19.50	2012	2017	184.37	154.28	314.60	217.40	100.0%	217.40
IV-198	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Residential, Commercial, Composite, Other, Carpark	271,956	441,088	30,275	113.88	2011	2023	1,295.81	117.74	2,196.40	349.90	100.0%	349.90

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IV-199	Portion of Evergrande Royal View Garden Harbin	Harbin Mingye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	02 Aug 2063 to 02 Aug 2083	Commercial, Composite, Other, Carpark	102,087	25,832	12,704	75.68	2013	2017	70.09	66.58	113.80	86.30	100.0%	86.30
IV-200	Evergrande Like Manor Harbin	Harbin Kume Real Estate Development Company Limited	Harbin	Residential	19 Jul 2086	Residential, Commercial, Composite, Other, Carpark	90,703	348,422	15,898	119.18	2016	2022	1,063.64	116.98	2,274.50	538.80	100.0%	538.80
IV-201	Portion of Evergrande Emerald Court Harbin	Harbin Chiye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	09 Jul 2055 to 09 Jul 2085	Residential, Commercial, Other, Carpark	47,318	51,959	13,572	126.91	2015	2018	151.38	143.81	251.40	180.80	100.0%	180.80
IV-202	Evergrande International Center Harbin	Harbin Gaobeng Property Company Limited	Harbin	Commercial	29 Jun 2050	Residential, Commercial, Hotel, Office, Carpark	47,420	182,300	—	—	2017	2022	692.68	76.07	1,832.40	546.00	100.0%	546.00
IV-203	Evergrande Flower Garden Harbin	Harbin Zhongcheng Real Estate Development Company Limited	Harbin	Residential, Commercial	31 Jul 2049 to 09 Jul 2080	Residential, Commercial, Composite, Other, Carpark	233,318	200,722	12,384	84.52	2010	2020	610.36	72.54	1,113.00	280.80	100.0%	280.80
IV-204	Evergrande Jade Court Harbin	Harbin Jiaye Real Estate Company Limited	Harbin	Residential, Commercial, Public Facility	02 Feb 2056 to 02 Feb 2086	Residential, Commercial, Composite, Other, Carpark	103,001	385,032	170,174	1,685.46	2016	2019	1,199.01	307.49	3,420.00	1,587.10	100.0%	1,587.10
IV-205	Portion of Evergrande Oasis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial	26 Feb 2052 to 26 Feb 2083	Residential, Commercial, Composite, Other, Carpark	243,306	474,543	81,858	377.34	2011	2020	1,414.27	729.75	2,916.00	1,331.40	100.0%	1,331.40
IV-206	Portion of Evergrande Metropolis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	28 May 2062 to 27 May 2083	Residential, Commercial, Composite, Other, Carpark	190,351	203,280	—	—	2012	2019	601.23	502.68	1,289.90	824.80	100.0%	824.80
IV-207	Evergrande Mingjia Harbin	Heilongjiang Pubeimingjia Real Estate Development Company Limited	Harbin	Residential	02 Jun 2081	Residential, Other, Carpark	71,070	149,019	—	—	2016	2019	382.75	20.98	1,038.10	394.10	67.0%	264.05
IV-208	Evergrande Atrium Harbin	Heilongjiang Haiji Mingjia Real Estate Development Company Limited	Harbin	Residential	02 Jun 2081	Residential, Other, Carpark	31,765	167,181	121,289	811.43	2016	2018	575.70	186.53	1,108.50	450.70	95.0%	428.17
IV-209	Evergrande Peak Harbin	Harbin Xime Real Estate Development Company Limited	Harbin	Residential, Commercial	19 Jul 2056 to 19 Jul 2086	Residential, Other, Carpark	20,185	96,921	22,982	191.28	2016	2019	297.24	46.20	679.60	234.10	100.0%	234.10
IV-210	Portion of Evergrande Royal Scenic Bay Harbin	Harbin Chengye Real Estate Development Company Limited	Harbin	Residential	01 May 2063 to 01 May 2083	Commercial, Composite, Other, Carpark	170,385	147,561	36,620	267.87	2014	2018	351.01	61.78	469.30	81.70	100.0%	81.70
IV-211	Evergrande Grande Century Harbin	Harbin Gaobeng Property Company Limited	Harbin	Residential, Commercial	29 Jun 2050 to 29 Jun 2080	Residential, Commercial, Carpark	298,778	134,931	86,197	918.36	2011	2017	386.84	367.49	1,115.50	807.80	100.0%	807.80

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IV-212	Evergrande Natural Unity Harbin	Harbin Shengmao Property Company Limited	Harbin	Residential, Commercial	10 Feb 2051 to 10 Feb 2081	Residential, Commercial, Carpark	113,493	122,143	74,470	564.88	2014	2017	287.67	273.29	779.50	614.40	100.0%	614.40
IV-213	Portion of Evergrande Harmonious World Harbin	Harbin Shenghe Property Company Limited	Harbin	Residential	08 Nov 2049 to 08 Nov 2079	Residential, Carpark	372,728	101,461	77,743	896.55	2010	2017	585.54	556.26	1,102.40	840.40	100.0%	840.40
IV-214	Portion of Evergrande Emerald Court Mudanjiang	Mudanjiang Hengda Changjian Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	09 May 2052 to 09 May 2082	Residential, Carpark	29,147	34,053	24,218	81.21	2013	2017	92.84	88.20	114.50	85.40	100.0%	85.40
IV-215	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yongnai Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jun 2052 to 08 Oct 2082	Residential, Commercial, Carpark	106,452	206,466	7,188	28.12	2013	2022	691.76	199.56	1,134.10	247.10	100.0%	247.10
IV-216	Portion of Evergrande Emerald Court Tsishihar	Hengda Yongqiang (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Residential, Commercial, Composite, Other, Carpark	99,537	81,380	15,163	147.70	2013	2017	219.83	199.33	248.60	200.80	100.0%	200.80
IV-217	Portion of Evergrande Metropolis Tsishihar	Hengda Yongqiang (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Office	28 Jun 2052 to 29 Jul 2082	Residential, Commercial, Composite, Other, Carpark	182,052	270,250	16,009	96.25	2012	2019	681.59	230.23	1,256.70	457.40	100.0%	457.40
IV-218	Evergrande Royal View Tsishihar	Hengda Yongqiang (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Commercial	25 Apr 2056 to 25 Apr 2086	Residential, Commercial, Other, Carpark	25,924	96,114	24,418	172.35	2016	2018	310.99	92.47	636.50	260.90	100.0%	260.90
IV-219	Evergrande Emerald Court Tsishihar	Hengda Yongqiang (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Residential, Commercial, Other, Carpark	43,864	173,522	13,830	93.37	2013	2019	413.70	139.29	1,069.50	493.10	100.0%	493.10
IV-220	Portion of Evergrande Sky Capital Ezhou	Hubei Suijiang Hangnian Commercial Management Company Limited	Ezhou	Residential, Commercial	24 Mar 2050 to 26 Dec 2081	Residential, Commercial, Composite, Hotel, Other, Carpark	376,720	1,115,034	105,070	728.72	2012	2025	2,667.43	126.83	6,532.40	586.60	67.1%	393.49 ⁽⁶⁾
IV-221	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Residential, Commercial, Hotel, Other, Carpark	1,483,742	1,534,427	111,556	491.29	2007	2025	6,332.93	130.01	7,973.10	1,228.70	100.0%	1,228.70 ⁽⁷⁾
IV-222	Evergrande Golden Metropolis Jingzhou	Jingzhou Hengda Real Estate Development Company Limited	Jingzhou	Residential	13 Jun 2086	Residential, Commercial, Carpark	83,009	303,995	160,449	1,222.49	2016	2017	699.70	132.34	1,982.20	945.30	100.0%	945.30
IV-223	Evergrande Metropolis Jingzhou	Jingzhou Hongxing Plaza Investment Company Limited	Jingzhou	Residential, Commercial	19 Feb 2054 to 19 Feb 2084	Residential, Commercial, Composite, Office, Other, Carpark	103,342	195,624	—	—	2015	2018	462.93	419.79	706.70	502.70	100.0%	502.70
IV-224	Evergrande Evergreen Garden Wuhan	Wuhan New World Kangju Development Company Limited	Wuhan	Residential	08 Oct 2045 to 08 Oct 2075	Residential, Commercial, Office, Carpark	629,875	1,754,524	161,224	2,193.59	2015	2021	6,604.30	409.91	25,022.00	9,689.80	60.0%	5,813.88

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IV-225	Portion of Evergrande City Wuhan	Hubei Yiqing Yuzhu Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Apr 2047 to 29 Apr 2077	Residential, Commercial, Composite, Office, Carpark	370,494	299,227	4,529	33.02	2008	2018	737.79	465.53	2,148.30	1,343.20	100.0%	1,343.20	
IV-226	Evergrande Emerald Court Wuhan	Wuhan Jinbi Fecui Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Sep 2036 to 28 Sep 2086	Residential, Commercial, Composite, Office, Other, Carpark	101,892	312,036	60,161	775.54	2016	2020	1,042.68	1,681.13	2,861.60	1,069.30	100.0%	1,069.30	
IV-227	Portion of Evergrande Rainbow Town Wuhan	Wuhan Sanjiang Hangtian Jiayuan Real Estate Development Company Limited	Wuhan	Residential, Commercial	26 Dec 2046 to 26 Dec 2076	Residential, Commercial, Composite, Carpark	440,137	512,882	186,411	1,435.63	2014	2019	1,460.56	264.02	3,546.10	1,375.80	67.1%	922.89	
IV-228	Portion of Evergrande Dragon City Wuhan	Wuhan Sanjiang Hangtian Panlongcheng Real Estate Development Company Limited	Wuhan	Residential, Commercial	29 Oct 2047 to 29 Oct 2077	Residential, Commercial, Composite, Other, Carpark	506,663	465,903	51,697	371.45	2013	2017	1,253.86	255.69	2,842.10	1,246.80	67.1%	836.35	
IV-229	Portion of Evergrande Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Commercial, Carpark	107,785	37,763	37,763	132.64	2011	2018	98.24	50.90	132.60	53.20	67.1%	35.69	
IV-230	Portion of Evergrande Royal garden Wuhan	Wuhan Hengda Jinbi Real Estate Development Company Limited	Wuhan	Residential, Commercial	11 Oct 2053 to 11 Oct 2083	Residential, Commercial, Office	19,920	26,695	25,275	384.28	2014	2017	67.05	4.64	410.10	261.30	67.1%	175.28	
IV-231	Portion of Evergrande Palace Wuhan	Wuhan Donghu Hengda Real Estate Development Company Limited	Wuhan	Residential, Commercial, Office	29 Dec 2046 to 29 Dec 2076	Residential, Commercial, Carpark	154,229	7,705	4,935	18.47	2007	2017	15.54	14.77	52.40	42.50	100.0%	42.50	
IV-232	Portion of Evergrande Oasis Wuhan	Wuhan Jinbi Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Other, Carpark	314,901	10,601	—	—	2007	2017	26.26	15.46	10.20	18.30	100.0%	18.30	
IV-233	Portion of Evergrande Metropolis Wuhan	Wuhan Huai Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Residential, Commercial, Other, Carpark	351,306	60,997	—	—	2010	2017	132.65	126.02	233.60	193.50	100.0%	193.50	
IV-234	Portion of Evergrande Shang City Wuhan	Wuhan Sanjiang Dongli Investment Development Company Limited	Wuhan	Residential, Commercial, Education	15 Nov 2047 to 15 Nov 2077	Commercial, Carpark	134,691	31,598	9,829	83.04	—	2017	2017	66.43	63.11	240.30	190.60	66.8%	127.26
IV-235	Portion of Evergrande Royal Palace Wuhan	Wuhan Hengda Dushi Real Estate Development Company Limited	Wuhan	Residential, Park and Green Space	19 Oct 2065 to 19 Oct 2085	Residential, Commercial, Composite, Other, Carpark	75,459	214,377	120,151	1,569.43	2015	2018	759.53	237.41	2,015.90	1,000.80	60.0%	600.48	
IV-236	Portion of Evergrande Royal Scenic Bay Wuhan	Wuhan Hengda Chunian Real Estate Development Company Limited	Wuhan	Residential, Commercial	27 Mar 2054 to 24 Sep 2084	Residential, Office, Other, Carpark	69,023	103,222	35,193	419.75	2014	2018	317.47	301.60	977.10	716.00	60.0%	429.60	
IV-237	Portion of Evergrande Metropolis Xiangyang	Xiangyang Hengda Real Estate Development Company Limited	Xiangyang	Residential, Accommodation and Catering, Education	23 Mar 2051 to 23 Mar 2081	Residential, Commercial, Composite, Hotel, Other	199,474	66,989	—	—	2012	2018	386.90	234.87	233.20	25.80	100.0%	25.80	

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IV-238	Evergrande First Palace Xiangnan	Xiangnan Sanjiang Hangtian Real Estate Development Company Limited	Xiangnan	Residential	09 Aug 2077	Residential, Carpark	77,734	24,357	1,969	7.43	2014	2017	66.51	12.65	117.50	38.70	67.1%	25.96
IV-239	Portion of Evergrande Royal View Garden Yichang	Yichang Chuan Hongda Real Estate Development Company Limited	Yichang	Residential, Commercial	30 Jun 2054 to 30 Jun 2084	Residential, Other, Carpark	121,316	119,294	8,334	67.86	2014	2017	279.30	265.33	502.00	381.00	60.0%	228.60
IV-240	Portion of Evergrande Oasis Yichang	Yichang Meiziya Market Construction Kaifa Company Limited	Yichang	Residential, Commercial, Accommodation and Catering	28 Dec 2048 to 28 Dec 2078	Residential, Commercial, Composite, Hotel, Other, Carpark	265,890	175,796	6,133	37.61	2013	2018	701.86	666.77	954.50	675.30	100.0%	675.30
IV-241	Evergrande Arrium Yichang	Yichang Chuan Hongda Real Estate Development Company Limited	Yichang	Residential	30 Dec 2084	Residential, Commercial, Composite, Other, Carpark	107,257	491,984	76,729	492.98	2015	2020	1,292.67	240.50	2,932.00	984.30	60.0%	590.58
IV-242	Portion of Evergrande Palace Changde	Changde Yinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2063 to 03 Aug 2083	Residential, Commercial, Composite, Office, Other, Carpark	314,862	514,507	52,041	354.60	2014	2020	1,374.95	615.33	2,834.90	1,109.80	60.0%	665.88
IV-243	Portion of Evergrande Royal View Garden Chenzhou	Chenzhou City Wangziyuan Real Estate Development Company Limited	Chenzhou	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Residential, Commercial, Composite, Other, Carpark	121,668	443,931	44,251	248.77	2016	2022	1,330.72	610.04	2,187.70	641.60	65.0%	417.04
IV-244	Portion of Evergrande Palace Chenzhou	Chenzhou Jinbi Property Company Limited	Chenzhou	Residential, Commercial	25 Oct 2050 to 16 Oct 2081	Residential, Commercial, Composite, Hotel, Other, Carpark	187,024	286,239	14,184	43.33	2014	2022	1,404.97	166.69	1,463.60	364.60	100.0%	364.60
IV-245	Portion of Evergrande Oasis Hengyang	Hengyang Barui Property Company Limited	Hengyang	Residential, Commercial	31 Dec 2051 to 31 Dec 2081	Residential, Other, Carpark	95,441	12,158	4,367	21.27	2012	2017	32.19	30.58	28.10	20.50	69.5%	14.25
IV-246	Portion of Evergrande Royal View Garden Huahua	Huahua Junda Real Estate Development Company Limited	Huahua	Residential, Commercial	25 Jun 2050 to 25 Jun 2080	Residential, Commercial, Composite, Other, Carpark	334,623	623,184	105,248	620.09	2014	2022	1,768.74	459.49	3,107.70	663.70	60.0%	398.22
IV-247	Evergrande Royal Scenic Bay Lixian	Dadonghuang (Hunan) Property Company Limited	Li County	Residential, Commercial	23 May 2062 to 30 Jun 2063	Residential, Commercial, Other, Carpark	58,651	196,307	—	—	2017	2019	580.94	61.57	761.50	139.70	65.0%	90.81
IV-248	Portion of Evergrande Palace Luyang	Luyang Jinbi Property Company Limited	Luyang	Residential, Commercial	04 Aug 2060 to 11 Jun 2081	Residential, Commercial, Composite, Other, Carpark	282,639	378,270	66,066	331.55	2010	2021	1,009.79	375.95	1,806.60	541.00	100.0%	541.00
IV-249	Evergrande Palace Shaoyang	Shaoyang City Lushan Real Estate Development Limited	Shaoyang	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential, Commercial, Composite, Other, Carpark	207,209	845,472	—	—	2017	2026	2,510.51	113.72	3,480.00	517.20	60.0%	310.32

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IV-250	Portion of Evergrande Emerald Court Xiangtan	Hunan Zongheng Property Company Limited	Xiangtan	Residential, Commercial	31 Dec 2034 to 31 Dec 2085	Residential, Commercial, Composite, Other, Carpark	143,199	708,921	36,169	209.01	2015	2020	1,919.41	160.60	3,178.60	789.80	60.0%	475.88
IV-251	Portion of Evergrande Oasis Yiyang	Yiyang Hengrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Residential, Commercial, Composite, Other, Carpark	204,527	358,735	107,959	532.71	2013	2020	907.72	813.94	1,651.20	953.90	100.0%	953.90
IV-252	Evergrande Oasis Yueyang	Yueyang Jinou Property Company Limited	Yueyang	Residential, Commercial	03 Jun 2056 to 03 Jun 2086	Residential, Commercial, Composite, Office, Other, Carpark	121,039	480,090	139,186	943.11	2016	2020	1,300.63	130.24	2,534.40	463.60	65.0%	301.34
IV-253	Portion of Evergrande Metropolis Yueyang	Yueyang Jinli Property Company Limited	Yueyang	Residential, Commercial	15 Jul 2051 to 26 Jul 2081	Residential, Commercial, Composite, Other, Carpark	68,341	77,087	—	—	2011	2017	157.98	111.13	342.10	228.70	100.0%	228.70
IV-254	Portion of Evergrande Nanhu Peninsula Yueyang	Yueyang Jianni Property Company Limited	Yueyang	Residential, Commercial	30 Dec 2057 to 30 Dec 2087	Residential, Commercial, Composite, Other, Carpark	193,928	373,794	7,207	28.86	2015	2020	951.48	556.66	2,316.40	1,113.70	64.0%	712.77
IV-255	Portion of Evergrande City Changsha	Changsha Xinlin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Other, Carpark	270,663	42,082	5,051	23.29	—	2017	92.25	87.64	133.90	101.10	100.0%	101.10
IV-256	Portion of Evergrande Emerald Court Changsha	Changsha Hengrui Property Company Limited	Changsha	Residential, Commercial	06 Feb 2032 to 06 Feb 2082	Residential, Commercial, Other, Carpark	135,514	102,388	—	—	2012	2018	242.61	110.76	473.80	226.40	100.0%	226.40
IV-257	Portion of Evergrande Palace Changsha	Hunan Xiwengzhen Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Residential, Commercial, Other, Carpark	139,723	21,763	11,957	30.66	2008	2017	49.61	47.13	131.20	101.10	100.0%	101.10
IV-258	Portion of Evergrande Buy Changsha	Zhangsha Xifan Property Company Limited	Changsha	Residential, Commercial	16 Apr 2053 to 16 Apr 2083	Residential, Commercial, Composite, Other, Carpark	178,644	469,601	28,922	248.09	2014	2023	1,308.86	159.85	4,456.10	1,511.90	100.0%	1,511.90
IV-259	Evergrande Forest Creek City Changsha	Hunan Yicheng Investment Company Limited	Changsha	Residential, Office	09 May 2059 to 09 May 2079	Residential, Commercial, Other, Carpark	191,768	665,924	48,855	343.73	2015	2021	1,741.15	205.77	3,330.10	667.00	73.0%	486.91
IV-260	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Residential, Commercial, Office, Other, Carpark	174,389	506,419	—	—	2009	2021	1,303.54	972.91	4,324.90	2,460.20	100.0%	2,460.20
IV-261	Portion of Evergrande Metropolis Changsha	Hunan Shengji Property Company Limited	Changsha	Residential	21 Sep 2078	Residential, Commercial, Carpark	183,376	8,566	—	—	2011	2017	23.84	22.65	70.10	56.70	100.0%	56.70
IV-262	Portion of Evergrande Atrium Changsha	Changsha Barui Real Estate Development Company Limited	Changsha	Residential, Commercial	24 Mar 2045 to 24 Mar 2075	Residential, Commercial, Composite, Other, Carpark	565,249	605,150	660	6.35	2011	2021	1,793.00	513.82	5,823.90	2,418.10	100.0%	2,418.10

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IV-263	Portion of Evergrande Royal Scenic Peninsula Changsha	Changsha Hinxia Development Construction Company Limited	Changsha	Residential, Commercial	03 Sep 2050 to 03 Sep 2080	Residential, Commercial, Office, Other, Carpark	305,604	1,257,780	11,885	66.05	2011	2028	4,048.45	372.23	13,825.90	3,337.90	100.0%	3,337.90
IV-264	Evergrande Royal Scenic Land Changsha	Changsha Xiangjiang Mingyuan Real Estate Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Residential, Commercial, Carpark	298,042	757,542	162,902	1,150.79	2012	2021	2,085.02	420.18	4,466.40	1,338.10	51.0%	682.43
IV-265	Portion of Evergrande Royal Scenic Bay Changsha	Changsha Ruiqi Property Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Residential, Commercial, Composite, Other, Carpark	49,696	88,646	23,627	108.53	2012	2017	226.90	95.25	527.30	284.80	100.0%	284.80
IV-266	Evergrande Palace Zhuzhou	Zhuzhou Xiangyu Real Estate Development Company Limited	Zhuzhou	Residential, Commercial	10 Jun 2049 to 24 Oct 2080	Residential, Commercial, Other, Carpark	319,053	823,384	117,269	788.79	2016	2022	2,428.42	175.47	4,913.90	842.60	60.0%	506.56
IV-267	Portion of Evergrande Metropolis Zhuzhou	Zhuzhou Jinhui Property Company Limited	Zhuzhou	Residential, Commercial	01 Apr 2051 to 01 Apr 2081	Residential, Commercial, Composite, Other, Carpark	65,028	68,412	1,407	4.25	2012	2017	143.94	114.90	253.30	170.40	100.0%	170.40
IV-268	Portion of Evergrande Emerald Court Changzhou	Changzhou Hanjia Property Company Limited	Changzhou	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential, Carpark	47,512	5,912	—	—	2012	2017	20.42	—	48.20	16.70	94.0%	15.70
IV-269	Portion of Evergrande City Danyang	Danyang Mingyuan Real Estate Development Company Limited	Danyang	Residential, Commercial	12 Nov 2052 to 12 Nov 2082	Residential, Composite	94,832	67,717	40,858	206.58	2012	2018	208.08	197.68	356.50	254.60	100.0%	254.60
IV-270	Portion of Evergrande Metropolis Danyang	Danyang Heigla Property Company Limited	Danyang	Residential	01 Apr 2081 to 25 Sep 2081	Residential, Commercial, Composite, Carpark	28,022	379,721	5,181	34.73	2011	2022	1,029.79	226.08	2,365.10	749.60	100.0%	749.60
IV-271	Portion of Evergrande Royal View Garden Hangzhou	Hangzhou Suihua Property Company Limited	Hangzhou	Residential	14 Feb 2084	Residential, Composite, Carpark	98,328	155,599	27,660	152.32	2014	2017	389.47	315.34	1,112.60	773.70	100.0%	773.70
IV-272	Evergrande Riverside Nanjing	Nanjing Lianjiang Yujing Real Estate Company Limited	Nanjing	Residential, Commercial, Cultural and Entertainment	11 Jan 2046 to 11 Jan 2081	Residential, Commercial, Office, Carpark	37,867	626,504	56,749	1,944.24	2016	2020	2,529.27	185.60	14,502.80	7,138.70	52.0%	3,710.70
IV-273	Evergrande Royal View Garden Jiangyin	Jiangyin Yasheng Heigai Property Company Limited	Jiangyin	Residential, Commercial	23 Aug 2063 to 23 Aug 2083	Residential, Commercial, Carpark	124,085	377,473	41,604	473.15	2016	2018	1,679.50	425.19	3,782.20	1,391.50	100.0%	1,391.50
IV-274	Portion of Evergrande Metropolis Pinghu	Pinghu Heigla Mingtu Property Company Limited	Pinghu	Residential, Commercial	14 Feb 2053 to 14 Feb 2083	Residential, Commercial, Composite, Carpark	92,191	68,941	220	1.50	2014	2017	241.83	27.54	251.80	35.60	100.0%	35.60
IV-275	Portion of Evergrande Crystal International Plaza Hangzhou	Hangzhou Jingli Property Company Limited	Hangzhou	Residential, Commercial, Education	17 Nov 2054 to 17 Nov 2084	Residential, Commercial, Composite, Hotel, Other, Carpark	180,365	586,595	49,208	983.84	2015	2022	2,063.18	608.36	8,436.40	3,974.40	100.0%	3,597.40

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IV-276	Portion of Evergrande Royal Scenic Haiyan	Haian	Haian Shangjian Property Company Limited	Residential	10 Sep 2082 to 28 Feb 2083	Residential, Composite, Carpark	98,580	81,042	—	—	2012	2017	194.71	184.98	245.00	182.90	100.0%	182.90
IV-277	Portion of Evergrande Metropolis Huai'an Hegda Fuleng Huai'an	Huainan	Real Estate Development Company Limited	Residential	20 Jul 2080 to 14 Aug 2084	Residential, Commercial, Composite, Other, Carpark	224,417	189,414	7,328	45.41	2013	2018	501.06	192.89	1,064.50	491.80	100.0%	491.80
IV-278	Portion of Evergrande Metropolis Huai'an Jixian Property Huai'an	Huainan	Company Limited	Residential	20 Jul 2080 to 14 Aug 2084	Residential, Commercial, Other, Carpark	58,816	220,349	—	—	2017	2019	642.47	1.62	1,316.20	299.90	100.0%	299.90
IV-279	Portion of Evergrande Oasis Jixing	Jixing	Jixing Hegda Property Company Limited	Residential, Commercial	01 Feb 2052 to 01 Feb 2082	Residential	115,355	633	—	—	2011	2017	2.05	1.95	4.30	3.40	100.0%	3.40
IV-280	Evergrande Left Lake Land Jixing	Jixing	Jinlu (Zhejiang) Property Company Limited	Residential	24 Mar 2050	Residential, Commercial, Composite, Carpark	118,842	234,518	—	—	2012	2020	944.30	146.44	2,155.80	777.90	80.0%	622.32
IV-281	Portion of Evergrande Royal Scenic Jiangyin	Jiangyin	Jiangyin Shangjian Property Company Limited	Residential, Commercial	22 Aug 2063 to 22 Aug 2083	Residential, Commercial, Composite, Carpark	120,927	132,154	29,860	164.79	2014	2017	372.53	242.90	943.10	623.40	51.0%	317.93
IV-282	Portion of Evergrande Metropolis Lianyungang	Lianyungang	Lianyungang Hegda Mingda Property Company Limited	Residential, Commercial	26 Oct 2051 to 26 Oct 2081	Commercial, Composite, Carpark	113,029	80,459	—	—	2012	2017	179.66	25.51	253.40	48.90	100.0%	48.90
IV-283	Portion of Evergrande Emerald Court Nanjing	Nanjing	Nanjing Meixu Real Estate Company Limited	Residential, Education	16 Apr 2054 to 16 Apr 2084	Residential, Commercial, Other, Carpark	83,427	231,278	11,653	370.44	2014	2018	856.19	172.27	4,607.40	2,861.30	100.0%	2,861.30
IV-284	Portion of Evergrande Palace Nanjing	Nanjing	Nanjing Xintai Real Estate Company Limited	Residential	05 May 2085	Residential, Commercial, Carpark	51,072	113,142	24,377	732.75	2014	2018	423.78	76.76	2,104.60	1,302.60	100.0%	1,302.60
IV-285	Portion of Evergrande Splendor Nanjing	Nanjing	Nanjing Hegda Fuleng Property Company Limited	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Residential, Commercial, Hotel, Other, Carpark	982,714	166,695	—	—	2007	2018	728.67	692.23	953.80	678.40	100.0%	678.40
IV-286	Evergrande Dragon Court Nanjing	Nanjing	Nanjing Hongyu Real Estate Company Limited	Residential	07 May 2086	Residential, Commercial, Composite, Other, Carpark	72,434	174,877	—	—	2016	2018	722.14	132.76	3,336.80	1,923.50	100.0%	1,923.50
IV-287	Portion of Evergrande Oasis Nanjing	Nanjing	Nanjing Handian Real Estate Company Limited	Residential	20 Dec 2076 to 22 Jan 2078	Residential, Commercial, Other	137,098	4,349	—	—	2009	2017	12.04	11.44	29.50	23.20	100.0%	23.20
IV-288	Portion of Evergrande Atrium Nanjing Jurong	Nanjing	Jurong Tiangong Property Company Limited	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Commercial, Office, Other, Carpark	315,352	219,736	—	—	2011	2018	515.03	489.28	990.00	715.90	100.0%	715.90
IV-289	Portion of Evergrande City Lights Ningbo	Ningbo	Chengbo (Ningbo) Property Company Limited	Residential, Office, Cultural and Entertainment	23 Dec 2050 to 23 Dec 2080	Residential, Commercial, Hotel, Office, Carpark	126,985	777,182	30,223	331.78	2013	2018	2,326.05	81.85	8,763.70	3,867.40	100.0%	3,867.40

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-290	Portion of Evergrande Scenic Garden Ningbo	Ningbo Yuecheng Property Company Limited	Ningbo	Residential, Commercial	15 Oct 2062 to 02 Apr 2084	Residential, Commercial, Composite, Hotel, Carpark	312,228	446,690	15,681	118.83	2013	2017	1,220.81	2,561.4	2,634.50	1,059.00	1,059.00	100.0%	1,059.00
IV-291	Portion of Evergrande Peninsula On The Sea Ningbo	Ningbo Saji Jaida Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Carpark	118,808	231,531	—	—	2014	2021	769.83	13.15	1,653.50	446.40	446.40	100.0%	446.40
IV-292	Portion of Evergrande Peninsula On The Sea Ningbo	Ningbo Saji Lancheng Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Carpark	104,204	176,403	—	—	2014	2023	578.50	0.01	1,227.00	330.10	330.10	100.0%	330.10
IV-293	Portion of Evergrande Peninsula On The Sea Ningbo	Ningbo Sani Xianghe Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Carpark	55,403	171,355	—	—	2014	2020	565.64	160.32	1,200.50	456.40	456.40	100.0%	456.40
IV-294	Portion of Evergrande Peninsula On The Sea Ningbo	Ningbo Saji Yongheng Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Other, Carpark	83,789	251,301	—	—	2014	2020	758.35	217.84	1,591.80	575.70	575.70	100.0%	575.70
IV-295	Portion of Evergrande Royal Scenic Peninsula Quzhou	Quzhou Hengda Shengjian Property Company Limited	Quzhou	Residential, Commercial	09 Sep 2053	Commercial, Composite, Hotel, Other, Carpark	181,050	77,155	—	—	2013	2018	414.79	155.94	512.50	129.60	129.60	100.0%	129.60
IV-296	Portion of Evergrande Royal View Garden Shanghai	Shanghai Songyu Property Company Limited	Shanghai	Residential	17 Jan 2084	Residential, Commercial, Other, Carpark	69,936	39,055	—	—	2014	2017	104.90	99.66	295.70	228.20	228.20	100.0%	228.20
IV-297	Evergrande Palace Shanghai	Shanghai Suhua Property Company Limited	Shanghai	Residential, Commercial	27 Dec 2043 to 27 Dec 2063	Residential, Hotel, Other, Carpark	31,307	136,769	—	—	2014	2021	1,345.80	687.56	6,004.70	3,271.90	3,271.90	100.0%	3,271.90
IV-298	Portion of Evergrande Metropolis Shanghai	Shanghai Yue'an Property Company Limited	Shanghai	Residential	24 Feb 2084	Residential, Commercial, Carpark	30,893	26,396	3,385	45.79	2014	2017	74.40	70.68	268.10	195.20	195.20	100.0%	195.20
IV-299	Portion of Evergrande First Palace Sheshan Shanghai	Shanghai Rongshan Property Company Limited	Shanghai	Residential	17 Jan 2084	Residential, Other, Carpark	40,129	20,464	—	—	2014	2017	51.74	49.16	80.50	61.00	61.00	100.0%	61.00
IV-300	Portion of Evergrande Royal Scenic Bay Shanghai	Shanghai Jinh Property Company Limited	Shanghai	Residential	24 May 2084	Residential, Commercial, Other, Carpark	50,964	76,018	2,752	107.85	2015	2017	231.39	180.57	715.20	513.80	513.80	100.0%	513.80
IV-301	Evergrande Royal Seaview Garden Shanghai	Shanghai Fengnan Property Company Limited	Shanghai	Residential	12 Nov 2075	Residential, Commercial, Carpark	350,533	205,101	38,118	1,347.48	2016	2018	1,451.26	630.77	6,305.70	3,021.50	3,529.35	90.0%	3,529.35
IV-302	Portion of Evergrande Yulanwan Shanghai	Shanghai Feichun Property Company Limited	Shanghai	Residential	12 Nov 2075 to 22 Nov 2075	Residential, Commercial, Other, Carpark	40,123	239,563	—	—	2017	2019	1,657.79	89.90	7,194.90	3,456.10	3,110.49	90.0%	3,110.49
IV-303	Evergrande Jewelry Court Suzhou	Suzhou Wuxiang Property Company Limited	Suzhou	Residential	22 Dec 2086	Residential, Composite, Carpark	129,188	315,083	—	—	2016	2019	957.07	15.54	5,697.90	4,081.60	2,081.62	51.0%	2,081.62

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IV-304	Portion of Evergrande City Wuxi Wuxi Hengda Real Estate Development Company Limited	Wuxi	Residential, Commercial	05 Oct 2052 to 05 Mar 2083	Residential, Commercial, Composite, Carpark	92,452	82,121	—	—	2013	2017	198.05	181.98	316.10	233.30	233.30	100.0%	233.30
IV-305	Portion of Evergrande Oasis Wuxi	Wuxi Shengde Real Estate Development Company Limited	Wuxi	Residential, Commercial, Education	10 Mar 2051 to 10 Mar 2081	Residential, Commercial, Composite, Other, Carpark	263,300	346,617	690	11.71	2011	2017	955.22	511.92	2,894.60	1,862.70	100.0%	1,862.70
IV-306	Evergrande Grand Bay Wuxi	Wuxi Yunsha Property Company Limited	Wuxi	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Residential, Commercial, Composite, Other, Carpark	165,227	401,376	133,354	1,159.74	2013	2019	1,462.08	434.30	3,160.90	1,211.40	65.0%	787.41
IV-307	Evergrande Emerald Court Suzhou	Suzhou Hengda Luzhou Real Estate Development Company Limited	Suzhou	Residential	23 Jun 2086	Residential, Composite, Other, Carpark	84,270	219,960	88,783	592.85	2016	2018	664.74	95.12	1,143.20	240.80	100.0%	240.80
IV-308	Portion of Evergrande Palace Suzhou	Suzhou Hengda Huiyu Property Company Limited	Suzhou	Residential	20 Jun 2081	Residential, Commercial, Composite, Other, Carpark	237,834	164,333	293	1.50	2011	2017	526.88	308.35	605.70	258.60	100.0%	258.60
IV-309	Portion of Evergrande Oasis Suzhou	Suzhou Hengda Luzhou Real Estate Development Company Limited	Suzhou	Residential	26 Jun 2081	Residential, Composite, Carpark	116,345	57,446	2,724	9.16	2012	2017	137.49	26.76	185.00	35.40	100.0%	35.40
IV-310	Evergrande Left Riverbank Suzhou	Xuzhou Ruyang Weye Property Company Limited	Xuzhou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Residential, Commercial, Composite, Other, Carpark	124,954	366,044	106,152	841.00	2016	2019	1,270.00	259.86	2,525.10	802.40	99.2%	795.90
IV-311	Evergrande Royal View Garden Yancheng	Hengda Real Estate Group Yancheng Changran Property Company Limited	Yancheng	Residential, Commercial	02 Jun 2056 to 05 Mar 2087	Residential, Commercial, Composite, Other, Carpark	259,015	687,983	193,359	1,473.32	2016	2021	2,337.14	355.30	4,975.10	1,279.00	100.0%	1,279.00
IV-312	Portion of Evergrande Metropolis Yancheng	Hengda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Residential, Composite, Other	181,456	48,328	—	—	2012	2018	159.15	26.10	370.70	146.30	100.0%	146.30
IV-313	Portion of Evergrande Royal Scenic Yangzhou	Yangzhou Henghai Real Estate Development Company Limited	Yangzhou	Residential, Office	10 Jul 2052 to 10 Jul 2082	Residential, Other, Carpark	105,857	49,338	—	—	2013	2017	108.20	17.04	124.40	24.40	100.0%	24.40
IV-314	Yuyao Evergrande YulanTing	Yuyao Shengjian Real Estate Development Company Limited	Yuyao	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	34,818	233,099	—	—	2017	2019	842.08	18.35	2,524.50	458.40	95.0%	435.48 ⁽⁴⁾
IV-315	Evergrande Joyful Bay Suzhou	Suzhou Hengda Real Estate Development Company Limited	Suzhou	Residential, Commercial	22 Dec 2056 to 22 Dec 2086	Residential, Commercial, Composite, Carpark	85,935	242,556	—	—	2017	2019	1,219.71	14.27	4,264.30	3,098.10	51.0%	1,580.03

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽³⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-316	Portion of Evergrande Greenview Villa Zhangjiagang	Zhangjiagang Shangjian Property Company Limited	Zhangjiagang	Residential, Commercial	24 Sep 2055 to 07 Sep 2086	Residential, Commercial, Composite, Other, Carpark	130,993	242,703	21,059	180.51	2015	2019	710.91	593.30	1,618.60	522.10	90.0%	469.89
IV-317	Portion of Evergrande Oasis Zhangjiagang	Zhangjiagang Jia Qi Property Company Limited	Zhangjiagang	Residential, Commercial, Office, Public Facility	21 Dec 2051 to 21 Dec 2081	Commercial, Composite, Other, Carpark	63,383	73,024	—	—	2011	2017	191.32	60.74	213.70	40.70	100.0%	40.70
IV-318	Evergrande Royal Scenic Bay Zhoushan	Zhoushan Jingshan Real Estate Company Limited	Zhoushan	Residential, Commercial	22 Nov 2056 to 22 Nov 2086	Residential, Commercial, Composite, Other, Carpark	55,113	149,765	64,642	764.20	2016	2019	627.57	62.89	1,441.90	458.90	100.0%	458.90
IV-319	Portion of Evergrande Emerald Court Changchun	Jilin Wancheng Real Estate Development Company Limited	Changchun	Residential, Commercial	27 Jan 2051 to 27 Jan 2081	Residential, Commercial, Carpark	18,841	6,861	—	—	2011	2017	20.18	2.72	59.70	30.60	100.0%	30.60
IV-320	Evergrande First Palace Changchun	Hongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	06 Apr 2056 to 06 Apr 2086	Residential, Commercial, Composite, Other, Carpark	188,431	530,265	10,049	104.03	2016	2018	1,709.88	169.80	3,901.00	1,085.80	100.0%	1,085.80
IV-321	Portion of Evergrande Royal Scenic Bay Songyan	Songyan Hengda Yusheng Real Estate Development Company Limited	Songyan	Residential, Commercial	25 Oct 2052 to 28 Jan 2084	Residential, Commercial, Composite, Other, Carpark	222,933	371,471	4,387	25.36	2012	2020	1,154.79	128.47	1,935.30	361.90	100.0%	361.90
IV-322	Portion of Evergrande Palace Jilin	Jilin Hengda Yongseng Real Estate Development Company Limited	Jilin	Residential, Commercial	11 Nov 2050 to 11 Nov 2080	Residential, Commercial, Composite, Other	127,455	177,655	13,610	37.07	2011	2019	593.10	32.90	1,040.80	228.20	100.0%	228.20
IV-323	Portion of Evergrande City Changchun	Sherggi (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	02 Nov 2050 to 02 Nov 2080	Residential, Commercial, Composite, Other, Carpark	215,377	213,483	6,691	63.29	2011	2020	626.34	90.66	1,320.00	385.70	100.0%	385.70
IV-324	Portion of Evergrande Royal View Garden Changchun	Zeno (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Residential, Commercial, Composite, Other, Carpark	199,970	301,509	5,078	44.89	2014	2018	982.91	221.72	2,701.40	1,204.30	100.0%	1,204.30
IV-325	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Dec 2053 to 13 Mar 2083	Residential, Commercial, Other, Carpark	124,968	313,787	28,619	226.90	2013	2020	985.10	159.56	3,176.10	1,355.60	100.0%	1,355.60
IV-326	Portion of Evergrande Bay Changchun	Jiatao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Feb 2055 to 12 Feb 2085	Residential, Commercial, Composite, Other, Carpark	119,948	260,993	7,178	47.45	2015	2017	776.69	133.94	1,641.60	675.50	100.0%	675.50
IV-327	Evergrande Moon Residence Changchun	Jilin Nuda Real Estate Development Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential, Commercial, Carpark	51,067	67,402	19,263	185.58	2016	2017	328.90	110.75	746.40	381.80	80.0%	306.44

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IV-328	Portion of Evergrande Oasis Changchun	Longji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	24 May 2060	Residential, Commercial, Composite, Carpark	197,940	14,757	—	—	2010	2017	45.37	28.15	103.10	65.70	100.0%	65.70
IV-329	Portion of Evergrande Metropolis Xinqi Changchun	Longji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	Residential, Commercial, Composite, Other, Carpark	149,910	416,904	1,574	11.61	2012	2018	1,320.03	465.62	2,883.90	1,361.60	100.0%	1,361.60
IV-330	Portion of Evergrande Atrium Changchun	Jinggo (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	07 Dec 2051 to 07 Dec 2081	Residential, Commercial, Composite, Other	125,076	125,236	87,113	640.67	2014	2019	428.31	220.66	982.10	494.80	100.0%	494.80
IV-331	Evergrande Royal Summit Changchun (Phase II)	Guangji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential, Commercial, Composite, Other, Carpark	54,394	148,220	27,702	201.01	2016	2019	528.80	63.05	1,056.50	373.30	100.0%	373.30
IV-332	Portion of Evergrande Royal Summit Changchun	Taaji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential, Commercial, Composite, Carpark	59,514	28,383	3,916	31.80	2014	2017	63.19	60.03	144.50	110.50	100.0%	110.50
IV-333	Portion of Evergrande Scenic View Garden Changchun	Taaji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jun 2051 to 13 Jun 2081	Residential, Commercial, Composite, Other, Carpark	170,324	61,671	3,954	38.49	2011	2018	164.79	49.95	407.10	191.00	100.0%	191.00
IV-334	Evergrande Royal View Garden Ganzhou	Ganzhou Hengping Property Company Limited	Ganzhou	Residential, Commercial	07 Jun 2055 to 26 Jun 2086	Residential, Commercial, Composite, Carpark	91,917	200,670	—	—	2017	2019	794.78	71.43	2,211.10	829.60	100.0%	829.60
IV-335	Portion of Evergrande Emerald Court Ganzhou	Ganzhou Hengda Real Estate Company Limited	Ganzhou	Residential	07 Jun 2055 to 07 Jun 2085	Residential, Commercial, Composite, Carpark	49,154	144,565	129	1.38	2015	2019	385.70	0.25	1,139.90	405.00	100.0%	405.00
IV-336	Portion of Evergrande Metropolis Ganzhou	Jiangxi Xingyu Property Development Company Limited	Ganzhou	Residential, Commercial	22 May 2048 to 22 May 2078	Residential, Commercial, Composite, Other, Carpark	110,741	174,163	3,787	32.49	2015	2019	425.43	201.34	945.60	453.50	51.0%	231.29
IV-337	Portion of Evergrande Royal View Garden Jian	Hengda (Jian) Real Estate Group Company Limited	Jian	Residential	27 Jun 2083	Residential, Commercial, Composite, Carpark	244,219	238,820	33,804	261.66	2013	2019	552.09	44.56	1,026.60	242.30	100.0%	242.30
IV-338	Portion of Evergrande Royal Scenic Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Office	20 Oct 2055 to 20 Oct 2085	Residential, Commercial, Composite, Carpark	111,480	181,558	24,982	156.89	2016	2018	443.16	317.68	860.70	517.70	100.0%	517.70
IV-339	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Composite, Other	205,558	7,066	—	—	2010	2017	27.30	1.09	32.30	7.40	100.0%	7.40
IV-340	Evergrande Bay Jiujiang	Jiangxi Huasheng Rongjie Property Company Limited	Jiujiang	Residential, Commercial	02 Dec 2052 to 02 Dec 2082	Residential, Commercial, Composite, Other, Carpark	107,429	314,678	23,756	161.73	2016	2020	859.25	189.70	2,019.80	767.90	60.0%	460.74

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IV-341	Portion of Evergrande Royal Scenic Jiujiang	Hengda (Jiujiang) Real Estate Group Company Limited	Jiujiang	Residential, Commercial	05 Mar 2053 to 05 Mar 2083	Residential, Commercial, Composite, Other, Carpark	70,144	218,019	12,449	90.30	2013	2019	570.53	335.03	1,385.80	752.60	100.0%	752.60
IV-342	Portion of Evergrande City Nanchang	Jiangxi Hengji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Residential, Commercial, Other, Carpark	759,473	558,179	18,732	172.37	2012	2022	1,480.63	316.34	3,454.30	1,012.90	89.0%	901.48
IV-343	Evergrande Emerald Court Nanchang	Jiangxi Jigan Property Company Limited	Nanchang	Residential	26 Jun 2085	Residential, Commercial, Composite, Other, Carpark	105,280	283,307	25,371	249.29	2016	2021	768.23	153.09	2,069.10	552.50	51.0%	281.78
IV-344	Portion of Evergrande Royal Nanchang	Jiangxi Culin Shanzhuang Company Limited	Nanchang	Residential, Commercial, Sport and Leisure	24 Nov 2047 to 24 Nov 2077	Commercial, Hotel, Other	1,577,388	76,461	—	—	2010	2017	479.26	318.70	366.60	129.30	100.0%	129.30
IV-345	Portion of Evergrande Royal View Garden Nanchang	Nanchang Zhongtiantou Gaoxin Property Company Limited	Nanchang	Residential, Commercial	29 Dec 2050 to 29 Dec 2080	Residential, Other	192,891	11,027	—	—	2011	2017	33.95	1.41	43.20	11.50	100.0%	11.50
IV-346	Portion of Evergrande Yujingxiaqu Nanchang	Nanchang Zhongtiantou Gaoxin Property Company Limited	Nanchang	Residential	17 Mar 2084	Other, Carpark	88,492	47,395	—	—	2014	2017	143.13	5.06	163.00	17.10	100.0%	17.10
IV-347	Evergrande Palace Nanchang	Nanchang Hengda Zhaoyang Property Company Limited	Nanchang	Residential, Office	02 Feb 2056 to 02 Feb 2086	Residential, Commercial, Composite, Carpark	61,456	231,651	57,151	883.80	2016	2018	620.21	206.03	3,235.70	1,959.80	100.0%	1,959.80
IV-348	Evergrande Metropolis Shangrao	Shangrao Hengda Property Company Limited	Shangrao	Residential, Commercial, Accommodation and Catering	31 Mar 2087	Residential, Commercial, Composite, Other, Carpark	63,203	539,926	—	—	2017	2019	1,419.85	41.30	3,603.20	378.00	100.0%	378.00 ⁽⁸⁾
IV-349	Evergrande Oasis Urumchi	Wulumuqi Shengshi Junxing Real Estate Development Company Limited	Urumqi	Residential, Commercial	14 May 2056 to 14 May 2086	Residential, Commercial, Composite, Carpark	57,489	149,029	3,344	32.50	2016	2018	506.74	131.91	1,220.30	529.50	51.0%	270.05
IV-350	Portion of Evergrande Splendor Urumchi	Wujiaqu Zhuoyue Real Estate Development Company Limited	Wujiaqu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Residential, Commercial, Other, Carpark	2,117,748	1,633,765	—	—	2011	2020	5,809.22	338.55	8,308.70	846.60	100.0%	846.60
IV-351	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Residential, Composite, Other	113,168	8,129	—	—	2011	2017	30.10	21.95	36.20	21.60	100.0%	21.60
IV-352	Portion of Evergrande Atrium Xinyu	Xinyu Zhongshen Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Residential, Composite, Other	92,696	79,525	1,952	8.69	2010	2017	209.69	56.72	399.30	161.60	100.0%	161.60
IV-353	Portion of Evergrande Atrium Yining	Yining Hengda Yeyuan Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Residential, Commercial, Composite, Other, Carpark	123,575	84,545	—	—	2012	2021	222.05	22.58	336.30	45.80	100.0%	45.80

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-354	Portion of Evergrande Oasis Yining	Yining Jinhi Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2032 to 27 Apr 2082	Residential, Commercial, Composite, Carpark	160,203	249,954	2,217	10.79	2012	2020	83.02	644.17	1,239.50	636.10	100.0%	636.10	
IV-355	Portion of Evergrande Oasis Yichun	Jiangxi Jimin Kevin Real Estate Development Company Limited	Yichun	Residential	16 Jan 2077	Residential, Commercial, Composite, Other, Carpark	378,753	753,237	17,014	119.09	2016	2023	1,981.76	233.94	3,582.50	614.80	100.0%	614.80	
IV-356	Portion of Evergrande Oasis Yingtian	Hengda Real Estate Yingtian Company Limited	Yingtian	Residential, Commercial	28 Jan 2051 to 28 Jan 2081	Residential, Commercial, Office, Carpark	325,185	45,388	17,873	49.71	2011	2019	110.55	46.37	171.10	57.00	100.0%	57.00	
IV-357	Portion of Evergrande Royal Scenic Yingtian	Hengda Real Estate Yingtian Company Limited	Yingtian	Residential	28 Jan 2085 to 29 Jan 2085	Residential, Commercial, Composite, Other, Carpark	86,143	77,520	14,021	84.70	2015	2018	200.17	144.82	338.80	136.60 ⁽⁶⁾	100.0%	136.60 ⁽⁶⁾	
IV-358	Portion of Evergrande Oasis Anshan	Anshan Jiarui Property Company Limited	Anshan	Residential, Commercial	09 Jul 2050 to 28 Feb 2083	Residential, Commercial, Composite, Other, Carpark	352,910	1,217,639	50,858	107.56	2011	2026	3,221.38	233.58	5,819.60	1,129.10	100.0%	1,129.10	
IV-359	Portion of Evergrande Metropolis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential	31 Aug 2081	Residential, Commercial, Composite, Other, Carpark	112,594	357,753	2,863	14.11	2012	2026	1,461.35	221.64	2,800.50	650.60	100.0%	650.60	
IV-360	Portion of Evergrande Oasis Benxi	Benxi Jiarui Property Company Limited	Benxi	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Residential, Commercial, Composite, Other, Carpark	111,400	186,764	—	—	2012	2019	534.69	83.29	933.50	236.20	100.0%	236.20	
IV-361	Evergrande City Lights Dalian	Dalian Junyuan Property Company Limited	Dalian	Commercial	30 Mar 2051	Residential, Commercial, Office, Other, Carpark	32,068	172,626	—	—	—	2019	572.96	544.31	2,605.10	1,713.70	80.0%	1,370.96	
IV-362	Portion of Evergrande Royal View Garden Dalian	Dalian Hengsheng Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Residential, Commercial, Composite, Other, Carpark	152,704	203,271	1,835	28.77	2014	2018	597.93	258.97	1,478.80	776.70	100.0%	776.70	
IV-363	Evergrande Golden Avenue Dalian	Hansi (Dalian) Apartments Development Company Limited	Dalian	Residential	18 Dec 2057	Residential, Commercial, Other, Carpark	38,592	174,635	—	—	2012	2020	794.55	633.66	1,663.10	976.90	100.0%	976.90	
IV-364	Portion of Evergrande Harbor City Dalian	Dalian Hengke Real Estate Company Limited	Dalian	Residential	31 May 2085	Residential, Commercial, Composite, Other, Carpark	133,308	355,529	—	—	2015	2018	1,009.39	260.76	2,656.40	1,195.70	100.0%	1,195.70	
IV-365	Evergrande Seasons Dalian	Dalian Dongfang Shengdu Land Company Limited	Dalian	Residential	15 Jul 2080	Residential, Commercial, Other, Carpark	74,261	210,805	49,956	918.06	2015	2019	613.13	240.57	3,392.20	1,989.90	100.0%	1,989.90	
IV-366	Portion of Evergrande Tamjun Dalian	Dalian Xieheng Real Estate Company Limited	Dalian	Residential, Commercial	30 Jan 2082	Residential, Other, Carpark	56,921	43,501	5,429	28.64	2013	2017	143.36	2.97	290.50	123.80	100.0%	123.80	

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IV-367	Portion of Evergrande Royal Scenic Bay Dalian	Dalian Shicheng Real Estate Company Limited	Dalian	Residential	30 Aug 2083	Commercial, Composite, Carpark	28,400	18,772	12,780	96.14	2014	2017	50.15	25.11	138.70	100.20	60.12	60.0%	60.12
IV-368	Portion of Evergrande Seasons Dalian	Dalian Dongfang Yadou Property Company Limited	Dalian	Residential, Accommodation and Catering	15 Jul 2050	Hotel	28,396	35,000	—	—	2017	2019	245.29	4.29	262.50	224.80	224.80	100.0%	224.80
IV-369	Portion of Evergrande Seasons Dalian	Dalian Shengou Yihe Real Estate Development Company Limited	Dalian	Residential, Accommodation and Catering	15 Jul 2050 to 15 Jul 2080	Residential	102,657	64,285	—	—	2017	2019	194.14	7.52	1,350.00	715.60	715.60	100.0%	715.60
IV-370	Portion of Evergrande Plaza Fushun	Fushun Jiashun Property Company Limited	Fushun	Commercial	13 Jun 2051 to 13 Feb 2051	Commercial, Office, Carpark	66,627	193,441	1,444	7.63	2013	2022	512.98	32.26	1,516.80	424.10	424.10 ⁽¹⁾	100.0%	424.10 ⁽¹⁾
IV-371	Portion of Evergrande Palace Fushun	Fushun Jixin Property Company Limited	Fushun	Residential, Commercial	29 Aug 2051 to 29 Aug 2081	Residential, Commercial, Composite, Other, Carpark	152,247	300,072	22,825	91.79	2011	2020	824.36	141.56	1,538.60	143.00	143.00 ⁽¹⁾	100.0%	143.00 ⁽¹⁾
IV-372	Portion of Evergrande Royal Scenic Bay Huludao	Huludao Jia Shan Property Company Limited	Huludao	Residential, Commercial	08 Jun 2051 to 29 May 2084	Residential, Commercial, Composite, Other, Carpark	171,887	358,613	303	1.64	2016	2023	1,003.25	38.08	1,900.30	389.40	389.40	100.0%	389.40
IV-373	Portion of Evergrande Oasis Liaoyang	Liaoyang Hengsheng Property Company Limited	Liaoyang	Residential, Commercial	20 Jun 2050 to 20 Jun 2080	Residential, Commercial, Composite, Other, Carpark	338,866	471,933	—	—	2010	2025	1,344.06	431.27	2,295.60	421.80	421.80	100.0%	421.80
IV-374	Portion of Evergrande Palace Panjin	Panjin Jiading Property Company Limited	Panjin	Residential, Commercial	28 Jun 2051 to 29 Mar 2081	Residential, Commercial, Composite, Other, Carpark	301,934	711,822	8,007	31.01	2011	2023	1,922.69	256.27	3,918.70	726.50	726.50	100.0%	726.50
IV-375	Evergrande Left Riverbank Shenyang	Shenyang Jixing Property Company Limited	Shenyang	Residential, Commercial	20 Mar 2087	Residential, Commercial, Composite, Other, Carpark	137,881	835,566	103,314	706.35	2016	2020	2,696.50	292.95	5,349.80	1,306.70	1,306.70	100.0%	1,306.70
IV-376	Portion of Evergrande City Shenyang	Hengda Xinyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Commercial, Composite, Other, Carpark	359,812	39,950	—	—	2007	2017	129.48	3.71	197.70	42.00	42.00	100.0%	42.00
IV-377	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiahui Property Company Limited	Shenyang	Residential, Commercial	29 May 2053 to 19 Jun 2083	Residential, Commercial, Other, Carpark	104,410	100,576	30,978	229.51	2013	2018	268.45	112.60	609.90	304.70	304.70	100.0%	304.70
IV-378	Portion of Evergrande Palace Shenyang	Shenyang Jiaqi Property Company Limited	Shenyang	Residential	24 May 2060	Residential, Commercial	72,970	8,868	1,471	9.76	2010	2018	24.33	15.58	89.90	60.20	60.20	100.0%	60.20
IV-379	Portion of Evergrande Bay Shenyang	Shenyang Jiakai Property Company Limited	Shenyang	Residential	27 May 2060	Residential, Commercial, Carpark	217,114	4,200	3,111	18.46	2012	2017	11.13	1.19	27.50	12.30	12.30	100.0%	12.30

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IV-380	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Dec 2056 to 31 Oct 2064	Residential, Commercial, Other, Carpark	575,404	725,795	—	—	2011	2021	1,860.63	2,665.59	4,054.80	1,308.30	100.0%	1,308.30
IV-381	Portion of Evergrande Metropolis Shenyang	Shenyang Yue Tong Properties Company Limited	Shenyang	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Residential, Commercial, Composite, Other, Carpark	353,066	505,785	2,604	16.23	2010	2019	1,367.02	2,635.99	2,946.50	1,136.50	100.0%	1,136.50
IV-382	Evergrande Shengring Impression Shenyang	Shenyang Jishang Property Company Limited	Shenyang	Residential, Commercial	06 Mar 2087	Residential, Commercial, Composite, Carpark	88,885	292,454	—	—	2017	2020	939.26	40.00	1,960.80	493.70	87.5%	431.99
IV-383	Portion of Evergrande Atrium Shenyang	Shenyang Jipin Property Company Limited	Shenyang	Residential, Commercial	03 Apr 2052 to 20 Apr 2082	Residential, Commercial, Composite, Other, Carpark	259,169	406,615	21,887	133.63	2012	2021	1,181.91	1,192.22	2,445.80	782.90	100.0%	782.90
IV-384	Portion of Evergrande Royal Seaside Bay Shenyang	Shenyang Jize Property Company Limited	Shenyang	Residential, Commercial	29 Nov 2053 to 29 Nov 2083	Residential, Commercial, Carpark	61,038	48,051	1,161	8.70	2014	2017	128.43	8.27	271.80	94.50	100.0%	94.50
IV-385	Portion of Evergrande Central Plaza Shenyang	Jindao (Shenyang) Real Estate Development Company Limited	Shenyang	Residential, Commercial	18 Apr 2052 to 07 Apr 2083	Residential, Commercial, Composite, Other, Carpark	351,392	1,833,131	—	—	2012	2022	4,876.12	1,745.73	11,780.00	3,994.80	100.0%	3,994.80
IV-386	Portion of Evergrande Central Plaza Shenyang	Jindao United (Shenyang) Real Estate Development Company Limited	Shenyang	Residential, Commercial	06 Dec 2053 to 06 Dec 2083	Residential, Commercial, Other, Carpark	69,621	477,513	—	—	2017	2022	1,295.58	2,367.33	2,877.40	862.70	100.0%	862.70
IV-387	Portion of Evergrande City Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	17 Jul 2051 to 17 Jul 2081	Residential, Commercial, Composite, Other	126,428	249,606	290	1.27	2011	2024	724.15	28.18	1,282.90	213.80	100.0%	213.80
IV-388	Evergrande Bay Yingkou	Yingkou Jaya Property Company Limited	Yingkou	Residential, Commercial	25 Sep 2051 to 25 Sep 2081	Residential, Commercial, Composite, Other, Carpark	121,621	1,452,026	—	—	2011	2031	4,383.14	242.77	6,009.60	386.80	100.0%	386.80 ⁽¹²⁾
IV-389	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Residential, Commercial, Composite, Carpark	281,687	617,973	2,809	14.26	2011	2026	1,833.94	163.97	3,112.10	577.40	100.0%	577.40
IV-390	Portion of Evergrande Huang He Shang Tai Cheng Dongying	Dongying Hengda Huahu Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jan 2051 to 25 Jan 2081	Residential, Commercial, Composite, Hotel, Other, Carpark	589,133	659,683	44,708	106.45	2011	2020	2,164.24	685.37	3,333.00	797.80	100.0%	797.80
IV-391	Portion of Evergrande Palm Islands Dongying	Dongying Yujing Property Company Limited	Dongying	Residential, Commercial, Catering	12 Sep 2052 to 12 Sep 2082	Residential, Commercial, Hotel, Other, Carpark	373,637	348,677	28,227	158.74	2013	2020	1,553.30	626.01	1,929.70	430.20	100.0%	430.20
IV-392	Portion of Evergrande Longao East New Metropolis Jinan	Jinan Dorgun Fengshan Property Company Limited	Jinan	Residential	07 Jul 2085	Residential, Commercial, Composite, Carpark	50,066	99,727	60,344	756.28	2015	2019	288.56	70.84	951.80	470.30	100.0%	470.30

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IV-393	Evergrande Left Riverbank Jinan	Jinan Yuanhao Property Company Limited	Jinan	Residential, Commercial	18 Dec 2052 to 09 Aug 2085	Residential, Commercial, Composite, Carpark	334,620	1,617,037	539,135	3,927.82	2013	2023	5,140.43	1,509.42	13,953.80	4,730.50	100.0%	4,730.50
IV-394	Portion of Evergrande City Jinan Hegda Jinbi Real Estate Development Company Limited	Jinan Hegda Jinbi Real Estate Development Company Limited	Jinan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Residential, Commercial, Composite, Other, Carpark	234,119	79,314	33,763	176.22	2011	2018	225.96	84.83	502.60	238.60	100.0%	238.60
IV-395	Evergrande City Jinan (Junhui)	Jinan Junhui Property Company Limited	Jinan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Residential, Commercial, Other, Carpark	311,630	879,091	—	—	2011	2022	2,598.49	131.74	6,239.20	2,691.20	100.0%	2,691.20
IV-396	Portion of Evergrande Royal View Garden Jinan	Jinan Hegda Fecui Haijing Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential, Commercial, Carpark	116,421	83,102	72,878	392.12	2012	2018	196.07	186.26	440.40	319.90	100.0%	319.90
IV-397	Portion of Evergrande Emerald Court Jinan	Jinan Huifu Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential, Commercial, Composite, Other, Carpark	143,066	521,234	47,791	189.74	2012	2021	1,622.10	130.60	3,339.60	784.20	100.0%	784.20
IV-398	Portion of Evergrande Emerald Court Jinan	Jinan Xichang Property Company Limited	Jinan	Residential, Commercial	10 Nov 2053 to 30 Apr 2084	Residential, Commercial, Carpark	234,112	376,217	—	—	2013	2020	1,243.06	633.06	3,293.90	1,622.90	100.0%	1,622.90
IV-399	Evergrande Palace Jinan	Jinan Xishi Property Company Limited	Jinan	Residential, Commercial	30 Apr 2054 to 01 Apr 2084	Residential, Commercial, Composite, Office, Carpark	118,133	408,098	115,446	1,128.21	2014	2020	1,224.27	701.24	3,204.80	1,683.40	100.0%	1,683.40
IV-400	Portion of Evergrande Jinbi New Town Jinan	Jinan Xiyi Property Company Limited	Jinan	Residential, Commercial	30 Apr 2054 to 01 Apr 2084	Residential, Commercial, Composite, Office, Carpark	103,965	448,542	186,125	1,347.98	2014	2022	1,428.22	584.72	3,317.60	1,282.50	100.0%	1,282.50
IV-401	Portion of Evergrande Longao Regency Jinan	Jinan Dongjin Longding Property Company Limited	Jinan	Residential	30 Dec 2084	Residential, Commercial, Composite, Carpark	199,751	225,585	82,084	1,304.12	2015	2020	866.36	138.65	3,447.60	1,657.50	100.0%	1,657.50
IV-402	Portion of Evergrande Oasis Jinan	Jinan Hegda Lvzhou Property Company Limited	Jinan	Residential	05 Aug 2080 to 07 Sep 2080	Residential, Commercial, Composite, Other, Carpark	678,556	686,506	118,973	796.00	2010	2025	2,088.56	1,096.90	4,149.20	1,289.90	100.0%	1,289.90
IV-403	Portion of Evergrande Metropolis Jinan	Jinan Mingdu Property Company Limited	Jinan	Residential	28 Apr 2080	Residential, Composite, Other, Carpark	134,118	37,406	5,490	23.03	2010	2017	96.38	70.84	128.50	75.80	100.0%	75.80
IV-404	Portion of Evergrande Bright City Jinan	Jinan Hongshulin Property Company Limited	Jinan	Residential, Commercial	21 Aug 2055 to 21 Aug 2085	Residential, Commercial, Composite, Carpark	52,245	206,202	151,009	1,297.97	2016	2017	652.91	113.50	1,645.60	759.40	80.0%	607.52
IV-405	Portion of Evergrande Bright City Jinan	Jinan Haijing Property Company Limited	Jinan	Residential, Commercial	21 Aug 2055 to 21 Aug 2085	Residential, Commercial, Composite, Carpark	30,935	360,892	4,358	43.41	2016	2018	1,143.49	52.57	3,067.20	1,136.40	80.0%	909.12

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IV-406	Portion of Evergrande Century Square Jinan	Jinan Xikai Property Company Limited	Jinan	Residential, Commercial	30 Apr 2054 to 01 Apr 2084	Residential, Commercial, Composite, Other, Carpark	225,109	666,498	69,525	292.29	2014	2019	1,993.36	1,993.36	1,184.38	4,939.10	2,754.70	100.0%	2,754.70
IV-407	Portion of Evergrande Atrium Jinan	Jinan Hengda Xiqu Property Company Limited	Jinan	Residential, Office	21 Oct 2052 to 21 Oct 2082	Residential, Commercial, Composite, Office, Other, Carpark	202,511	312,380	52,194	206.17	2012	2020	848.46	848.46	121.08	2,059.30	718.00	60.0%	430.80
IV-408	Evergrande Peak Jinan	Jinan Yufang Property Company Limited	Jinan	Residential	20 Feb 2084	Residential, Commercial, Composite, Carpark	89,583	344,592	177,918	1,691.06	2016	2019	1,090.32	1,090.32	948.14	2,906.60	1,814.80	100.0%	1,814.80
IV-409	Portion of Evergrande Metropolis Jining	Jining Beihu Hengda Mingda Property Company Limited	Jining	Residential, Office	19 Jan 2054 to 30 Jul 2084	Residential, Commercial, Composite, Office, Other, Carpark	264,016	603,849	87,275	302.97	2013	2020	1,724.95	1,724.95	185.97	3,705.40	1,182.50	60.0%	709.50
IV-410	Portion of Evergrande Splendor Laowu	Laowu Hengda Jimi Tianxia Property Company Limited	Laowu	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	19 Sep 2050 to 11 Sep 2083	Residential, Commercial, Hotel, Carpark	1,068,026	848,916	43,095	177.65	2011	2030	3,272.05	3,272.05	2,262.1	5,437.20	1,003.40	100.0%	1,003.40
IV-411	Portion of Evergrande Metropolis Laocheng	Laocheng Nanjiao Mingda Property Company Limited	Laocheng	Residential	09 Dec 2082	Residential, Composite, Other, Carpark	76,200	73,291	27,086	61.87	2014	2019	183.51	183.51	30.90	252.60	53.50	51.0%	27.29
IV-412	Portion of Evergrande Palace Linyi	Linyi Haidu Property Company Limited	Linyi	Residential, Office	22 Sep 2051 to 22 Sep 2081	Residential, Commercial, Composite, Office, Carpark	158,223	579,873	36,575	153.67	2011	2020	1,611.39	1,611.39	314.12	3,162.80	956.90	100.0%	956.90
IV-413	Portion of Evergrande Oasis Linyi	Linyi Lvzhou Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential, Commercial, Composite, Carpark	137,981	497,875	12,837	47.07	2012	2020	1,394.50	1,394.50	87.94	2,176.00	415.10	51.0%	211.70
IV-414	Portion of Evergrande Oasis Linyi	Linyi Zhengsheng Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential, Commercial, Other, Carpark	170,159	359,837	—	—	2012	2020	1,108.06	1,108.06	341.67	1,828.80	511.40	51.0%	260.81
IV-415	Evergrande Golden Sands Qingdao	Qingdao Jinwan Property Company Limited	Qingdao	Residential, Accommodation and Catering	16 Jan 2048 to 09 May 2057	Residential, Commercial, Hotel, Office, Other, Carpark	355,790	506,349	119,391	1,604.04	2011	2020	2,677.78	2,677.78	693.02	4,811.50	1,393.40	100.0%	1,393.40
IV-416	Portion of Evergrande City Tai'an	Tai'an Tianran Renhe Property Company Limited	Tai'an	Residential	20 Aug 2080	Residential, Commercial, Composite, Carpark	178,459	152,449	37,056	127.82	2011	2018	362.67	362.67	93.86	434.10	61.50	100.0%	61.50
IV-417	Portion of Evergrande Emerald Court Weifang	Shandong Puyun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Residential, Commercial, Other, Carpark	87,534	135,039	11,001	24.58	2013	2020	357.49	357.49	22.56	551.90	116.80	100.0%	116.80

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-418	Portion of Evergrande Metropolis Weifang	Weifang Jinhi Property Company Limited	Weifang	Residential, Commercial	03 Mar 2052 to 03 Mar 2082	Residential, Commercial, Composite, Office, Other, Carpark	289,254	698,607	76,987	261.71	2012	2020	1,945.15	3,082.27	3,613.00	950.40	100.0%	950.40
IV-419	Zi Bo Zheng Cheng Park	Gaoxin Zhongcheng (Zi Bo) Real Estate Development Company Limited	Zibo	Residential, Commercial	16 Aug 2051 to 08 Jul 2084	Residential, Commercial, Composite, Other, Carpark	199,989	266,177	—	—	2012	2020	877.48	521.20	1,135.60	780.70	60.0%	468.42
IV-420	Portion of Evergrande Royal View Garden Zibo	Zibo Heqida Fuhua Property Company Limited	Zibo	Commercial	18 Apr 2053 to 10 Apr 2054	Residential, Commercial, Composite, Other, Carpark	143,421	508,074	79,189	561.11	2014	2021	1,622.62	1,262.12	3,413.30	1,809.00	100.0%	1,809.00
IV-421	Portion of Evergrande Oasis Daqing	Daqing Junhui Real Estate Development Company Limited	Daqing	Residential, Commercial	04 Jun 2052 to 04 Jun 2082	Residential, Commercial, Composite, Other, Carpark	194,483	156,653	—	—	2012	2017	307.04	28.07	671.70	250.30	100.0%	250.30
IV-422	Portion of Evergrande Palace Lintan	Lintan Zijing Real Estate Development Company Limited	Lintan	Residential	21 Aug 2078 to 28 Mar 2080	Residential, Commercial, Composite, Other, Carpark	134,284	79,050	1,500	111.57	2012	2018	175.08	26.38	238.30	45.80	95.0%	45.51
IV-423	Portion of Evergrande Royal Scenic Lvyang	Lvyang Junhui Real Estate Development Company Limited	Lvyang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Residential, Commercial, Composite, Other, Carpark	34,577	53,723	6,528	38.94	2011	2018	125.38	31.77	382.10	193.00	100.0%	193.00
IV-424	Portion of Evergrande Left Bank Rivertown Taiyuan	Taiyuan Jinshiberg Real Estate Development Company Limited	Taiyuan	Residential, Commercial	22 Apr 2055 to 22 Apr 2085	Residential, Commercial, Composite, Other, Carpark	115,006	370,749	97,146	1,059.74	2015	2018	1,362.37	1,045.04	4,328.30	3,027.90	100.0%	3,027.90
IV-425	Portion of Evergrande City Taiyuan	Shanxi Lanhua Kangyu Real Estate Development Company Limited	Taiyuan	Residential, Commercial	18 Oct 2056 to 18 Oct 2086	Residential, Commercial, Composite, Carpark	54,897	291,467	170,824	1,553.36	2016	2019	949.65	1,190.2	2,226.60	773.00	82.0%	633.86 ⁽¹³⁾
IV-426	Portion of Evergrande Emerald Court Taiyuan	Taiyuan Shengshi Juntai Real Estate Development Company Limited	Taiyuan	Residential, Commercial	24 Mar 2055 to 24 Mar 2085	Commercial, Composite, Other, Carpark	36,505	24,056	16,775	195.19	2015	2017	61.32	58.25	445.00	348.00	70.0%	245.60
IV-427	Portion of Evergrande Royal Palace Taiyuan	Taiyuan Junjing Real Estate Development Company Limited	Taiyuan	Residential, Office	06 Jul 2050 to 06 Jul 2060	Residential, Commercial, Composite, Other, Carpark	197,054	63,572	6,789	157.51	2012	2017	230.37	166.16	603.30	411.90	65.6%	270.12
IV-428	Portion of Evergrande Oasis Taiyuan	Hengde (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Office, Education/Public Facility	14 Nov 2047 to 14 Nov 2057	Commercial, Other, Carpark	601,679	56,891	5,520	35.67	2010	2017	174.43	102.23	341.40	197.30	100.0%	197.30
IV-429	Portion of Evergrande Metropolis Taiyuan	Taiyuan Mingdu Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2049 to 18 May 2059	Residential, Commercial, Composite, Other, Carpark	121,328	28,239	11,457	64.44	2010	2017	77.59	27.35	116.50	43.40	100.0%	43.40

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IV-430	Portion of Evergrande Scenic Garden Taiyuan	Taiyuan Deyi Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2051 to 18 May 2061	Residential, Commercial, Other, Carpark	341,865	449,180	73,323	589.87	2013	2019	1,266.28	198.85	3,571.90	1,517.00	100.0%	1,517.00
IV-431	Evergrande Future City Taiyuan	Shanxi Jiaheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial, Office	04 Feb 2053	Residential, Commercial, Carpark	61,289	235,209	147,420	1,559.40	2016	2017	803.22	217.80	2,616.10	1,401.00	100.0%	1,401.00
IV-432	Portion of Evergrande Atrium Taiyuan	Taiyuan Wanberg Real Estate Development Company Limited	Taiyuan	Residential, Commercial	29 Jul 2055 to 29 Jul 2085	Commercial, Other, Carpark	62,842	40,478	12,064	136.03	2015	2018	100.23	6.53	442.40	239.90	100.0%	239.90
IV-433	Portion of Evergrande Royal Scenic Bay Taiyuan	Taiyuan Junheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial, Education	17 Feb 2054 to 17 Feb 2084	Residential, Commercial, Other, Carpark	249,271	939,870	38,958	311.65	2015	2021	2,893.10	41.02	7,703.10	1,942.00	100.0%	1,942.00
IV-434	Portion of Evergrande Royal View Garden Yangquan	Yangquan Shi Liayuan Real Estate Development Company Limited	Yangquan	Residential	09 Dec 2078	Residential, Commercial, Carpark	179,636	249,012	49,450	285.26	2014	2019	793.70	435.15	1,453.30	683.70	64.0%	437.57
IV-435	Portion of Evergrande Oasis Yuncheng	Yuncheng Jiabeng Real Estate Development Company Limited	Yuncheng	Residential	30 Sep 2080	Residential, Commercial, Composite	67,975	6,101	756	7.15	2011	2020	38.36	32.37	34.70	18.10	100.0%	18.10
IV-436	Portion of Evergrande Oasis Yuncheng	Yuncheng Xinwanru Real Estate Development Company Limited	Yuncheng	Residential	13 May 2078	Residential, Commercial, Other, Carpark	106,763	130,786	59,480	214.59	2011	2018	338.08	129.69	521.40	185.20	100.0%	185.20
IV-437	Portion of Evergrande Metropolitan Yuncheng	Yuncheng Economic Development Zone Yijiyi Real Estate Development Company Limited	Yuncheng	Residential, Commercial	09 Mar 2049 to 09 Mar 2079	Residential, Commercial, Composite, Carpark	107,824	145,570	12,350	64.81	2012	2019	412.12	28.13	697.40	125.90	71.0%	89.39
IV-438	Portion of Evergrande Oasis Dongguan	Zehu (Dongguan) Property Company Limited	Dongguan	Residential, Office	21 Aug 2054 to 21 Aug 2084	Residential, Commercial, Composite, Other, Carpark	69,955	67,418	—	—	2015	2017	209.75	135.88	723.80	497.30	100.0%	497.30
IV-439	Portion of Evergrande Gentleman Hill Emerald Court Shenzhen	Shenzhen Jishi Real Estate Development Company Limited	Shenzhen	Residential, Commercial	23 Aug 2082	Residential, Other, Carpark	16,745	28,237	—	—	2012	2017	85.98	81.69	527.40	411.80	98.0%	403.56
IV-440	Portion of Evergrande Gentleman Hill Garden Shenzhen	Shenzhen Shacun Real Estate Development Company Limited	Shenzhen	Residential	23 Aug 2082	Residential, Commercial, Other	35,831	8,988	—	—	2012	2017	21.51	20.44	33.80	26.80	98.0%	26.26
IV-441	Evergrande Sky Tower Shenzhen	Qiantai Junlin Industrial Development (Shenzhen) Company Limited	Shenzhen	Commercial, Office	30 Dec 2055	Residential, Commercial, Other, Carpark	10,448	141,597	—	—	2016	2018	849.67	197.57	9,023.60	6,118.80	100.0%	6,118.80
IV-442	Shenzhen Ailian Project	Shenzhen Wanjiang Investment Company Limited	Shenzhen	Commercial	28 Jan 2056	Residential, Commercial, Office, Other, Carpark	42,329	268,684	—	—	2016	2018	1,278.91	76.61	7,462.20	4,414.40	100.0%	4,414.40

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IV-443	Evergrande Mountain Bay Huizhou	Jiantao Digits Development (Shenzhen) Company Limited	Shenzhen	Commercial, New Industrial	12 Jan 2066	Residential, Commercial, Office, Other, Carpark	85,748	434,316	—	—	2016	2018	1,357.16	211.23	15,092.80	9,035.20	100.0%	9,035.20
IV-444	Portion of Evergrande Emerald Court Chengdu	Chengdu Haoguo Xincheng Property Company Limited	Chengdu	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Residential, Commercial, Carpark	45,924	183,259	156,613	1,707.16	2015	2017	475.52	451.75	1,832.90	1,422.20	100.0%	1,422.20
IV-445	Portion of Evergrande Royal Chengdu	Chengdu Wenjiang District Xinjinkang Property Company Limited	Chengdu	Residential, Commercial	31 Oct 2076 to 31 Oct 2076	Residential, Commercial, Other, Carpark	169,501	17,060	9,805	45.61	2007	2017	41.96	39.86	77.00	60.00	100.0%	60.00
IV-446	Portion of Evergrande Royal View Garden Chengdu	Chengdu Charming Property Company Limited	Chengdu	Residential, Commercial	19 Dec 2050 to 19 Dec 2080	Residential, Commercial, Composite, Carpark	62,639	115,542	46,956	191.25	2012	2017	363.23	159.89	603.70	273.40	100.0%	273.40
IV-447	Portion of Evergrande Metropolis Court Chengdu	AIMEGAO (Chengdu) Real Estate Company Limited	Chengdu	Residential, Commercial	09 Nov 2046 to 09 Nov 2076	Residential	18,061	12,365	12,365	257.52	2009	2018	35.24	33.48	257.50	191.00	100.0%	191.00
IV-448	Portion of Evergrande Emerald Court Qinghai	Chengdu Qionglai Yihong Property Company Limited	Qionglai	Commercial	07 Jun 2050	Residential, Commercial, Hotel, Carpark	33,354	138,978	203	2.15	2011	2020	498.02	202.8	736.80	166.70	100.0%	166.70
IV-449	Portion of Evergrande Plaza Chengdu	AIMEGAO (Chengdu) Property Company Limited	Chengdu	Residential, Commercial	06 Mar 2047 to 06 Mar 2077	Residential	37,557	68,060	57,316	1,154.46	2010	2017	193.97	139.15	1,411.20	1,058.60	100.0%	1,058.60
IV-450	Evergrande Splendid City Chengdu	Chengdu Shuren Property Company Limited	Chengdu	Residential	18 Aug 2056 to 18 Aug 2086	Residential, Commercial, Composite, Carpark	83,848	314,786	—	—	2017	2018	853.13	120.77	2,043.60	780.00	100.0%	780.00
IV-451	Portion of Evergrande Oasis Chengdu	Chengdu Hengdu Yinhe Xincheng Property Company Limited	Chengdu	Residential, Commercial, Office	18 Dec 2046 to 20 Aug 2077	Residential, Commercial, Composite, Other, Carpark	142,145	113,037	6,567	—	2007	2018	333.46	76.73	586.20	461.10	100.0%	461.10
IV-452	Evergrande Royal City Chengdu	Sichuan Weim Health Products Company Limited	Chengdu	Residential, Commercial	14 Jun 2056 to 14 Jun 2086	Residential, Commercial, Carpark	65,195	325,842	147,563	1,150.44	2016	2019	847.62	102.60	2,112.00	758.40	100.0%	758.40
IV-453	Evergrande Shanglin Garden Chengdu	Sichuan Xinhandi Real Estate Development Company Limited	Chengdu	Residential, Commercial	09 Mar 2051 to 09 Mar 2081	Residential, Commercial, Office, Other, Carpark	193,148	321,894	29,461	212.84	2016	2018	892.07	205.26	1,712.30	588.10	65.0%	382.27
IV-454	Portion of Evergrande West Jinchang Chengdu	Sichuan AIMEGAO Real Estate Company Limited	Chengdu	Residential, Commercial	02 Nov 2046 to 02 Nov 2076	Residential, Commercial, Carpark	73,914	4,961	1,209	5.36	2008	2017	14.21	9.23	47.00	33.80	100.0%	33.80
IV-455	Portion of Evergrande New City Chengdu	Renji Hengye (Sichuan) Investment Company Limited	Chengdu	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Residential, Commercial, Composite, Other, Carpark	118,936	250,429	39,605	281.45	2014	2018	613.39	40.06	1,491.00	557.70	100.0%	557.70
IV-456	Evergrande Atrium Chengdu	Chengdu Guazhouyan Investment Company Limited	Chengdu	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Residential, Commercial, Composite, Carpark	43,540	183,665	138,285	548.39	2011	2017	484.25	25.90	761.40	181.40	100.0%	181.40

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IV-457	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianfu Shuichang Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Residential, Commercial, Hotel, Other, Carpark	926,437	2,149,619	108,114	433.04	2010	2024	5,915.79	856.15	11,354.90	1,792.30	100.0%	1,792.30
IV-458	Portion of Evergrande Central Square Chengdu	Chengdu Hengda Xindongcheng Property Company Limited	Chengdu	Residential, Commercial, Facility	26 Feb 2055 to 26 Feb 2085	Residential, Commercial, Hotel, Carpark	62,100	214,776	24,171	217.94	2015	2020	781.85	87.42	1,799.70	1,149.40	100.0%	1,149.40
IV-459	Evergrande Central Square Chengdu Phase 2	Chengdu Xinhua Property Company Limited	Chengdu	Residential, Commercial, Facility	26 Feb 2055 to 26 Feb 2085	Residential, Commercial, Carpark	62,100	97,309	—	—	2015	2018	280.56	111.5	1,272.40	615.00	50.6%	311.37
IV-460	Portion of Evergrande Caixiang Plaza Chengdu	Chengdu Hengda Xinhongcheng Property Company Limited	Chengdu	Residential, Commercial	31 Jul 2054 to 31 Jul 2084	Residential, Commercial, Office, Other, Carpark	113,382	605,221	22,155	311.09	2015	2019	1,484.78	969.07	3,931.40	2,278.60	100.0%	2,278.60
IV-461	Evergrande Junliang Chengdu	Sichuan University Science Park (South District) Development Company Limited	Chengdu	Residential, Commercial, Research	24 May 2051 to 24 May 2081	Residential, Commercial, Office, Carpark	63,232	461,560	—	—	2010	2021	1,280.91	869.48	4,929.80	2,801.70	90.0%	2,521.53
IV-462	Portion of Evergrande Metropolis Chengdu	Chengdu Anhong Property Company Limited	Chengdu	Residential, Commercial	22 Jun 2048 to 08 Oct 2085	Residential, Commercial, Composite, Carpark	54,280	45,344	5,501	22.70	2010	2017	108.87	23.89	199.20	72.40	100.0%	72.40
IV-463	Portion of Evergrande Paradise Peninsula Chengdu	Chengdu Xinyi Real Estate Development Company Limited	Chengdu	Residential, Commercial	26 Jun 2046 to 26 Jun 2076	Residential, Commercial, Composite, Hotel, Other, Carpark	950,072	2,749,450	142,496	1,288.35	2010	2025	7,057.98	1,709.63	21,639.50	6,624.50	80.0%	5,296.60
IV-464	Evergrande Paradise Mansion Chengdu	Xinjin Hengda Xincheng Property Company Limited	Chengdu	Residential, Commercial	10 Aug 2056 to 10 Aug 2086	Residential, Commercial, Composite, Carpark	31,232	979,229	53,586	343.57	2016	2023	2,461.45	130.12	4,534.10	524.00	100.0%	524.00
IV-465	Evergrande River Palace Chengdu	Chengdu Shengshi Ruicheng Property Company Limited	Chengdu	Residential, Commercial	01 May 2054 to 01 May 2084	Residential, Commercial, Composite, Carpark	34,492	184,847	53,399	910.09	2016	2020	497.33	127.45	2,132.40	1,037.70	100.0%	1,037.70
IV-466	Evergrande Yongkewan Dazhou	Yongqiao (Sichuan) Property Company Limited	Dazhou	Residential, Commercial	27 Jun 2048 to 27 Jun 2078	Residential, Commercial, Other, Carpark	103,177	420,362	256,634	1,183.38	2011	2019	1,363.16	793.11	1,993.30	957.50	100.0%	957.50
IV-467	Evergrande Royal Scenic Chengdu	Sichuan Yaizan Ruihe Investment Company Limited	Chengdu	Residential, Commercial	28 Oct 2086	Residential, Commercial, Carpark	56,482	306,899	—	—	2011	2019	781.35	92.81	1,538.50	449.70	84.0%	377.75
IV-468	Evergrande Royal Scenic (Jinjun) Chengdu	Jinjun (Chengdu) Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Sep 2040 to 03 Sep 2080	Residential, Commercial, Carpark	96,366	390,997	—	—	2011	2020	1,363.61	345.82	1,822.30	370.90	100.0%	370.90
IV-469	Evergrande The Coronation Chengdu (Plot A1)	Chengdu Yulong Yihao Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Dec 2042 to 10 Sep 2080	Residential, Commercial, Composite, Carpark	204,003	1,153,718	—	—	2017	2019	2,935.09	84.82	6,040.80	1,260.40	100.0%	1,260.40
IV-470	Evergrande The Coronation Chengdu (Plot A2)	Chengdu Yulong Erhao Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Dec 2042 to 10 Sep 2080	Residential, Commercial, Carpark	83,997	475,007	—	—	2018	2020	1,205.96	6.77	2,494.90	533.00	100.0%	533.00

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IV-471	Aiding Tibet Project Lirzhi	Lirzhi Hengda Tourism Development Company Limited	Nyingchi	Commercial	21 Oct 2053	Commercial, Hotel, Other, Carpark	131,001	71,506	—	—	2014	2017	376.91	348.05	396.30	283.20	100.0%	283.20
IV-472	Portion of Evergrande Royal Scenic Bay Luzhou	Hengda (Luzhou) South City Property Company Limited	Luzhou	Residential, Office	29 Apr 2035 to 29 Apr 2085	Residential, Commercial, Carpark	81,573	121,072	14,913	101.83	2015	2018	320.57	304.54	648.60	466.60	100.0%	466.60
IV-473	Evergrande Emerald Court Mianyang	Mianyang Ximaoyuan Trading Company Limited	Mianyang	Residential, Commercial	28 Aug 2056 to 28 Aug 2056	Residential, Commercial, Composite, Other, Carpark	50,646	206,299	—	—	2017	2019	540.50	202.14	1,049.90	397.60	100.0%	397.60
IV-474	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Group Company Limited	Nanchong	Residential, Commercial, Education	21 Oct 2050 to 21 Oct 2080	Residential, Commercial, Composite, Other, Carpark	102,963	20,167	8,218	42.60	2010	2017	54.00	23.02	133.60	76.40	100.0%	76.40
IV-475	Portion of Evergrande City Panzhihua	Panzhihua Hengda Real Estate Development Company Limited	Panzhihua	Residential, Commercial	15 Aug 2083 to 02 Aug 2086	Residential, Commercial, Composite, Other, Carpark	129,368	556,957	1,166	6.04	2016	2019	1,771.77	417.05	2,543.60	390.20	100.0%	390.20 ⁽⁴⁾
IV-476	Portion of Evergrande Splendor Pengshan	Hengda Xinfaeng (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 06 Sep 2086	Residential, Commercial, Composite, Other, Carpark	2,384,044	1,934,779	124,004	539.29	2007	2019	5,512.17	5,187.4	9,724.20	1,698.80	100.0%	1,698.80 ⁽⁵⁾
IV-477	Portion of Evergrande City Ziyang	Ziyang Wanqiang Property Company Limited	Ziyang	Residential, Commercial	12 Dec 2050 to 12 Dec 2080	Residential, Commercial, Composite, Other, Carpark	127,568	146,217	29,983	90.12	2011	2017	351.76	208.74	550.20	290.20	100.0%	290.20
IV-478	Evergrande Metropolis Ziyang	Sichuan Ruoya Real Estate Development Company Limited	Ziyang	Residential, Commercial, Accommodation and Catering	23 Nov 2054 to 23 Nov 2084	Residential, Commercial, Composite, Carpark	64,510	238,353	24,330	117.58	2015	2018	595.22	281.32	1,046.20	472.70	100.0%	472.70
IV-479	Portion of Evergrande Oasis Anyang	Anyang Tongruida Real Estate Development Company Limited	Anyang	Residential, Commercial	19 Nov 2050 to 30 Dec 2083	Residential, Commercial, Composite, Other, Carpark	246,990	906,054	87,873	206.67	2011	2025	2,586.75	428.33	4,420.20	868.20	100.0%	868.20
IV-480	Portion of Evergrande City Hanzhong	Hanzhong Hualian Property Company Limited	Hanzhong	Residential	29 Jul 2017 to 31 Oct 2080	Commercial, Composite, Other, Carpark	91,545	7,868	286	1.84	2011	2018	29.20	27.74	34.70	24.90	100.0%	24.90
IV-481	Portion of Evergrande Royal View Garden Xi'an	Xi'an Jiazhai Property Company Limited	Xi'an	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Residential, Carpark	45,761	77,411	—	—	2014	2017	199.00	—	568.30	230.60	100.0%	230.60
IV-482	Portion of Evergrande Royal View Garden Xi'an	Xi'an Yingyu Property Company Limited	Xi'an	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Residential, Carpark	63,331	70,376	—	—	2014	2017	141.72	—	239.10	40.30	100.0%	40.30
IV-483	Evergrande City Jiaozuo	Jiaozuo Yujing Property Company Limited	Jiaozuo	Residential, Commercial	16 Sep 2056 to 16 Sep 2086	Residential, Commercial, Composite, Other, Carpark	96,285	350,937	—	—	2017	2019	1,006.86	66.31	1,879.00	419.60	100.0%	419.60

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽³⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-484	Portion of Evergrande Royal View Garden Kaifeng	Kaifeng Jiancheng Real Estate Development Company Limited	Kaifeng	Residential, Commercial	25 May 2053 to 25 Mar 2083	Residential, Commercial, Other, Carpark	108,571	351,542	177,122	1,382.68	2016	2019	1,007.08	40.55	2,171.90	419.40	53.0%	222.28
IV-485	Portion of Evergrande Royal View Garden Kaifeng	Kaifeng Kaicheng Real Estate Development Company Limited	Kaifeng	Residential, Commercial	25 May 2053 to 25 Mar 2083	Residential, Commercial, Other, Carpark	72,377	181,180	—	—	2016	2018	620.23	79.23	1,068.30	269.20	53.0%	142.68
IV-486	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jun 2048 to 06 Jun 2078	Residential, Commercial, Composite, Hotel, Other, Carpark	892,080	1,657,045	104,719	653.21	2010	2023	5,121.44	428.33	10,081.40	1,822.10	100.0%	1,522.10
IV-487	Portion of Evergrande Metropolis Luohu	Luohu Yusheng Real Estate Development Company Limited	Luohu	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential, Commercial, Composite, Other, Carpark	170,124	514,118	16,352	103.95	2014	2020	1,383.04	115.57	2,242.90	428.30	100.0%	428.30
IV-488	Portion of Evergrande Royal Scenic Luohu	Luohu Yusheng Real Estate Development Company Limited	Luohu	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential, Commercial, Carpark	50,779	184,334	26,993	141.84	2015	2020	474.24	80.71	848.20	202.30	100.0%	202.30
IV-489	Evergrande Royal View Garden Nanyang	Nanyang Hengda Property Company Limited	Nanyang	Residential, Commercial	18 Jun 2056 to 14 Apr 2086	Residential, Commercial, Composite, Other, Carpark	204,621	548,826	203,057	1,465.21	2016	2019	2,081.91	370.72	3,484.80	823.70	100.0%	823.70
IV-490	Evergrande Royal Scenic Bay Nanyang	Nanyang Yi Hxin Real Estate Development Company Limited	Nanyang	Residential, Commercial, Office	24 Jun 2047 to 24 Jun 2077	Residential, Commercial, Composite, Other, Carpark	117,592	347,508	176,998	1,388.09	2016	2021	1,079.65	257.08	2,310.00	681.40	55.0%	374.77
IV-491	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Hengrong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2053 to 13 Aug 2083	Residential, Commercial, Composite, Other, Carpark	100,546	138,315	13,601	78.64	2014	2018	360.35	2.56	744.90	182.70	57.0%	104.14
IV-492	Evergrande Royal Scenic Peninsula Pingdingshan	Pingdingshan Yujing Bandao Property Company Limited	Pingdingshan	Residential, Commercial	24 Dec 2055 to 24 Dec 2085	Residential, Commercial, Carpark	79,702	186,862	103,327	878.88	2016	2019	592.32	58.72	1,310.30	419.00	64.0%	268.16
IV-493	Evergrande Yuelong Court Puyang	Puyang Yujing Property Company Limited	Puyang	Residential, Commercial	18 Aug 2056 to 18 Aug 2086	Residential, Commercial, Composite, Other, Carpark	138,477	341,824	168,377	1,299.37	2016	2018	1,046.23	119.65	2,100.80	378.70	100.0%	378.70
IV-494	Evergrande Emerald Court Shangqiu	Shangqiu Hengwan Property Company Limited	Shangqiu	Residential, Commercial	31 Aug 2056 to 31 Aug 2086	Residential, Commercial, Composite, Carpark	63,881	197,427	—	—	2016	2018	612.39	78.35	1,109.40	235.60	60.0%	141.36
IV-495	Portion of Evergrande Metropolis Shangqiu	Shangqiu Shilong Real Estate Development Company Limited	Shangqiu	Residential, Commercial	07 Jun 2054 to 07 Jun 2084	Residential, Commercial, Composite, Other, Carpark	368,407	983,822	122,151	544.16	2015	2019	2,656.01	352.73	4,598.70	1,086.60	100.0%	1,086.60

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IV-496	Evergrande City Plaza Xi'an	Xi'an Hengsheng Property Company Limited	Xian	Residential, Commercial	18 Sep 2056 to 18 Sep 2086	Residential, Commercial, Composite, Other	106,233	356,720	—	—	2017	2019	1,117.45	100.26	2,239.00	645.00	100.0%	645.00
IV-497	Evergrande International Town Xi'an	Yansheng (Xi'an) Company Limited	Xian	Residential, Commercial	31 Jan 2048 to 31 Jan 2078	Residential, Commercial, Other, Carpark	154,096	683,170	—	—	2014	2019	1,873.47	490.34	4,826.30	1,929.10	100.0%	1,929.10
IV-498	Portion of Evergrande Bay Xi'an	Xi'an Hengying Property Company Limited	Xian	Residential, Commercial	14 Apr 2055 to 14 Dec 2085	Residential, Commercial, Composite, Other, Carpark	144,247	208,600	115,327	686.08	2015	2019	571.09	141.4	1,143.00	276.10	100.0%	276.10
IV-499	Portion of Evergrande Royal Scenic Xi'an	Xi'an Jinn Property Company Limited	Xian	Residential, Commercial, Education	14 Jun 2052 to 14 Jun 2082	Composite, Other, Carpark	130,295	311,447	—	—	2013	2017	75.29	—	129.30	22.40	100.0%	22.40
IV-500	Evergrande Dragon Bay Xi'an	Xi'an Yonguan Property Company Limited	Xian	Residential, Commercial	16 Feb 2055 to 16 Feb 2085	Residential, Commercial, Composite, Other, Carpark	158,644	356,881	43,302	514.36	2016	2018	1,083.95	252.59	2,814.00	1,232.40	90.0%	1,109.16
IV-501	Portion of Evergrande Atrium Xinyang	Xinyang Minglu Property Company Limited	Xinyang	Residential, Commercial	16 Jun 2051 to 16 Jun 2081	Residential, Commercial, Composite, Carpark	79,002	13,491	923	4.57	2013	2017	77.63	43.17	81.60	31.30	100.0%	31.30
IV-502	Portion of Evergrande Royal Scenic Bay Xinyang	Xinyang Sanlian Property Company Limited	Xinyang	Residential, Commercial	14 May 2053 to 14 May 2083	Residential, Commercial, Composite, Carpark	233,060	122,965	13,191	101.59	2015	2018	329.96	98.87	560.20	194.80	100.0%	194.80
IV-503	Portion of Evergrande Royal Scenic Bay Xinyang	Xinyang Yijing Property Company Limited	Xinyang	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Residential, Commercial, Other, Carpark	118,164	311,959	93,984	647.81	2015	2018	962.30	169.13	1,964.30	689.70	100.0%	689.70
IV-504	Portion of Evergrande Emerald Court Xinyang	Xinyang Junjing Real Estate Company Limited	Xinyang	Residential, Commercial, Office	13 Feb 2055 to 13 Feb 2085	Residential, Commercial, Composite, Carpark	87,431	75,664	3,015	24.40	2015	2017	181.96	172.86	270.80	203.90	55.0%	112.15
IV-505	Portion of Evergrande Metropolis Xinyang	Henan Dayou Real Estate Development Company Limited	Xinyang	Residential, Commercial	31 Aug 2046 to 31 Aug 2076	Residential, Commercial, Composite, Other, Carpark	323,530	132,181	17,916	81.76	2013	2017	311.00	9.13	655.40	201.10	100.0%	201.10
IV-506	Portion of Evergrande Emerald Court Xuchang	Xuchang Fingshan Property Company Limited	Xuchang	Residential	30 Aug 2084	Residential, Commercial, Other, Carpark	62,556	256,542	145,639	1,006.89	2016	2019	671.02	129.94	1,319.10	416.40	60.0%	249.84
IV-507	Portion of Evergrande Oasis Xuchang	Xuchang Dijing Property Company Limited	Xuchang	Residential, Office	29 Mar 2052 to 29 Mar 2083	Residential, Commercial, Composite, Other, Carpark	185,052	336,484	36,640	223.78	2012	2019	943.06	280.43	1,772.80	620.80	100.0%	620.80
IV-508	Portion of Evergrande City Yangling	Shaanxi Yanzhe Shih Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Residential, Commercial, Carpark	130,248	70,635	15,070	72.82	2012	2020	183.57	120.78	328.50	160.90	100.0%	160.90

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IV-509	Portion of Evergrande Future City Zhengkai	Kaifeng Guoji Cheng Yihao Kaifeng Industrial Development Company Limited	Zhengzhou	Residential	02 Mar 2081	Residential, Commercial, Composite, Other, Carpark	735,760	1,469,710	21,720	131.19	2014	2019	4,266.77	32.64	7,798.30	1,097.60	51.0%	559.78
IV-510	Evergrande City Zhengzhou	Zhengzhou Jinzhi Real Estate Development Company Limited	Zhengzhou	Residential	20 Sep 2086	Residential, Commercial, Composite, Carpark	81,016	191,778	122,260	1,778.62	2016	2019	547.87	144.51	2,177.00	1,101.00	51.0%	561.51
IV-511	Portion of Evergrande Emerald Court Zhengzhou	Zhengzhou Henguang Property Company Limited	Zhengzhou	Residential	02 May 2085	Residential, Commercial, Composite, Other, Carpark	88,000	152,861	67,958	167.63	2015	2018	277.39	243.66	371.40	245.10	100.0%	245.10
IV-512	Portion of Evergrande Splendor Zhengzhou	Xinxiang Yujing Property Company Limited	Zhengzhou	Residential, Commercial, Accommodation and Catering	19 Jul 2052 to 29 Jun 2086	Residential, Commercial, Composite, Hotel, Other, Carpark	988,228	670,917	168,139	1,143.65	2014	2018	1,868.81	261.47	3,692.80	1,191.30	100.0%	1,191.30
IV-513	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yabang Property Company Limited	Zhengzhou	Residential, Office	22 May 2063 to 22 May 2083	Residential, Commercial, Composite, Other, Carpark	198,422	177,618	43,167	297.77	2013	2017	233.16	25.34	887.00	492.40	100.0%	492.40
IV-514	Portion of Evergrande Metropolis Zhengzhou	Henan Xingde Property Company Limited	Zhengzhou	Residential, Commercial	08 Dec 2049 to 08 Dec 2079	Residential, Commercial, Composite, Office, Carpark	126,730	766,357	12,472	246.12	2010	2017	2,256.67	11.21	14,866.70	8,748.50	100.0%	8,748.50
IV-515	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Henglin Property Company Limited	Zhengzhou	Residential	03 Mar 2079 to 26 Jul 2085	Residential, Commercial, Composite, Other, Carpark	743,347	498,978	88,393	937.37	2014	2020	1,622.12	1,472.27	4,447.10	2,672.90	50.2%	1,442.48
IV-516	Evergrande Atrium Zhengzhou	Zhenzhou Zhongkai Property Company Limited	Zhengzhou	Residential	Sep 2084	Residential, Commercial, Composite, Other, Carpark	43,312	169,991	108,185	1,151.55	2016	2019	449.60	155.58	1,334.70	670.70	100.0%	670.70
IV-517	Evergrande YueLong Court Zhengzhou	Henan Henglong Property Company Limited	Zhengzhou	Residential	03 May 2086	Residential, Commercial, Composite, Other, Carpark	72,590	191,919	91,898	2,629.91	2016	2018	615.57	189.38	5,385.60	3,400.00	100.0%	3,400.00
IV-518	Evergrande Metropolis Zhokou	Zhokou Huayu Industry Company Limited	Zhokou	Residential, Commercial	10 Apr 2084	Residential, Commercial, Composite, Other, Carpark	132,779	513,365	130,106	738.82	2016	2019	1,476.39	105.69	2,308.80	322.40	70.0%	225.68
IV-519	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kaifuqu Yucheng Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2055 to Nov 2086	Residential, Commercial, Composite, Other, Carpark	103,043	244,752	25,597	152.88	2015	2020	657.02	24.20	1,059.00	110.30	100.0%	110.30
IV-520	Portion of Evergrande Scenic Garden Fuling	Chongqing Hongda Fucheng Real Estate Development Company Limited	Chongqing	Residential, Commercial	12 Nov 2050 to 12 Nov 2060	Residential, Commercial, Composite, Other	197,054	202,548	79,446	254.88	2011	2021	549.74	66.92	831.50	235.00	100.0%	235.00

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IV-521	Portion of Evergrande City Guiyang	Guizhou Guangyuan Real Estate Development Company Limited	Guiyang	Residential, Commercial	11 Jun 2079	Residential, Commercial, Composite, Other, Carpark	248,965	206,043	40,085	251.22	2010	2021	516.91	122.86	950.40	245.50	100.0%	245.50
IV-522	Portion of Evergrande Royal Garden Guiyang	Guizhou Jichang Real Estate Development Company Limited	Guiyang	Residential, Commercial	15 Feb 2054 to 15 Oct 2083	Residential, Commercial, Composite, Other, Carpark	230,172	1,049,335	8,476	73.54	2013	2021	3,093.09	345.78	5,781.10	1,083.40	100.0%	1,083.40
IV-523	Portion of Evergrande Emerald Court Guiyang	Guizhou Hengda Chengji Real Estate Development Company Limited	Guiyang	Residential, Commercial	19 Jul 2053 to 19 Jul 2083	Residential, Commercial, Composite, Other, Carpark	70,940	172,781	8,981	91.39	2014	2020	421.92	376.24	1,117.60	722.50	100.0%	722.50
IV-524	Portion of Evergrande New World Guiyang	Guiyang New World Real Estate Company Limited	Guiyang	Residential, Commercial, Composite	19 May 2046 to 19 May 2076	Residential, Commercial, Composite, Hotel, Other, Carpark	1,863,181	2,774,457	482,672	4,829.53	2008	2025	7,356.54	2,804.94	12,759.50	2,409.50	100.0%	2,409.50
IV-525	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Guiyang Property Company Limited	Guiyang	Residential, Commercial	15 Jun 2046 to 05 Jun 2077	Other	146,825	1,881	—	—	2008	2017	4.74	4.50	5.20	4.00	100.0%	4.00
IV-526	Portion of Evergrande Metropolis Guiyang	Guiyang Haining Investment Construction Development Company Limited	Guiyang	Residential, Commercial	26 Oct 2060	Residential, Commercial, Carpark	29,720	58,310	—	—	2011	2017	126.93	7.28	227.00	62.40	98.8%	61.64
IV-527	Portion of Evergrande Atrium Guiyang	Guiyang Jiude Real Estate Development Company Limited	Guiyang	Residential, Commercial	27 Apr 2053 to 17 May 2085	Residential, Commercial, Composite, Carpark	64,290	104,786	7,388	49.51	2013	2018	242.30	50.20	328.50	57.60	60.0%	34.56
IV-528	Evergrande Jiangjiang Headquarter Intelligence EcoCity	Tongjing (Chongqing) Investment Development Company Limited	Chongqing	Commercial	08 Dec 2053	Commercial, Office, Carpark	55,634	108,162	—	—	2014	2019	297.52	181.60	640.70	326.50	100.0%	326.50
IV-529	Evergrande Tongjing International Town Chongqing	Tongjing (Chongqing) Property Company Limited	Chongqing	Residential, Commercial	16 Jun 2045 to 16 Jun 2055	Residential, Commercial, Office, Other, Carpark	906,961	577,585	—	—	2006	2019	1,640.52	296.32	4,330.80	1,701.90	61.0%	1,038.16
IV-530	Evergrande Energetic City Chongqing	Tongjing Hongfang (Chongqing) Property Company Limited	Chongqing	Residential, Commercial	29 Apr 2054 to 29 Apr 2064	Residential, Commercial, Office, Carpark	205,941	643,716	—	—	2014	2021	1,997.88	669.55	4,991.60	1,875.30	61.0%	1,143.93
IV-531	Evergrande Tongjing Town Chongqing	Lianxing (Chongqing) Investment Company Limited	Chongqing	Residential, Commercial	16 Jun 2045 to 16 Jun 2055	Residential, Commercial, Other, Carpark	906,961	28,312	—	—	2006	2017	77.37	73.50	105.20	79.10	61.0%	48.25
IV-532	Portion of Evergrande City Chongqing	Chongqing Hengda Jiyu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Residential, Commercial, Other	548,043	21,878	62.6	2.78	2008	2017	54.43	51.71	57.70	43.80	100.0%	43.80
IV-533	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Residential, Commercial, Other, Carpark	115,521	9,958	537	1.92	2011	2017	22.76	21.63	112.00	89.20	100.0%	89.20

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IV-534	Evergrande City Square Guiyang	Guiyang Zhongya Yunshang Real Estate Development Company Limited	Guiyang	Residential, Commercial, Cultural	11 Feb 2054 to 11 Feb 2054	Residential, Commercial, Composite, Other, Carpark	131,700	618,777	44,663	267.36	2014	2020	1,518.80	1,128.1	3,819.70	1,317.40	100.0%	1,317.40
IV-535	Evergrande Emerald Bay Chongqing	Chongqing Heshengyao Real Estate Development Company Limited	Chongqing	Residential	30 Mar 2060	Residential, Commercial, Hotel, Office, Other	278,526	408,526	—	—	2016	2020	1,402.99	174.24	4,407.50	1,657.20	100.0%	1,657.20
IV-536	Portion of Evergrande Health and Tourism City Chongqing	Hengda (Jiangjin) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	28 Dec 2046 to 18 Sep 2066	Commercial, Office, Other, Carpark	1,798,093	138,572	—	—	2007	2018	384.47	365.25	256.40	173.20	100.0%	173.20
IV-537	Portion of Evergrande Scenic Garden Chongqing	Chongqing Hengda Xinqian Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2063 to 30 Aug 2063	Residential, Commercial, Other, Carpark	256,857	457,660	75,150	710.91	2014	2019	1,059.63	150.14	3,354.10	1,548.10	100.0%	1,548.10
IV-538	Evergrande Tongjing International Town Chongqing	Tongjing Boda (Chongqing) Property Company Limited	Chongqing	Residential, Commercial	16 Jun 2045 to 16 Jun 2055	Residential, Commercial, Carpark	906,961	113,084	—	—	2017	2019	320.10	8.64	836.60	313.20	100.0%	313.20
IV-539	Evergrande Future City Chongqing (Plot 1-4)	Hengyang (Chongqing) Real Estate Development Company Limited	Chongqing	Residential, Commercial	29 Mar 2051 to 29 Mar 2061	Residential	189,745	699,871	—	—	2011	2018	2,155.60	453.24	5,109.10	2,074.40	100.0%	2,074.40
IV-540	Evergrande Future City Chongqing (Plot 5)	Ruiyuan (Chongqing) Real Estate Development Company Limited	Chongqing	Residential	29 Dec 2061	Residential	37,174	146,052	—	—	2011	2018	449.84	2.55	1,124.60	354.90	100.0%	354.90
IV-541	Evergrande Future City Chongqing (Plot 6)	Taiyang (Chongqing) Real Estate Development Company Limited	Chongqing	Commercial	29 Dec 2051	Residential	28,454	83,363	—	—	2011	2018	262.92	2.24	657.30	208.10	100.0%	208.10
IV-542	Evergrande Future City Chongqing (Plot 7-9)	Kaiyang (Chongqing) Real Estate Development Company Limited	Chongqing	Residential	29 Dec 2061	Residential	141,898	404,258	—	—	2011	2018	1,245.12	334.48	3,112.80	1,443.10	100.0%	1,443.10
IV-543	Portion of Evergrande Atrium Chongqing	Chongqing Hengda Jun Xin Real Estate Development Company Limited	Chongqing	Residential, Commercial	Nov 2050 to Nov 2060	Residential, Commercial, Carpark	318,188	49,389	12,624	39.44	2010	2020	130.50	123.98	224.30	145.90	100.0%	145.90
IV-544	Evergrande Yudouhui Group A Chongqing	Chongqing Weigang Property Company Limited	Chongqing	Residential, Commercial	29 Jun 2063	Residential, Commercial, Carpark	8,572	31,489	—	—	2016	2018	91.38	59.63	292.60	188.10	60.0%	112.86
IV-545	Evergrande Yudouhui Group C Chongqing	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential	25 May 2062	Residential, Commercial, Composite, Other, Carpark	53,579	233,016	—	—	2016	2019	690.90	188.37	2,219.00	1,102.00	60.0%	661.20
IV-546	Portion of Evergrande Royal View Splendor Chongqing	Chongqing Yantao Real Estate Development Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	28 Dec 2046 to 18 Sep 2066	Residential, Other, Carpark	164,772	293,923	—	—	2017	2022	957.34	1.24	1,583.20	174.10	100.0%	174.10

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-547	Portion of Evergrande Royal Scenic Bay Chongqing	Chongqing Hengda Xinding Property Company Limited	Chongqing	Residential, Commercial	24 Dec 2053 to 24 Dec 2063	Residential, Commercial, Other, Carpark	31,540	42,313	1,901	14.05	2014	2017	92.74	4.17	162.40	34.20	100.0%	34.20
IV-548	Portion of Evergrande Central Park Guiyang	Guiyang Zhongyu Zhidi Real Estate Development Company Limited	Guiyang	Residential, Commercial	22 Apr 2051 to 22 Apr 2081	Residential, Commercial, Composite, Office, Other, Carpark	345,774	1,206,477	231,422	1,622.17	2012	2020	3,182.94	1,370.08	7,806.60	3,538.20	100.0%	3,528.20
IV-549	Evergrande Central Square Guiyang	Guiyang Zhongyu Zhidi Real Estate Development Company Limited	Guiyang	Residential, Commercial, Education	18 Aug 2055 to 18 Aug 2085	Residential, Commercial, Composite, Other, Carpark	314,680	1,064,770	139,954	1,350.07	2015	2025	3,085.45	3,673.89	6,936.20	1,373.80	100.0%	1,373.80
IV-550	Evergrande Zhongyu Chongqing (Plot No.3)	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential, Commercial	29 May 2063	Residential, Commercial	59,416	196,255	—	—	2011	2019	589.61	14.57	3,235.80	937.00	60.0%	562.20
IV-551	Evergrande Zhongyu Chongqing (Plot No.9)	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential	25 May 2063	Residential, Commercial, Office	73,933	345,657	—	—	2011	2020	1,006.80	56.63	5,761.00	1,681.20	60.0%	1,008.72
IV-552	Portion of Evergrande C C Land Plaza	Chongqing Zhongyu Property Development Company Limited	Chongqing	Commercial	25 May 2063	Residential, Commercial, Office, Other	59,416	195,836	9,505	326.20	2011	2019	774.05	735.35	3,657.40	2,567.70	60.0%	1,540.62
IV-553	Portion of Evergrande City Kaili	Guizhou Kaidi Property Company Limited	Kaili	Residential, Commercial	27 Jun 2054 to 27 Jul 2081	Residential, Commercial, Composite, Other, Carpark	367,407	758,733	66	0.93	2011	2026	2,050.40	629.35	3,850.60	698.20	100.0%	698.20
IV-554	Portion of Evergrande Splendor Kunming	Hengda Xinyuan (Kunming) Property Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Residential, Commercial, Composite, Hotel, Other, Carpark	827,604	405,477	18,912	101.52	2007	2019	1,319.83	380.27	1,817.20	402.00	100.0%	402.00
IV-555	Portion of Evergrande Splendor Kunming (Phase III)	Kunming Qihong Real Estate Development Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Residential, Commercial, Other, Carpark	166,912	624,597	—	—	2016	2030	1,906.77	3.77	3,039.60	335.00	100.0%	335.00
IV-556	Portion of Evergrande Metropolis Kunming	Kunming Heng Chang Property Company Limited	Kunming	Residential, Commercial	09 Jun 2055 to 03 Jun 2085	Residential, Commercial, Composite, Other, Carpark	113,779	498,045	7,318	76.77	2015	2020	1,309.30	264.47	2,467.50	835.50	100.0%	835.50
IV-557	Portion of Evergrande Atrium Kunming	Yunnan Hoiding Real Estate Development Company Limited	Kunming	Residential	24 Apr 2078 to 17 Sep 2079	Other, Carpark	46,272	11,408	—	—	2013	2017	23.05	0.22	35.80	5.50	100.0%	5.50
IV-558	Portion of Evergrande Yunhao Palace Kunming	Yunnan Hengyuan Property Company Limited	Kunming	Residential, Commercial, Cultural and Entertainment, Education	28 May 2055 to 28 May 2085	Residential, Commercial, Composite, Office, Other, Carpark	207,135	925,839	89,913	760.13	2015	2021	2,592.89	809.97	6,584.40	2,887.10	100.0%	2,587.10

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Development Cost up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽³⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-559	Portion of Evergrande Metropolis Qijing Zhongxi Property Qijing	Qijing Zhongxi Property Company Limited	Qijing	Residential, Commercial, Office	11 Nov. 2050 to 27 Jul. 2084	Residential, Commercial, Hotel, Other, Carpark	190,963	99,547	4,767	24.51	2011	2017	508.72	103.78	492.70	184.20	100.0%	184.20
IV-560	Portion of Evergrande Emerald Court Yongshuan	Chongqing Hengda Yongjun Real Estate Development Company Limited	Chongqing	Residential	30 Jun. 2061	Residential, Commercial, Other	77,387	2,828	108	1.24	2011	2017	7.27	6.91	11.20	8.70	100.0%	8.70
IV-561	Portion of Evergrande Emerald Court Chongqing	Chongqing Hengda Xinqian Property Company Limited	Chongqing	Residential, Commercial	30 Aug. 2053 to 30 Aug. 2063	Residential, Commercial, Other, Carpark	76,041	125,580	36,251	384.76	2014	2018	360.00	140.04	1,234.00	757.90	100.0%	757.90
IV-562	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Clubhouse	14 Feb. 2047 to 14 Feb. 2057	Residential, Commercial, Carpark	378,700	8,778	1,088	5.79	2007	2017	28.44	13.36	41.10	18.10	100.0%	18.10
IV-563	Portion of Evergrande Splendor Chongqing	Hengda (Jiangjin) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Cultural and Entertainment	28 Dec. 2046 to 18 Sep. 2066	Residential, Commercial, Composite, Other, Carpark	1,798,093	759,460	47,667	348.43	2007	2019	2,331.50	403.28	4,484.30	1,277.90	100.0%	1,277.90
IV-564	Evergrande Lu Village Chongqing	Beineng Shihui (Chongqing) Property Company Limited	Chongqing	Residential	27 Feb. 2064	Residential, Commercial, Other	62,024	336,616	—	—	2015	2021	1,473.37	302.76	2,655.20	1,097.00	100.0%	1,097.00
IV-565	Portion of Evergrande Greenland New City Chongqing	Tongsheng Gonghao (Chongqing) Property Company Limited	Chongqing	Residential, Commercial	30 Dec. 2051 to 30 Oct. 2063	Residential, Commercial, Carpark	236,907	653,839	—	—	2012	2019	1,963.83	280.47	3,307.10	751.00	61.0%	458.11
IV-566	Portion of Evergrande Oasis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education, Carpark	17 Oct. 2047 to 17 Oct. 2057	Residential, Commercial, Carpark	91,928	2,368	2,368	12.90	2013	2017	4.95	3.20	12.50	8.60	100.0%	8.60
IV-567	Portion of Evergrande Metropolis City Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct. 2047 to 17 Oct. 2057	Residential, Commercial, Carpark	191,078	31,146	15,577	98.79	2009	2017	71.14	44.81	178.60	114.60	100.0%	114.60
IV-568	Portion of Evergrande Century City Chongqing	Chongqing Yongli Property Company Limited	Chongqing	Residential, Commercial	30 Dec. 2054 to 30 Dec. 2064	Residential, Commercial, Composite, Carpark	263,148	846,474	112,906	1,092.67	2016	2020	2,257.35	439.59	6,840.90	3,051.90	51.0%	1,556.47
IV-569	Evergrande Mountain Palace Chongqing	Kaicheng (Chongqing) Real Estate Development Company Limited	Chongqing	Residential	25 Nov. 2063 to 06 Jan. 2064	Residential, Commercial, Composite, Other, Carpark	182,270	406,175	98,562	446.22	2013	2021	1,382.77	396.85	2,209.30	618.60	45.9%	283.94
IV-570	Portion of Evergrande Royal Scenic Peninsula Chongqing	Chongqing Hengda Xinqian Property Company Limited	Chongqing	Residential, Commercial	30 Aug. 2053 to 30 Aug. 2063	Residential, Commercial, Composite, Other, Carpark	358,030	300,279	16,006	189.69	2014	2019	894.53	131.45	2,295.80	952.70	100.0%	952.70
IV-571	Portion of Evergrande Central Plaza Chongqing	Chongqing Hengda Xinqian Property Company Limited	Chongqing	Residential, Commercial	30 Nov. 2055 to 30 Nov. 2065	Residential, Commercial, Carpark	63,971	1,135,509	55,112	693.50	2015	2023	2,872.38	215.12	16,662.40	7,106.70	100.0%	7,106.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Pre-sale GFA ⁽¹⁾ (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Cost incurred up to the Valuation Date (RMB million)	Development Value ⁽²⁾ as if Completed at Valuation Date (RMB million)	Market Value ⁽³⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
IV-572	Portion of Evergrande The Constellation Chengqing	Chengqing Jianzhi Real Estate Company Limited	Chengqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Residential, Commercial, Other, Carpark	194,488	1,090,834	284,871	2,864.51	2012	2022	3,254.67	671.37	10,438.60	3,930.10	76.4%	3,001.02
IV-573	Portion of Evergrande Oasis Zigong	Henada (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2083	Residential, Commercial, Composite, Other, Carpark	217,007	147,503	6,409	19.07	2011	2018	324.98	167.70	436.80	171.90	100.0%	171.90
IV-574	Portion of Evergrande Metropolis Zigong Xinnao Property Zigong	Zigong Xinnao Property Company Limited	Zigong	Residential, Commercial	28 Nov 2052 to 18 Jun 2083	Residential, Commercial, Other	95,594	7,316	678	4.04	2012	2017	18.03	8.11	80.50	54.80	100.0%	54.80
IV-575	Portion of Evergrande City Zunyi	Zunyi Xingang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Residential, Commercial, Carpark	540,573	986,794	27,929	139.38	2011	2022	2,501.49	2,122.22	5,091.00	948.10	51.0%	483.53
IV-576	Evergrande Joy Town Foshan	Foshan Yulang Tong Real Estate Development Limited	Foshan	Residential, Commercial	25 Feb 2056 to 25 Feb 2086	Residential, Commercial, Composite, Other, Carpark	108,898	503,541	—	—	2016	2020	1,446.55	130.60	8,871.00	4,466.40	100.0%	4,466.40
IV-577	Evergrande Royal Alcazar Foshan	Foshan Sanshui District Shengli Real Estate Company Limited	Foshan	Residential, Commercial	09 Apr 2054 to 09 Apr 2084	Residential, Commercial, Composite, Other, Carpark	55,557	273,861	—	—	2016	2019	898.43	104.96	1,856.20	856.30	100.0%	856.30
IV-578	Evergrande Scenic Garden Zengcheng	Guangzhou Shunli Investment Company Limited	Guangzhou	Residential	31 Mar 2085	Residential, Commercial, Composite, Other, Carpark	103,196	335,812	154,596	1,902.53	2016	2019	955.55	294.89	3,019.60	1,438.50	100.0%	1,438.50
IV-579	Evergrande Meiduo Yishan Hawaiian Huizhou	Meidu Jianfeng (Huizhou) Property Company Limited	Huizhou	Residential, Commercial	05 Apr 2045 to 24 Jan 2058	Residential, Commercial, Composite, Other, Carpark	51,965	206,516	—	—	2017	2019	638.83	123.46	1,782.40	321.30	100.0%	321.30
IV-580	Evergrande Zilin Garden Foshan	Sanshui Yingsheng (Foshan) Real Estate Development Company Limited	Foshan	Residential, Commercial, Office	04 Mar 2049 to 04 Mar 2079	Residential, Commercial, Composite, Other, Carpark	355,214	926,669	—	—	2017	2022	3,055.01	214.5	7,783.30	2,657.00	100.0%	2,657.00
IV-581	Evergrande Dragon Emerald Shunde	Xiecheng (Shunde Foshan) Real Estate Company Limited	Foshan	Residential, Commercial	14 Nov 2053 to 14 Nov 2083	Residential, Commercial, Composite, Other, Carpark	35,244	152,736	—	—	2017	2019	485.02	12.22	1,361.50	456.60	100.0%	456.60
IV-582	Evergrande Palm Island Huizhou	Guangsheng Huajiao (Diyawan) Real Estate Development Company Limited	Huizhou	Residential, Commercial	19 Nov 2055 to 19 Nov 2085	Residential, Commercial, Other, Carpark	245,091	355,701	—	—	2012	2020	1,180.47	365.45	3,553.80	1,753.00	100.0%	1,753.00
IV-583	Evergrande Palm Island Huizhou (Plot L)	Huizhou City Guangyin Real Estate Development Company Limited	Huizhou	Residential, Commercial	19 Nov 2055 to 19 Nov 2085	Residential, Other, Carpark	108,478	260,053	—	—	2012	2019	822.30	5.90	2,164.10	654.60	100.0%	654.60

Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.
- 3 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB822,100,000.
- 4 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB3,845,800,000.
- 5 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB466,000,000.
- 6 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB317,154,240.
- 7 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB397,765,000.
- 8 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB685,200,000.
- 9 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB64,100,000.
- 10 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB27,900,000.
- 11 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB237,600,000.
- 12 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB718,100,000.

- 13 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB9,676,000.
- 14 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB168,300,000.
- 15 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB381,200,000.

Group V — Properties held by the Group for Future Development in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Estimated Completion Date	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
V-1	Evergrande Yuelong Court Hefei	Hengru (Hefei) Property Company Limited	Hefei	Residential	12 Dec 2086	Residential, Commercial, Other, Carpark	129,473	330,674	2020	818.30	100.0%	818.30
V-2	Evergrande Emerald Court Baotou	Baotou Hengda Real Estate Development Company Limited	Baotou	Residential, Commercial		Residential, Commercial, Other, Carpark	57,368	153,891	2018	206.90	55.0%	113.80
V-3	Portion of Evergrande City Cangzhou	Hebei Longwei Real Estate Development Company Limited	Cangzhou	Residential, Commercial	03 Sep 2052 to 03 Sep 2082	Residential, Commercial, Other, Carpark	171,898	322,335	2019	368.00	100.0%	368.00
V-4	Evergrande Zhongding Project Langfang	Langfang City Zhongding Real Estate Development Company Limited	Langfang	Residential, Commercial	01 May 2053 to 10 Feb 2081	Commercial, Office, Carpark	20,393	27,266	2019	49.90	100.0%	49.90
V-5	Evergrande Central Plaza Shijiazhuang	Hengru (Hebei) Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	24 Jul 2056	Residential, Commercial	25,061	129,809	2020	730.80	100.0%	730.80
V-6	Handan Taihongsen Commercial Building	Hebei Dingjiapi Real Estate Development Company Limited	Handan	Commercial	09 Apr 2051	Commercial, Other	129,399	231,313	2020	390.50	51.0%	199.16
V-7	Portion of Evergrande Splendor Tianjin	Hengda (Tianjin Jixian) Real Estate Group Company Limited	Tianjin	Residential, Commercial	12 Feb 2077 to 23 Sep 2079	Residential, Composite, Carpark	854,165	810,483	2024	2,536.20	100.0%	2,536.20 ⁽³⁾
V-8	Evergrande Atrium Quanzhou	Meiya (Quanzhou) Tourism Development Company Limited	Quanzhou	Residential, Commercial	13 Sep 2053 to 13 Sep 2083	Residential, Commercial, Composite, Other	66,303	198,909	2019	138.00	100.0%	138.00
V-9	Portion of Evergrande City Plaza Lanzhou	Gansu Shengda Real Estate Development Company Limited	Lanzhou	Residential	30 Aug 2054 to 30 Aug 2054	Residential, Commercial, Other	32,939	67,939	2020	185.20	70.0%	129.64
V-10	Evergrande Metropolis Chaozhou	Chaozhou Hengchen Property Company Limited	Chaozhou	Residential	22 Jul 2086	Residential, Commercial, Composite, Other, Carpark	58,326	485,449	2020	463.80	100.0%	463.80
V-11	Portion of Evergrande Royal Scenic Peninsula Foshan	Foshan Nanhai Xinzhongjian Real Estate Development Company Limited	Foshan	Residential, Commercial, Education	11 Aug 2064	Residential, Composite, Other	512,271	42,566	2017	386.90	100.0%	386.90
V-12	Portion of Foshan Shanshui Longpan	Foshan Shanshui Fangao Estates Investment Company Limited	Foshan	Commercial	30 Dec 2051	Residential	16,446	57,115	2019	162.80	100.0%	162.80
V-13	Portion of Foshan Shanshui Longpan	Foshan Shanshui Nengrun Real Estate Development Company Limited	Foshan	Residential, Commercial, Office	20 Mar 2047 to 20 Mar 2077	Other	993,678	949,175	2017	2,705.10	100.0%	2,705.10

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Estimated Completion Date	Market Value ⁽²⁾ in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (RMB million)
V-14	Evergrande Palace Jieyang	Hongda (Jieyang) Investment Management Company Limited	Jieyang	Residential, Office	27 Dec 2054 to 27 Dec 2074	Residential, Commercial, Composite, Other	65,017	219,770	2018	350.00	66.0%	231.00
V-15	Evergrande Oasis Jieyang	Jieyang Hongda Property Company Limited	Jieyang	Residential, Education	29 Sep 2086 to 29 Sep 2086	Residential, Commercial, Composite, Other, Carpark	89,073	542,122	2020	653.30	100.0%	653.30
V-16	Evergrande Bund Shantou	Damin (Shantou) Plant Development Company Limited	Shantou	Residential, Office, Medical, Commercial, Cultural, Education, Public Facility	10 Oct 2063 to 17 Dec 2063	Residential, Commercial, Composite, Other	339,912	884,753	2024	2,732.20	65.0%	1,775.93
V-17	Evergrande Bund Shantou	Henghe (Shantou) Property Company Limited	Shantou	Residential		Residential, Commercial, Composite, Other	145,831	437,494	2019	1,780.90	100.0%	1,780.90
V-18	Evergrande Royal View Garden Yangjiang	Yangjiang Yangdong Huameiju Real Estate Company Limited	Yangjiang	Residential, Commercial	28 Jan 2051 to 24 Mar 2084	Residential, Commercial, Composite, Other, Carpark	92,791	255,093	2020	339.80	100.0%	339.80
V-19	Portion of Zhaoqing Evergrande Dnghu Haoting	Zhaoqing Dinghu Tuanxing Real Estate Development Company Limited	Zhaoqing	Residential, Commercial	23 May 2051 to 23 Aug 2081	Other	147,252	459,963	2021	322.00	90.0%	289.80
V-20	Portion of Zhaoqing Evergrande Dnghu Haoting	Zhaoqing Dinghu Tuanxing Estates Investment Company Limited	Zhaoqing	Residential, Commercial	06 May 2080 to 07 May 2080	Other	61,392	172,691	2021	120.90	100.0%	120.90
V-21	Portion of Evergrande Emerald Court Zhaoqing	Zhaoqing Guosheng Laser Technology Production Limited	Zhaoqing	Residential, Commercial	07 Nov 2056 to 07 Nov 2086	Residential, Commercial, Composite	41,739	146,967	2018	161.70	100.0%	161.70
V-22	Portion of Evergrande Century Fancy World Zhaoqing	Guangdong Jitong Fengfang Real Estate Development Company Limited	Zhaoqing	Residential, Commercial	30 Aug 2035 to 20 Nov 2065	Residential, Commercial, Composite, Other, Carpark	3,346,851	3,594,803	2036	1,522.30	58.0%	882.93
V-23	Portion of Evergrande Century Fancy World Zhaoqing	Guangdong Jitong Fengfang Hotel Company Limited	Zhaoqing	Residential, Commercial, Office	27 Mar 2033 to 19 Dec 2062	Residential, Commercial, Composite, Hotel, Other	195,094	130,200	2025	89.80	58.0%	52.08
V-24	Evergrande Emerald Court Zhuhai	Zhuhai Hengxin Sugar Industry Company Limited	Zhuhai	Residential, Industrial	19 Aug 2052 to 19 Aug 2072	Residential, Commercial, Composite, Carpark	237,336	535,890	2023	1,379.10	100.0%	1,379.10
V-25	Evergrande Atrium Beihai	Fuda (Beihai) Investment Company Limited	Beihai	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential, Commercial, Composite, Other, Carpark	101,363	238,523	2022	172.10	51.0%	87.77

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V-26	Evergrande City Guigang	Hengda (Guigang) Huananmao Property Company Limited	Guigang	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	84,018	272,088	2021	274.00	55.0%	150.70
V-27	Evergrande City Guilin	Wanli (Lingui) Real Estate Company Limited	Guilin	Residential, Commercial	18 Feb 2053 to 18 Feb 2083	Residential, Commercial, Composite, Other, Carpark	174,093	717,422	2022	397.00	51.0%	202.47
V-28	Portion of Evergrande Xieftu Qinzhou	Jinzonglu (Qinzhou) Commercial City Investment Development Company Limited	Qinzhou	Residential, Commercial, Education	09 May 2015 to 04 Jul 2081	Other	107,908	177,167	2023	178.40	55.0%	98.12
V-29	Portion of Evergrande Cultural Tourist City Baoting	Hainan Baoting Hongsen Technology Development Company Limited	Baoting Li and Miao Autonomous County	Agricultural and Tourism	Aug 2048 to 26 Aug 2050	Other	6,998,000	—	—	489.90	100.0%	489.90
V-30	Portion of Evergrande Cultural Tourist City Baoting	Hainan Baoting Huayi Gaoxiao Agriculture Development Company Limited	Baoting Li and Miao Autonomous County	Agricultural and Tourism	Aug 2048 to 26 Aug 2050	Other	10,417,333	—	—	729.20	100.0%	729.20
V-31	Evergrande Shuangjia Bay Wanning	Huayu (Wanning) Real Estate Development Company Limited	Wanning	Residential, Commercial	01 Aug 2054 to 01 Aug 2084	Residential, Commercial, Composite	194,510	200,007	2018	493.50	80.0%	394.80
V-32	Portion of Evergrande Royal View Garden Jimen	Jingmen Royal View Property Company Limited	Jingmen	Residential, Commercial	06 Nov 2054 to 06 Nov 2084	Other	52,792	261,251	2020	224.70	100.0%	224.70
V-33	Evergrande Metropolis Suzhou	Suzhou Tianxin Real Estate Development Company Limited	Suzhou	Residential, Commercial	24 Dec 2052 to 24 Dec 2082	Residential, Commercial, Composite, Carpark	71,664	234,221	2018	83.30	60.0%	49.98
V-34	Evergrande Royal Palace Suzhou	Minjiang (Suzhou) Real Estate Development Company Limited	Suzhou	Residential, Commercial	14 Oct 2054 to 14 Oct 2084	Residential, Commercial, Composite, Hotel, Carpark	67,700	310,171	2018	209.60	51.0%	106.90
V-35	Evergrande Emerald Court Xiangyang	Xiangyang Hengta Feicui Real Estate Development Company Limited	Xiangyang	Residential, Commercial	15 Aug 2056 to 15 Aug 2086	Residential, Commercial, Composite, Other, Carpark	60,527	229,731	2019	400.40	70.0%	280.28
V-36	Portion of Yichang Commercial Buhang Street	Yichang Sanjiang Hangtian Real Estate Development Company Limited	Yichang	Commercial, Education, Public Facility	23 Mar 2044	Residential, Commercial, Office, Carpark	96,359	121,399	2019	376.10	63.7%	239.65
V-37	Evergrande Royal Scenic Bay Huaihua	Tianrun (Huaihua) Real Estate Development Company Limited	Huaihua	Residential, Commercial	23 Dec 2050 to 23 Dec 2080	Residential, Commercial, Carpark	84,348	311,697	2024	139.80	60.0%	83.88

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V-38	Evergrande Shuxiang Mendi Xiangtan	Mingsheng (Xiangtan) Property Company Limited	Xiangtan	Residential	01 Dec 2060	Residential, Commercial, Other, Carpark	118,967	557,250	2021	506.20	60.0%	303.72
V-39	Evergrande Royal Scenic Peninsula Xiangtan	Songjiang Wanshun (Hunan) Investment Company Limited	Xiangtan	Residential, Commercial	01 May 2050 to 01 May 2080	Residential, Commercial, Composite, Other, Carpark	252,583	941,584	2025	737.20	60.0%	442.32
V-40	Evergrande Royal Scenic Bay Yueyang	Jinxi (Yueyang) Property Company Limited	Yueyang	Residential, Commercial	25 Mar 2054 to 25 Mar 2084	Residential, Commercial, Composite, Other, Carpark	59,640	218,643	2021	218.00	65.0%	141.70
V-41	Portion of Evergrande Centuried Financial Square	Hunan Xiangtan Real Estate Development Company Limited	Changsha	Residential, Commercial	25 May 2052 to 25 May 2082	Residential, Commercial, Office, Carpark	49,397	510,805	2020	1,144.90	60.0%	686.94
V-42	Evergrande Huangxing Road Project Changsha	Changsha Tianying Real Estate Development Company Limited	Changsha	Commercial	14 Aug 2040 to 16 Aug 2040	Residential, Commercial, Carpark	56,623	400,355	2022	1,285.10	51.0%	655.40
V-43	Portion of Evergrande Junyuefu Changsha	Furong Haojing (Hunan) Real Estate Development Company Limited	Changsha	Commercial	09 Jun 2042	Residential, Commercial, Other, Carpark	10,716	134,237	2022	491.60	80.0%	395.28
V-44	Portion of Evergrande Junyuefu Changsha	Xianghe (Changsha) Company Limited	Changsha	Residential, Commercial, Composite	11 Oct 2053 to 11 Oct 2083	Residential, Commercial, Other, Carpark	3,554	85,328	2022	247.10	80.0%	197.68
V-45	Evergrande Shang Lin Yuan Changsha	Jin'ai (Changsha) Property Company Limited	Changsha	Residential, Commercial	14 Feb 2057 to 14 Feb 2087	Residential, Commercial	24,949	99,795	2019	335.40	100.0%	335.40
V-46	Evergrande Yufu Changsha	Xingsu (Hunan) Property Company Limited	Changsha	Residential, Commercial	20 Jan 2052	Commercial	39,328	178,029	2021	638.10	90.0%	574.29
V-47	Evergrande Royal Scenic Bay Zhuzhou	Hengye (Zhuzhou) Real Estate Development Company Limited	Zhuzhou	Residential, Commercial	30 Aug 2044 to 14 Oct 2080	Residential, Commercial, Other, Carpark	27,913	177,263	2025	154.60	62.0%	95.85
V-48	Evergrande Royal Scenic Changzhou	Changzhou Hengyun Real Estate Development Company Limited	Changzhou	Residential, Commercial	06 Jun 2056 to 06 Jun 2086	Residential, Commercial, Office, Carpark	58,624	271,290	2018	617.90	100.0%	617.90
V-49	Portion of Evergrande Royal Scenic Peninsula Changzhou	Maoshan (Jiangsu) Property Investment Company Limited	Changzhou	Residential, Commercial	13 May 2047 to 01 Nov 2079	Other	665,346	620,669	2017	874.90	60.0%	524.94
V-50	Evergrande Jewelry Court Wuxi	Junliang (Jiangsu) Property Company Limited	Wuxi	Residential, Commercial	29 Sep 2051 to 29 Sep 2081	Residential, Commercial, Composite, Carpark	58,869	120,154	2019	227.50	100.0%	227.50

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V-51	Taizhou Hongjia Street Zhujiaodian Village Ligatao Construction Project (Urban World)	Jiaojiang Xianghe (Taizhou) Real Estate Development Company Limited	Taizhou	Residential, Commercial	03 Feb 2055 to 03 Feb 2085	Residential, Other, Carpark	140,201	466,661	2020	497.00	100.0%	497.00
V-52	Portion of Evergrande City Lianyungang	Lianyungang Hengda Cheng Real Estate Company Limited	Lianyungang	Residential, Commercial	29 May 2081	Other	177,932	274,128	2017	383.80	100.0%	383.80
V-53	Evergrande Forest Creek County Lianyungang	Yongsheng (Lianyungang) Real Estate Development Company Limited	Lianyungang	Residential	27 Jan 2086	Residential, Commercial, Composite, Carpark	114,444	249,576	2019	274.60	100.0%	274.60
V-54	Evergrande Forest Creek County Pizhou	Xuzhou Julongyuan Hotel Management Company Limited	Pizhou	Residential, Commercial		Residential, Commercial, Other, Carpark	76,847	361,882	2019	289.20	80.0%	231.36
V-55	Evergrande Xishan Nanjing	Nanjing Shengji Real Estate Company Limited	Nanjing	Residential	24 Oct 2086	Residential, Commercial, Carpark	49,199	119,413	2019	1,701.00	100.0%	1,701.00
V-56	Evergrande First Palace Jiangwan Shanghai	Shanghai Jingqi Real Estate Development Company Limited	Shanghai	Residential	22 Nov 2085	Residential, Other, Carpark	8,916	35,720	2020	683.90	49.0%	335.11
V-57	Suzhou Jun Lan Ting	Suzhou Shengjian Property Company Limited	Suzhou	Residential	22 Dec 2086	Residential, Composite, Carpark	104,440	216,817	2019	2,747.40	51.0%	1,401.17
V-58	Evergrande Dragon Bay Wuxi	Wuxi Shengjian Property Company Limited	Wuxi	Residential, Commercial	01 Mar 2057 to 01 Mar 2087	Residential, Commercial, Composite, Carpark	120,254	205,531	2019	1,464.40	51.0%	746.84
V-59	Evergrande Royal Palace Yangzhou	Jinhua (Yangzhou) Real Estate Development Company Limited	Yangzhou	Residential	20 Sep 2081	Residential, Other, Carpark	82,164	233,505	2019	247.80	100.0%	247.80
V-60	Evergrande Yu Shu Zhongyuan Changchun	Ximiao (Changchun) Real Estate Development Company Limited	Changchun	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Residential, Commercial, Carpark	148,344	390,531	2025	540.50	62.0%	335.11
V-61	Evergrande Royal Palace Ganzhou	Hengda (Ganzhou) Real Estate Company Limited	Ganzhou	Residential, Commercial		Residential, Commercial, Composite, Carpark	39,657	126,295	2019	517.60	100.0%	517.60
V-62	Evergrande Royal Scenic Peninsula Ji'an	Hengxi (Ji'an) Real Estate Development Company Limited	Ji'an	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	147,673	423,225	2022	816.30	100.0%	816.30
V-63	Evergrande Emerald Jun Ting Nanchang	Jiangxi Heng Yao Property Company Limited	Nanchang	Residential		Residential, Commercial, Composite, Other, Carpark	46,020	145,080	2020	538.30	100.0%	538.30

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V-64	Evergrande Emerald LongTing Nanchang	Jiangxi Hong Yao Property Company Limited	Nanchang	Residential		Residential, Commercial, Composite, Other, Carpark	58,984	185,410	2020	695.30	100.0%	695.30
V-65	Evergrande City Lights Urumchi	Xinjiang Baitian'e Real Estate Development Company Limited	Urumqi	Commercial	08 Nov 2052	Residential, Commercial	37,787	207,735	2019	446.80	51.0%	227.87
V-66	Evergrande Green Metropolis Urumchi	Wulumuqi Hengxin Jiacheng Real Estate Development Company Limited	Urumqi	Residential	31 Jan 2062 to 31 Jan 2062	Residential, Commercial, Composite, Other, Carpark	466,185	646,413	2020	563.30	100.0%	563.30
V-67	Evergrande Atrium Xinyu	Xinyu Fuchen Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Residential, Commercial, Carpark	111,038	334,224	2020	314.90	100.0%	314.90
V-68	Evergrande Harbor City Dalian	Dalian Hengchuang Real Estate Company Limited	Dalian	Residential	03 Aug 2085	Residential, Commercial	133,308	269,304	2020	781.00	100.0%	781.00
V-69	Evergrande Atrium Dalian	Hengsheng Sunshine Xindi (Dalian) Property Company Limited	Dalian	Residential	14 Mar 2080	Residential, Commercial, Other, Carpark	121,153	370,067	2020	662.00	51.0%	337.62
V-70	Evergrande Binhe Shijia Pajin	Pajin Haoli Property Company Limited	Pajin	Residential, Commercial	31 Mar 2051 to 31 Mar 2082	Residential, Commercial, Composite, Other, Carpark	293,979	1,056,773	2025	1,284.90	100.0%	1,284.90
V-71	Evergrande International Financial Center Jinan	Jinan Hengda Chengxi Property Company Limited	Jinan	Office	21 Oct 2052	Residential, Commercial, Office, Carpark	108,572	1,029,963	2020	2,433.10	49.0%	1,192.22
V-72	Evergrande Emerald Court Linyi	Hengjin (Linyi) Property Company Limited	Linyi	Residential	06 Dec 2086	Residential, Composite, Other	149,228	447,525	2023	470.00	60.0%	282.00
V-73	Evergrande Central Square Linyi	Huqian (Shandong) Property Company Limited	Linyi	Residential, Commercial	17 Nov 2056 to 17 Nov 2086	Residential, Commercial, Composite	69,346	333,900	2021	333.90	100.0%	333.90
V-74	Portion of Evergrande Dragon Bay Qingdao	Haiwen (Qingdao) Property Company Limited	Qingdao	Residential, Commercial, Office, Cultural and Entertainment, Public Facility, Transit Station	19 Aug 2052 to 20 Aug 2082	Other	456,546	623,515	2030	810.60	100.0%	810.60
V-75	Portion of Evergrande Yuelongjia Qingdao	Haozhou (Qingdao) Property Company Limited	Qingdao	Residential	04 Jul 2076	Other	533,333	373,333	2025	560.00	99.0%	554.40

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V-76	Evergrande Royal Coast Weihai	Weihai Huaifu Property Company Limited	Weihai	Residential, Office, Public Facility, Park and Green Space	17 Oct 2086	Residential, Commercial, Composite, Other	116,239	866,814	2020	2,562.80	60.0%	1,537.68 ⁽⁴⁾
V-77	Evergrande Emerald Court Zibo	Mingsheng (Shandong) Property Company Limited	Zibo	Residential, Commercial	08 Nov 2056 to 08 Nov 2086	Residential, Commercial, Composite, Office, Carpark	68,051	249,815	2021	265.10	55.0%	145.81
V-78	Evergrande Yuelongtai Linfen	Hengping (Linfen) Real Estate Development Company Limited	Linfen	Residential	04 Jan 2087	Residential, Commercial, Other	89,868	260,516	2020	205.80	55.0%	113.19
V-79	Evergrande Bay Taiyuan	Taiyuan Hengdehong Real Estate Development Company Limited	Taiyuan	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Residential, Commercial, Carpark	54,986	276,631	2018	510.50	80.0%	408.40
V-80	Portion of Evergrande Xiaogriwan Garden Huzhou	Huzhou Gubaowan Hunqing Culture Industrial Park Company Limited	Huzhou	Residential, Commercial	22 Feb 2052 to 22 Feb 2082	Residential, Carpark	64,200	292,432	2018	309.50	100.0%	309.50
V-81	Portion of Evergrande Xiaogriwan Garden Huzhou	Huzhou Dayawan Yuezhu Property Company Limited	Huzhou	Residential, Commercial	22 Feb 2052 to 22 Feb 2082	Residential, Commercial, Composite, Hotel, Carpark	142,987	201,044	2018	221.60	100.0%	221.60
V-82	Portion of Evergrande Royal Scenic Garden Chengdu	Hengda (Deyi) Real Estate Group Company Limited	Chengdu	Residential, Commercial	26 Jun 2053 to 22 Dec 2083	Residential, Commercial, Hotel	508,865	1,631,005	2019	2,547.30	100.0%	2,547.30 ⁽⁵⁾
V-83	Evergrande Royal Palace Chengdu	Chengdu Jiuyuan Chemical Company Limited	Chengdu	Residential	28 Oct 2086	Residential, Commercial, Composite, Carpark	83,893	310,132	2019	311.90	100.0%	311.90
V-84	Evergrande Palace Luzhou	Luzhou Hengda Beicheng Property Company Limited	Luzhou	Residential		Residential, Commercial, Composite	87,264	250,441	2020	612.90	100.0%	612.90
V-85	Evergrande Metropolis Nanchang	Chengdu Wanhao Property Company Limited	Chengdu	Residential, Commercial	03 Nov 2056 to 30 Nov 2086	Residential, Commercial, Composite, Carpark	220,088	322,693	2019	443.10	100.0%	443.10
V-86	Portion of Evergrande The Coronation Chengdu (Plot B)	Chengdu Yulong Sanhao Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Dec 2042 to 10 Sep 2080	Other	217,468	922,673	2021	931.90	100.0%	931.90
V-87	Evergrande City Nanchong	Kairui (Nanchong) Property Company Limited	Nanchong	Residential		Residential, Commercial, Composite, Carpark	51,362	166,377	2018	132.80	100.0%	132.80

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V-88	Evergrande Metropolis Hebi	Baolisen (Hebi) Real Estate Development Company Limited	Hebi	Residential, Commercial	17 Feb 2057 to 17 Feb 2087	Residential, Commercial, Composite, Other, Carpark	124,886	348,287	2020	218.30	100.0%	218.30
V-89	Evergrande Emerald Dragon Court Xi'an	Xi'an Chuangheng Real Estate Development Company Limited	Xi'an	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	62,204	334,544	2018	553.60	100.0%	553.60 ⁽⁶⁾
V-90	Evergrande Atrium Xi'an	Jancheng (Xi'an) Technology Investment Company Limited	Xi'an	Residential, Commercial	19 Nov 2082	Residential, Commercial, Composite, Other	160,020	480,013	2022	153.60	100.0%	153.60
V-91	Evergrande Royal View Garden Xianyang	Hengyuan (Xianyang) Property Company Limited	Xianyang	Residential, Commercial	01 Jan 2055 to 01 Jan 2085	Residential, Commercial, Composite, Other	109,053	425,304	2019	898.30	100.0%	898.30
V-92	Evergrande Royal Scenic Bay Xinyang	Dayang (Xinyang) Property Company Limited	Xinyang	Residential, Commercial	29 Jan 2050 to 29 Jan 2060	Residential, Commercial, Office, Other, Carpark	161,189	579,511	2020	512.60	58.0%	297.31
V-93	Portion of Evergrande Future City Zhengkai	Kaifeng Guoji Cheng Wuhao Industrial Development Company Limited	Kaifeng	Commercial	02 Mar 2051	Residential, Commercial, Hotel, Office, Carpark	190,611	631,019	2018	347.90	51.0%	177.43
V-94	Guiyang Binhe Left Coast	Bohua (Guizhou) Property Company Limited	Guiyang	Residential, Commercial, Research	19 Jun 2052 to 20 Jun 2082	Residential, Commercial, Other, Carpark	93,867	623,190	2020	712.40	90.0%	641.16
V-95	Evergrande Royal Palace Nanming Guiyang	Nanrun (Guizhou) Real Estate Development Company Limited	Guiyang	Residential	16 May 2063	Residential, Commercial, Hotel, Other, Carpark	95,299	427,296	2023	527.80	100.0%	527.80
V-96	Evergrande Nannemjin Street Chongqing	Tongjing Wenlong (Chongqing) Property Company Limited	Chongqing	Commercial	20 Aug 2078	Commercial, Carpark	838	7,795	2017	25.80	51.0%	13.16
V-97	Evergrande JinLong Bay Kunming	Kunming Henghai Real Estate Development Co., Ltd	Kunming	Residential	26 Oct 2086	Residential, Commercial, Composite, Other, Carpark	290,118	1,161,045	2024	1,569.10	51.0%	800.24
V-98	Evergrande Dragon River Court Kunming	Kaimao Yunnan Real Estate Development Company Limited	Kunming	Residential	08 Jan 2087	Residential, Commercial, Other, Carpark	22,986	189,163	2020	110.10	100.0%	110.10

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V-99	Evergrande Oasis Qijing	Hengongda (Qijing) Property Company Limited	Qijing	Residential, Commercial	04 Jan 2053 to 10 Dec 2085	Residential, Commercial, Composite, Other, Carpark	103,954	544,039	2019	370.90	100.0%	370.90
V-100	Evergrande Royal Palace Chongqing	Chongqing Yongli Property Company Limited	Chongqing	Residential, Commercial	16 Dec 2056 to 16 Dec 2066	Residential	127,271	254,542	2021	1,108.30	51.0%	565.23
V-101	Portion of Evergrande Emerald Court Zunyi	Zunyi Hengda Qiangui Real Estate Development Company Limited	Zunyi	Commercial, Composite	07 Dec 2058	Residential, Commercial, Composite, Other, Carpark	183,091	575,363	2020	253.70	70.0%	177.59
V-102	Evergrande Royal View Garden Huizhou	Weishun (Huizhou City) Company Limited	Huizhou	Residential, Commercial	18 Oct 2052 to 18 Oct 2062	Residential, Commercial, Composite, Carpark	38,452	297,608	2021	251.00	100.0%	251.00
V-103	Evergrande Royal Garden Dongguan	Hengzhan (Dongguan) Real Estate Development Company Limited	Dongguan	Residential, Commercial	07 Jan 2057 to 07 Jan 2087	Residential, Commercial, Composite, Other, Carpark	31,033	121,429	2019	872.40	100.0%	872.40
V-104	Evergrande Left Riverbank Dongguan	Dongguan Mayongzhen Gumei Real Estate Investment Company Limited	Dongguan	Residential, Commercial	20 Nov 2053 to 20 Nov 2083	Residential, Commercial, Composite, Other, Carpark	64,655	213,201	2019	695.00	100.0%	695.00
V-105	Evergrande Yuelong Court Huizhou	Kalianda (Huizhou City) Investment Company Limited	Huizhou	Residential	25 May 2080	Residential, Commercial, Composite, Other, Carpark	93,833	368,583	2020	299.20	75.0%	224.40
V-106	Evergrande Moon Buid Huizhou	Lianfeng (Huizhou City) Company Limited	Huizhou	Residential, Commercial	05 Nov 2051 to 05 Nov 2081	Residential, Commercial, Office, Carpark	30,000	132,573	2019	135.40	100.0%	135.40
V-107	Evergrande Dragon Bay Huizhou	Donghai Yijing (Huizhou) Investment Company Limited	Huizhou	Residential, Commercial	16 May 2052 to 17 Oct 2086	Residential, Commercial, Composite, Hotel, Other, Carpark	254,388	531,903	2020	678.60	100.0%	678.60
V-108	Evergrande Emerald Court Huizhou	Guanghuifeng (Huizhou) Property Company Limited	Huizhou	Residential	05 Sep 2063	Residential, Commercial, Composite	30,000	84,000	2019	110.00	100.0%	110.00
V-109	Evergrande Atrium Huizhou	Huayuanhong (Huizhou) Development Company Limited	Huizhou	Residential, Commercial	20 Jun 2052 to 20 Jun 2082	Residential, Commercial, Composite	60,986	182,957	2022	183.00	100.0%	183.00

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V-110	Huizhou Guangyao Jiangjun Lake	Rongruifa (Huizhou) Investment Company Limited	Huizhou	Residential, Commercial	17 Jun 2051 to 17 Jun 2081	Residential, Commercial, Composite, Other, Carpark	141,558	532,528	2020	524.90	100.0%	524.90
V-111	Evergrande Central Square Shunde	Yichuang (Foshan Shunde) Real Estate Company Limited	Foshan	Commercial	25 Jan 2057	Commercial, Carpark	49,227	369,587	2020	788.50	100.0%	788.50
V-112	Evergrande Royal Palace Zhongshan	Hengjun (Zhongshan) Real Estate Development Company Limited	Zhongshan	Residential		Residential, Commercial, Composite, Other, Carpark	88,390	350,834	2020	1,305.90	100.0%	1,305.90
V-113	Evergrande Royal Scenic Zhongshan	Hongtai (Zhongshan) Real Estate Development Company Limited	Zhongshan	Residential	29 Apr 2068 to 26 Oct 2068	Residential, Commercial, Other, Carpark	79,103	309,998	2021	1,085.40	51.0%	555.55

Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.
- 3 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB1,880,700,000.
- 4 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB1,022,400,000.
- 5 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB2,123,500,000.
- 6 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB148,600,000.

Group VI — Properties contracted to be acquired by the Group in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB million)
VI-1	Evergrande Jewelry Court Anqing	Yuecheng (Anqing) Property Company Limited	Anqing	Residential		Residential, Commercial, Composite, Hotel, Other, Carpark	164,970	599,138	2020	—	100.0%	— ⁽⁵⁾
VI-2	Evergrande Emerald Court Bozhou	Yuecheng (Bozhou) Property Company Limited	Bozhou	Residential, Commercial		Residential, Commercial, Carpark	140,406	423,613	2018	—	100.0%	— ⁽⁴⁾
VI-3	Evergrande Left Riverbank Huangshan	Yuecheng (Huangshan) Project Company Limited	Huangshan	Residential, Commercial		Residential, Commercial, Carpark	98,053	325,843	2018	—	100.0%	— ⁽⁵⁾
VI-4	Evergrande Royal Scenic Xuancheng	Yuecheng (Xuancheng) Property Company Limited	Xuancheng	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	120,786	362,465	2020	—	100.0%	— ⁽⁶⁾
VI-5	Evergrande International Hot Spring Tourist City	Hengda (Baiyangtuan Wenquan Cheng) Real Estate Group Company Limited	Baoding	Residential, Commercial		Residential, Commercial, Office, Other, Carpark	3,427,962	4,586,511	2020	—	100.0%	— ⁽⁷⁾
VI-6	Evergrande Royal Scenic Peninsula Ningde	Ningde Hengda Property Company Limited	Ningde	Residential, Commercial, Accommodation and Catering		Residential, Commercial, Composite, Other, Carpark	109,511	325,732	2018	—	100.0%	— ⁽⁸⁾
VI-7	Evergrande Royal Palace Harbin	Kaiye (Harbin) Real Estate Development Company Limited	Harbin	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	48,707	174,960	2019	—	100.0%	— ⁽⁹⁾
VI-8	Evergrande Central Square Harbin	Zhenye (Harbin) Real Estate Development Company Limited	Harbin	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	226,116	918,841	2022	—	100.0%	— ⁽¹⁰⁾
VI-9	Evergrande Emerald Court Jingzhou	Jingzhou Guangrun Property Company Limited	Jingzhou	Residential		Residential, Commercial, Composite, Other	26,017	104,069	2020	—	51.0%	— ⁽¹¹⁾
VI-10	Portion of Evergrande Tiangu Royal Scenic Jingzhou	Huayuan (Jingzhou) Property Company Limited	Jingzhou	Residential		Residential, Commercial, Composite, Other	175,278	261,251	2023	—	100.0%	— ⁽¹²⁾
VI-11	Evergrande Yijing Huzhou	Wuhongshu (Huzhou) Property Company Limited	Huzhou	Residential		Residential, Commercial, Composite, Other, Carpark	174,419	417,519	2021	—	51.0%	— ⁽¹³⁾

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB million)
VI-12	Evergrande Yufeng Lianyungang	Henglong (Lianyungang) Real Estate Development Company Limited	Lianyungang	Residential		Residential, Commercial, Composite, Other, Carpark	101,890	228,106	2019	—	100.0%	— ⁽¹⁴⁾
VI-13	Evergrande Grand Court Nantong	Nantong Shengjian Property Company Limited	Nantong	Residential		Residential, Other, Carpark	70,317	153,177	2019	—	99.0%	— ⁽¹⁵⁾
VI-14	Evergrande Royal View Garden Shaoxing	Shaoxing Yongheng Property Company Limited	Shaoxing	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	140,727	445,468	2020	—	100.0%	— ⁽¹⁶⁾
VI-15	Evergrande Yuefu Shengzhou	Hengda (Shengzhou) Property Company Limited	Shengzhou	Residential, Commercial, Education		Residential, Commercial, Composite, Other, Carpark	90,818	267,892	2020	—	100.0%	— ⁽¹⁷⁾
VI-16	Evergrande Emerald Court Yangzhou	Hengfu (Yangzhou) Real Estate Development Company Limited	Yangzhou	Residential		Residential, Commercial, Composite, Carpark	79,054	245,030	2019	—	100.0%	— ⁽¹⁸⁾
VI-17	Evergrande Palace Yangzhou	Shengji (Yangzhou) Real Estate Development Company Limited	Yangzhou	Residential		Residential, Commercial, Composite, Other, Carpark	78,206	231,637	2019	—	100.0%	— ⁽¹⁹⁾
VI-18	Evergrande Yuelong Court Yangzhou	Xushengfa (Yangzhou) Real Estate Development Company Limited	Yangzhou	Residential		Residential, Commercial, Composite, Carpark	61,228	140,425	2019	—	100.0%	— ⁽²⁰⁾
VI-19	Evergrande Beihu Impression Changchun	Zhonghao (Jilin) Real Estate Development Company Limited	Changchun	Residential, Commercial		Residential, Commercial, Composite, Other	77,326	154,652	2018	—	100.0%	— ⁽²¹⁾
VI-20	Evergrande Tanxi Manor Changchun	Changchun Aosheng Property Company Limited	Changchun	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	82,754	143,160	2018	—	75.0%	— ⁽²²⁾
VI-21	Evergrande International Center Changchun	Tajiti (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial		Commercial	26,239	305,641	2018	—	100.0%	— ⁽²³⁾
VI-22	Evergrande Royal Palace Pingxiang	Henghui (Pingxiang) Real Estate Company Limited	Pingxiang	Residential, Commercial		Residential, Commercial, Composite, Other	165,657	363,648	2021	—	100.0%	— ⁽²⁴⁾

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB million)
VI-23	Evergrande Bay LongTing Jiujiang	Jiujiang Zhonghai Shihao Property Company Limited	Jiujiang	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	65,960	229,529	2021	—	100.0%	— ⁽²⁵⁾
VI-24	Evergrande Forest Creek City Nanchang	Nanchang Hengfu Real Estate Development Company Limited	Nanchang	Residential		Residential, Commercial, Composite, Other, Carpark	267,106	716,292	2022	—	100.0%	— ⁽²⁶⁾
VI-25	Evergrande Shihaizhiguang Nanchang	Hengqiang (Nanchang) Property Company Limited	Nanchang	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	85,644	295,205	2019	—	100.0%	— ⁽²⁷⁾
VI-26	Evergrande YulanFu Nanchang	Nanchang Zhongdiantou Gaoxin Property Company Limited	Nanchang	Residential, Commercial		Residential, Commercial, Composite, Carpark	57,679	192,846	2019	—	100.0%	— ⁽²⁸⁾
VI-27	Evergrande YueLongTai Nanchang	Hengqiang (Nanchang) Property Company Limited	Nanchang	Residential, Commercial, Accommodation and Catering		Residential, Commercial, Composite, Office, Other, Carpark	214,835	869,813	2022	—	100.0%	— ⁽²⁹⁾
VI-28	Evergrande Peak Shenyang	Shenyang Jiajing Property Company Limited	Shenyang	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	138,197	412,936	2021	—	85.7%	— ⁽³⁰⁾
VI-29	Evergrande Forest Creek County Chengde	Jiujiang (Chengde) Real Estate Development Company Limited	Chengde	Residential, Commercial		Residential, Commercial, Composite	192,288	523,640	2020	—	100.0%	— ⁽³¹⁾
VI-30	Evergrande City Luzhou	Hengda (Luzhou) New City Property Company Limited	Luzhou	Residential		Residential, Commercial, Composite, Other	189,002	573,285	2021	—	100.0%	— ⁽³²⁾
VI-31	Evergrande Royal Scenic Peninsula Luzhou	Hengda (Luzhou) East City Property Company Limited	Luzhou	Residential		Residential, Commercial, Composite, Other	196,517	532,534	2022	—	100.0%	— ⁽³³⁾
VI-32	Evergrande YueLong Court Nanchong	East City (Nanchong) Property Company Limited	Nanchong	Residential		Residential, Commercial, Composite, Carpark	262,231	380,115	2023	—	90.0%	— ⁽³⁴⁾
VI-33	Evergrande Yudouhui Group B	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential		Residential, Commercial, Other, Carpark	14,867	47,747	2018	—	60.0%	— ⁽³⁵⁾

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area ⁽¹⁾ (sq.m.)	Total Planned GFA ⁽¹⁾ (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB million)
VI-34	Evergrande Binte Left Coast Kunming	Henghui (Kunming) Property Company Limited	Kunming	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	161,266	726,887	2020	—	51.0%	— ⁽⁵⁶⁾
VI-35	Evergrande New Town Chongqing	Hengda (Chongqing) Xunmao Property Company Limited	Chongqing	Residential		Residential, Commercial, Composite, Other, Carpark	253,423	796,528	2021	—	60.0%	— ⁽⁵⁷⁾

Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.
- 3 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB1,275,400,000.
- 4 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB409,900,000.
- 5 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB338,500,000.
- 6 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB536,200,000.
- 7 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB2,749,900,000.
- 8 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB819,400,000.
- 9 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB393,600,000.
- 10 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB1,957,500,000.
- 11 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB96,135,000.
- 12 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB148,900,000.
- 13 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB537,489,000.
- 14 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB188,100,000.

- 15 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB781,704,000.
- 16 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB2,267,400,000.
- 17 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB419,600,000.
- 18 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB748,000,000.
- 19 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB1,129,900,000.
- 20 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB425,600,000.
- 21 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB307,100,000.
- 22 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB253,725,000.
- 23 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB768,400,000.
- 24 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB362,300,000.
- 25 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB295,000,000.
- 26 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB1,313,000,000.
- 27 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB1,678,200,000.
- 28 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB1,119,000,000.

- 29 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB5,478,300,000.
- 30 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB549,743,940.
- 31 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB230,400,000.
- 32 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB963,900,000.
- 33 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB738,900,000.
- 34 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB342,090,000.
- 35 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB107,460,000.
- 36 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB359,601,000.
- 37 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB873,120,000.

PROPERTIES IN HONG KONG

Group VII — Properties held by the Group for Investments in Hong Kong

Property No.	Property Name	Holding Entity	City	Expiry Date of Land Tenure	Type of Property	Total GFA ⁽¹⁾ (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (HKD million)	Market Value ⁽²⁾ in Existing State (HKD million)	Interest Attributable to the Group (%)	Market Value ⁽²⁾ Attributable to the Group as at Valuation Date (HKD million)
VII-1	Unit 4D, Majestic House, Tsim Sha Tsui	Yingtian International Investment Company Limited	Hong Kong	23 Jun 2038	Commercial	120	—	1963	0%	—	9.80	100.0%	9.80
VII-2	China Evergrande Centre	Pioneer Time Investment Limited	Hong Kong	24 Jun 2062	Office	32,557	—	1985	79%	12.80	11,000.00	100.0%	11,000.00

Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.

1. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Group. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

2. DISCLOSURE OF INTERESTS

(a) Directors and Chief Executive

As at the Latest Practicable Date, the interests and short positions, if any, of each Director and chief executive of the Company in the shares, underlying shares and debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors and chief executive were deemed or taken to have under provisions of the SFO), or which were required to be and are recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies adopted by the Company (the “**Model Code**”) were as follows:

(i) Interest in Shares

Name of Director	Nature of interest	Number of Shares	Approximate percentage of shareholding
Hui Ka Yan (<i>Note 1</i>)	Interest in control corporation	10,162,119,735(L)	77.87%

Note:

- (1) Of the 10,162,119,735 Shares held, 9,370,871,497 Shares were held by Xin Xin (BVI) Limited, a company wholly owned by Professor Hui Ka Yan, and 791,248,238 Shares were held by Even Honour Holdings Limited, a company indirectly wholly owned by Professor Hui Ka Yan’s spouse, Ms. Ding Yumei (“**Mrs Hui**”). The interest of Even Honour Holdings Limited in the Company is also deemed to be held by Professor Hui Ka Yan pursuant to the SFO.

(ii) *Interests in shares, underlying shares of the Company**Share Option Scheme (Granted on 18 May 2010)*

Name of Director	Nature of interest	Number of Shares outstanding involved in the options granted under the Share Option Scheme	Approximate percentage of shareholding of those options granted and exercised under the Share Option Scheme based on the existing issued share capital of the Company
Xia Haijun	Beneficial owner	100,000,000	0.73%
He Miaoling	Beneficial owner	10,000,000	0.09%
Huang Xiangui	Beneficial owner	5,000,000	0.04%
Chau Shing Yim, David	Beneficial owner	1,000,000	0.01%
He Qi	Beneficial owner	1,000,000	0.01%
Xie Hungxi	Beneficial owner	1,000,000	0.01%

Note: The exercise price of the share options granted on 18 May 2010 was HK\$2.40 per Share.

(iii) *Interest in associated corporation of the Company*

Name of Director	Name of associated corporation	Number of securities	Approximate percentage of shareholding
Hui Ka Yan	Xin Xin (BVI) Limited	100 shares	100%
	Even Honour Holdings Limited (<i>Note</i>)	1 share	100%

Note: Pursuant to the SFO, Even Honour Holdings Limited is indirectly wholly owned by the spouse of Mr. Hui Ka Yan and is deemed to be an associated corporation of the Company.

(iv) Interest in debentures of the Company

Name of Director	Currency of debentures	Amount of debenture bought	Amount of debentures in same class in issue
Xia Haijun	US\$	3,500,000	1,500,000,000

(b) Substantial Shareholders

So far as is known to any Director or the chief executive of the Company, as at the Latest Practicable Date, Shareholders who had interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO were as follows:

Long positions in shares and underlying shares of the Company

Name of shareholder	Nature of interest held	Interest in the shares	Approximate percentage of shareholding
Mrs. Hui	Interest of controlled corporation	10,162,119,735(L) (Note 1)	77.87%
Xin Xin (BVI) Limited	Beneficial owner	9,370,871,497(L) (Note 2)	71.80%
Even Honour Holdings Limited	Beneficial owner	791,248,238(L) (Note 3)	6.06%
Yaohua Limited	Interest of controlled corporation	791,248,238(L) (Note 3)	6.06%

Notes:

1. Of the 10,162,119,735 Shares held, 791,248,238 Shares were held by a company wholly-owned by Mrs Hui, and 9,370,871,497 Shares were held by Xin Xin (BVI) Limited, a company indirectly wholly owned by Dr Hui Ka Yan, the spouse of Mrs. Hui. The interest of Xin Xin (BVI) Limited in the Company is also deemed to be held by Mrs Hui pursuant to the SFO.
2. Xin Xin (BVI) Limited is beneficially owned by Professor Hui Ka Yan.
3. Even Honour Holdings Limited is wholly-owned by Yaohua Limited, and Yaohua Limited is wholly owned by Mrs. Hui.

Save as disclosed above, so far as is known to the Directors and the chief executive of the Company, as at the Latest Practicable Date, no other person (other than a Director or chief executive of the Company) had, or was deemed or taken to have, an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who was, directly or indirectly, interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any other member of the Group or held any option in respect of such capital.

Mr. Hui Ka Yan is a director of Xin Xin (BVI) Limited. Save as disclosed, as at the Latest Practicable Date, none of the Directors is a director or employee of a company which has an interest or short position in the shares or underlying shares of the Company which should fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO.

3. DIRECTORS' SERVICE CONTRACTS

As at the Latest Practicable Date, none of the Directors had any existing or proposed service contracts with any member of the Group or any associated company of the Company (excluding contracts expiring or determinable within one year without payment of compensation, other than statutory compensation).

4. COMPETING BUSINESS INTEREST OF DIRECTORS

As at the Latest Practicable Date, none of the Directors or their respective associates was interested in any business which competes or is likely to compete, either directly or indirectly, with the business of the Group as required to be disclosed pursuant to the Listing Rules.

5. MATERIAL ADVERSE CHANGE

The Directors are not aware of any material adverse change in the financial or trading position of the Group since 31 December 2016, the date to which the latest published audited accounts of the Company were made up.

6. LITIGATION

As at the Latest Practicable Date, no member of the Group was engaged in any litigation or arbitration proceedings of material importance and no litigation or claim of material importance was known to the Directors to be pending or threatened by or against any member of the Group.

7. MATERIAL CONTRACTS

The following contracts have been entered into by the Group (not being contracts entered into in the ordinary course of business) within the two years immediately preceding the date of this circular and is or may be material:

- (a) On 14 July 2015, Shengyu (BVI) Limited (“**Shengyu**”), an indirect wholly-owned subsidiary of the Company, entered into an acquisition agreement with Evergo Holdings (China) Company Limited pursuant to which Shengyu agreed to acquire the equity interests in and debts receivables of Lucky Benefit Limited and Rising Sheen Limited for an aggregate consideration of HK\$6,500 million;
- (b) On 12 November 2015, Shengyu and Great System Investment Limited entered into a sale and purchase agreement in relation to the acquisition by Shengyu of Pioneer Time Investment Limited, which hold the property known as Mass Mutual Tower located at No. 38 Gloucester Road, Hong Kong;
- (c) On 20 November 2015, the agreement entered into between Evergrande Real Estate Group (Nanchang) Co., Ltd. and Chongqing City Construction Investment (Group) Co., Ltd. and Chongqing Land Group with respect to the transfer of the 50% equity interest in Great Eastern Life Assurance (China) Co., Ltd. for RMB3,939,110,600 was approved by the China Insurance Regulatory Commission and became effective;
- (d) On 2 December 2015, Shengyu and New World Development (China) Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of and loan to Best Wealth Investments Limited, which hold the right to a property project in Haikou for RMB8,600,000,000;
- (e) On 2 December 2015, Shengyu and New World Development (China) Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of and loan to Dragon Joy (China) Limited, White Heron Limited and Superb Capital Enterprises Limited, which hold the right to a property project in Huizhou, for RMB1,100,000,000;
- (f) On 2 December 2015, Shengyu and New World Development (China) Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of and loan to Hinto Development Limited, which hold 60% of the right to a property project in Wuhan for RMB3,800,000,000;
- (g) On 29 December 2015, Shengyu and Chow Tai Fook Enterprises Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Baojun Limited, which hold 50% of Qingdao Golden Bay Properties Limited (the “**Qingdao Project Company**”) for RMB600,000,000;

- (h) On 29 December 2015, Hengdda (Jinan) Real Estate Group Co. Ltd., a subsidiary of the Company, and Tibet Lin Zhi Hui Fu Investment Co., Ltd. entered into a sale and purchase agreement in relation to the acquisition of 50% of the Qingdao Project Company for RMB1,400,000,000;
- (i) On 29 December 2015, Shengyu and Chow Tai Fook Enterprises Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Charisma City Limited, for RMB1,800,000,000;
- (j) On 29 December 2015, Shengyu and Chow Tai Fook Enterprises Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Ace Score Holdings Limited, for RMB1,700,000,000;
- (k) On 29 December 2015, Shengyu and Sino Asset Property Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Marche Limited, for RMB7,600,000,000;
- (l) On 29 December 2015, Shengyu and New World Development (China) Limited entered into an equity interest and loan transfer agreement in relation to the acquisition of the entire issued share capital of Rise Eagle Worldwide Limited for RMB2,000,000,000;
- (m) On 29 December 2015, Shengyu and New World Development (China) Limited entered into an equity interest and loan transfer agreement in relation to the acquisition of the entire issued share capital of Triumph Hero International Limited for RMB5,300,000,000;
- (n) On 28 September 2016, Hengda Group Limited, a wholly-owned subsidiary of the Group, entered into an agreement with Shenzhen Laililai Industrial Co., Ltd., pursuant to which the Group agreed to dispose all of the Group's interests in each of Hengda Grain and Oil Group Co., Ltd., Hengda Ginseng Co., Ltd. and Hengda Sales Group Co., Ltd., and their respective subsidiaries to the purchaser for RMB600,000,000;
- (o) On 28 September 2016, Hengda Group Limited and Ace Capital Ventures Limited, both wholly-owned subsidiaries of the Group, entered into agreements with Shenzhen Mingcheng Duling Commerce Co., Ltd. and Sunlight Property Management Limited respectively, pursuant to which the Group agreed to dispose of all of the Group's interests in each of Hengda Dairy Co., Ltd. and Challenger Global Investments Limited and their respective subsidiaries to the purchasers for RMB300,000,000;
- (p) On 28 September 2016, Hengda Group Limited and Primal Glory Limited, both wholly-owned subsidiaries of the Group, entered into agreements with Shenzhen Sanwei Duling Vehicle Sales Services Co., Ltd. and Lipu (Hong Kong) Limited respectively, pursuant to which the Group agreed to dispose of all of the Group's interests in each of Hengda Beverage Group Limited and Sunny High Development Limited, and their respective subsidiaries to the purchasers for RMB1,800,000,000;

- (q) On 29 November 2016, Calxon Group (Shanghai) Company Limited, an indirect subsidiary of the Group, entered into an equity transfer agreement with Sunac (Qingdao) Real Estate Company Limited, pursuant to which the Group agreed to dispose of the entire equity interest in Qingdao Calxon Real Estate Development Company Limited for RMB3,662,000,000;
- (r) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with 中信聚恒(深圳)投資控股中心(有限合夥) (CITIC Juheng (Shenzhen) Investment Holdings LLP) (“**CITIC Juheng**”) in relation to CITIC Juheng investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
- (s) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with 廣田投資有限公司 (Guangtian Investment Co., Ltd.) (“**Guangtian**”) in relation to Guangtian investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
- (t) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with 深圳市華建控股有限公司 (Shenzhen Huajian Holdings Co., Ltd.) (“**Huajian**”) in relation to Huajian investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
- (u) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with 深圳市中融鼎興投資合夥企業(有限合夥) (Shenzhen Zhongrong Dingxing Investment LLP) (“**Zhongrong Dingxing Investment**”) in relation to Zhongrong Dingxing Investment investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
- (v) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with subsidiary (山東高速投資控股有限公司 (Shandong Highway Investment Group Co., Ltd.)) and affiliate (山東鐵路發展基金有限公司 (Shandong Railway Development Fund Co., Ltd.)) of 山東高速集團有限公司 (Shandong Highway Group Co., Ltd.) (“**Shandong Highway Companies**”) in relation to Shandong Highway Companies investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
- (w) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with 蘇州工業園區睿燦投資企業(有限合夥) (Suzhou Industrial Park Ruican Investment LLP) (“**Ruican Investment**”) in relation to Ruican Investment investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
- (x) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with 深圳市美投高新技術創業投資有限公司 (Shenzhen Meitou Hitech Venture Capital Investment Co., Ltd.) (“**Meitou**”) in relation to Meitou investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;

- (y) On 30 December 2016, Kailong Real Estate and Hengda Real Estate entered into an investment agreement with 廣東唯美明珠投資有限公司 (Guangdong Weimei Mingzhu Investment Co., Ltd.) (“**Guangdong Weimei**”) in relation to Guangdong Weimei investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
- (z) The Shum Yip Group Investment Agreement;
- (aa) The Baoxin Investment Agreement;
- (bb) The Huada Property Investment Agreement;
- (cc) The Qixiang Investment Agreement;
- (dd) The Jiancheng Investment Agreement;
- (ee) The Ruican Investment Agreement;
- (ff) The Hongda Investment Agreement;
- (gg) The Yumin Investment Agreement;
- (hh) The Golden Orange Hongyuan Investment Agreement;
- (ii) The Jiayu Investment Agreement;
- (jj) The Shenzhen Zhongyi Investment Agreement;
- (kk) The Haoren Investment Agreement; and
- (ll) The Yonghe Jinfeng Investment Agreement.

8. EXPERT AND CONSENT

The following is the qualification of the expert who has been named in this circular or has given opinion or letter contained in this circular:

Name	Qualification
CBRE	Property valuer

As at the Latest Practicable Date, CBRE has given and has not withdrawn its written consent to the issue of this circular with the inclusion therein of its letter and references to its names, in the form and context in which they are included.

As at the Latest Practicable date, CBRE did not have any shareholding in any member of the Group and did not have the right to subscribe for or to nominate persons to subscribe for shares in any members of the Group.

As at the Latest Practicable Date, CBRE did not have any interest, direct or indirect, in any assets which have been acquired or disposed of by or leased to any member of the Group, or which are proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2016, being the date to which the latest published audited consolidated financial statements of the Company were made up.

9. GENERAL

- (a) None of the Directors had any direct or indirect interest in any assets which had been acquired or disposed of by or leased to any member of the Group or proposed to be so acquired, disposed of by or leased to any member of the Group since 31 December 2016, being the date to which the latest published audited accounts of the Company were made up, and up to the Latest Practicable Date.
- (b) Save as disclosed in this circular, as at the Latest Practicable Date, none of the Directors was materially interested in any contract or arrangement entered into by any member of the Group, which was subsisting and was significant in relation to the business of the Group.
- (c) The company secretary of the Company is Mr. Fong Kar Chun, Jimmy. Mr. Fong is a member of the Law Society of Hong Kong and has been a qualified solicitor in Hong Kong since 2001.
- (d) The registered office of the Company is P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands.
- (e) The principal place of business of the Company in Hong Kong is Suites 1501–1507, One Pacific Place, 88 Queensway, Hong Kong.
- (f) The branch share registrars of the Company in Hong Kong is Computershare Hong Kong Investor Services Limited.
- (g) The principal share registrars of the Company is Royal Bank of Canada Trust Company (Cayman) Limited.
- (h) The English text of this circular shall prevail over their respective Chinese text for the purpose of interpretation.

10. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents will be available for inspection at the Company's principal place of business in Hong Kong at Suites 1501-1507, One Pacific Place, 88 Queensway, Hong Kong during normal business hours on any weekdays, except public holidays, from the date of this circular and up to 14 days thereafter:

- (a) the articles of association of the Company;
- (b) the annual reports of the Company for years ended 31 December 2014, 2015 and 2016;
- (c) the summary valuation report of Hengda Real Estate;
- (d) the material contracts referred to in the section headed "Material Contracts" of this appendix;
- (e) the written consent of the expert referred to in the section headed "Expert and Consent" of this appendix;
- (f) the circular of the Company dated 13 January 2017 in respect of the acquisition of shares in China Vanke Co., Ltd.;
- (g) the circular of the Company dated 28 February 2017 in respect of the investment of an aggregate of RMB30 billion in the registered capital of Hengda Real Estate (the "**Capital Increase**") by the investors referred to in the investment agreements dated 30 December 2016 (the "**Investors**") entered into between Kailong Real Estate, Hengda Real Estate and the Investors in relation to the Capital Increase; and
- (h) this circular.