



远洋地产

WE BUILD OUR FUTURE

遠洋地產控股有限公司
Sino-Ocean Land Holdings Limited

(Incorporated in Hong Kong with limited liability under the Hong Kong Companies Ordinance)

(Stock Code:03377)

2012 Interim Report



Tomorrow is difficult

WE ARE PREPARED





Tomorrow is challenging

WE ARE UNITED



Tomorrow is hopefulness

WE GROW

CONTENTS

3	Financial Highlights
4	Chairman's Statement
10	Corporate Social Responsibility Report
12	Management Discussion & Analysis
28	Disclosure of Interests
31	Corporate Governance and Other Information
37	Corporate Information
39	Condensed Consolidated Interim Balance Sheet
41	Condensed Consolidated Interim Income Statement
42	Condensed Consolidated Interim Statement of Comprehensive Income
43	Condensed Consolidated Interim Statement of Changes in Equity
45	Condensed Consolidated Interim Cash Flow Statement
46	Notes to the Unaudited Condensed Consolidated Interim Financial Information
68	Report on Review of Interim Financial Information
69	List of Project Names

About us

Sino-Ocean Land is one of the leading property developers in Beijing and the Pan-Bohai Rim and actively implementing our national strategic plan with a coastal and riparian focus. We focus on developing mid-to-high end residential properties, high-end office premises and retail space. We have over 50 development projects in various stages of development in high growth cities across the country, including Beijing; Dalian, Qingdao, Qinhuangdao and Tianjin in the Pan-Bohai Rim; Changchun, Fushun and Shenyang in the Northeast Region; Chengdu, Chongqing, Hangzhou, Huangshan, Shanghai, Wuhan and Zhenjiang along Yangtze River; Sanya, Haikou, Shenzhen and Zhongshan in the Southern Region.

On the back of our dedication to high-quality products and professional services, Sino-Ocean Land has built up a strong brand in Beijing, the Pan-Bohai Rim and the Southern Region. As at 30 June 2012, we have approximately 2.3 million sq.m. landbank, in which projects located in Beijing and the Pan-Bohai Rim accounted for about 58% of our total landbank, comparing to that of 74% in June last year, our increasing presence over other PRC regions is exhibited.

Up to now, our Group has been selected as a constituent of the Hang Seng Composite Index ("HSCI"), the Hang Seng Composite Industry Index — Properties and Construction, Hang Seng Mainland 100, Hang Seng Composite Mid Cap Index and Hang Seng Global Composite Index.

Tomorrow's opportunity

WE ARE READY





Beijing

Changchun

Shenyang

Fushun

Qinhuangdao

Tianjin

Dalian

Qingdao

Zhenjiang

Shanghai

Huangshan

Hangzhou

Chengdu

Chongqing

Wuhan

Shenzhen

Zhongshan

Haikou

Sanya

Financial Highlights

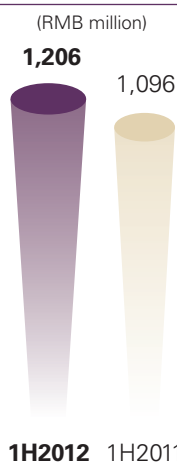
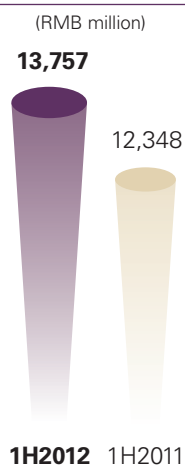
Six months ended 30 June (unaudited)			
(RMB million)	2012	2011	% changes
Contracted sales	13,757	12,348	11%
Revenue	6,759	7,904	-14%
Gross profit	2,058	2,340	-12%
Profit before income tax	1,960	1,974	-1%
Profit for the period	1,247	1,098	14%
Profit attributable to owners of the Company	1,206	1,096	10%
Earnings per share (RMB)			
— Basic	0.15	0.15	—
— Diluted	0.15	0.15	—
Dividend per share (HKD)	0.06	0.05	20%
Dividend payout ratio	24%	21%	3% pts
Gross profit margin	30%	30%	—
Net profit margin	18%	14%	4% pts
Saleable GFA sold (sq.m.)	1,214,000	836,000	45%
Saleable GFA delivered (sq.m.)	423,000	681,000	-38%

(RMB million)	As at 30 June 2012 (unaudited)	As at 31 December 2011 (audited)	% changes
Total assets	121,253	110,285	10%
Equity attributable to owners of the Company	36,097	35,268	2%
Cash resources*	14,878	12,417	20%
Net Gearing ratio*	62%	60%	2% pts
Landbank (sq.m.)	23,499,000	23,989,000	-2%

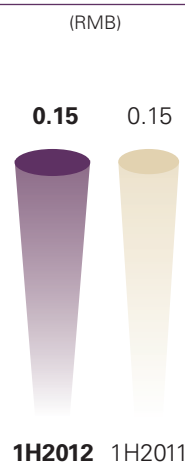
* Including the restricted bank deposits

Profit attributable to owners of the Company

Contracted sales



Earnings per share



Chairman's Statement

On behalf of the Board of Directors of the Company (the "Board"), I present the result of Sino-Ocean Land Holdings Limited ("Sino-Ocean Land" or the "Company") and its subsidiaries (together referred to as "our Group" or "We") for the six months ended 30 June 2012.

2012 Interim Results

For the six months ended 30 June 2012, our Group recorded RMB6,759 million in revenue and RMB2,058



million in gross profit, representing decrease of 14% and 12%, respectively, compared to the same period last year, while gross profit margin was maintained at 30%. Profit attributable to owners of the Company reached RMB1,206 million, representing a 10% growth compared to the same period last year. Earnings per share amounted to RMB0.152. Based on the profit attributable to owners of the Company for the interim period of 2012, the Board is pleased to propose an interim dividend of HKD0.06 per share for the six months ended 30 June 2012. The Board

also recommends offering to the shareholders the right to elect as an alternative, to receive the interim dividend wholly or partly by allotment of new shares credited as fully paid up in lieu of cash, subject to the granting by the Listing Committee of The Stock Exchange of Hong Kong Limited ("Stock Exchange") of the listing of, and permission to deal in, the new shares to be issued pursuant thereto.



Chairman's Statement

Market Review and Outlook

Ongoing government regulatory measures have brought the PRC property market further down to the bottom in the first half of the year. GFA sales nationwide for the first quarter decreased by 13.6% as compared to the same period last year. This is partly attributable to the effect of conventional low season of the market in the first quarter. Besides, the potential buyers' anticipation for possible further declines in prices, and the government's implementation of market regulation as a long-term policy, were also considered as crucial factors. By the second quarter, the year-on-year decline rate for GFA sales nationwide was significantly narrowed down to 7.7%, reflecting the effective strategy adopted by developers to

adjust down prices in return for higher sales volume, which stimulated the gradual unleash of previously restrained direct end user demand (first home purchase, first home upgrade, etc). In general there was no dramatic price reverse in the first six months. The nationwide average selling price of commodity housing for the period from January to June was RMB5,834 per sq.m., representing a year-on-year increase of merely 5.4%. Even in June, among the 70 major medium/large cities in the PRC, only 11 cities reported a growth in average selling price on the year-on-year basis and among these 11 cities, the growth rates are all below 1.2%.

The current market sentiment is completely different from that in 2009 and it is not practical to expect any V-Shape



rebound. The PRC property market was undersupplied at the end of the first six months of 2009, while stocks of unsold residential units in most cities are currently at their all-time high. It is unlikely for any material relaxation of purchase nor credit restriction, therefore property prices are unlikely to embark on a new growth cycle until there is substantial reduction in the inventory in the market.

Market regulation has become a constant phenomenon in the PRC property market. The Central Government stuck to property market regulation without any leeway in the first half of the year, repeatedly emphasising its intention for stringent implementation of the macro-control policy. Meanwhile, under the guidance of differentiated treatment, a lot of local governments, with the endorsement of the Central Government, introduced measures such as housing provident fund loan adjustment and tax benefit for first home buyers, all in a bid to encourage purchases by end-users. In terms of monetary policy, the mandatory bank reserve ratio has been lowered twice (on 24 February and 18 May, respectively), while the interest-rate has been cut twice (on 8 June and 6 July, respectively), both contributing to the steady transaction volume pick-up in the market since May. Taking into account the government's regulatory policy, direct end user demand has become the major source for most transactions took place and is expected to remain as a dominating force in the market in the latter half of the year.

Segmentation is another phenomenon of the PRC property market, which is expected to further bifurcate among different cities and enterprises. Since the second quarter, enormous demands have sustained in first-tier cities (Beijing, Shanghai, Guangzhou and Shenzhen) and certain popular second-tier cities because of the limited supply, prompting prominent rebound in transaction volumes and thus supported transaction prices. While for third-tier and forth-tier cities, supported by strong supply and demand, both prices and transaction volume as a result continued to reflect a stable trend. Meanwhile, industry consolidation has become more prominent, as indicated by further concentration of market shares. According to preliminary statistics, the top 15 branded property developers of the nation (in terms of sales amount) accounted for a 19% market share in aggregate, which was 3 percentage points higher as compared to the same period last year, highlighting the further superiority of branded developers.

A stabilizing tendency is expected to appear in the PRC property market and the government's regulatory policy in



the second half of the year, although the possibility of a return to austerity should not be ruled out. Any subtle changes in market anticipations and sentiments might have a bearing on property price movements, and causing the government to tighten its regulatory measures again. Reports of expensively priced “prime sites” in cities such as Beijing, Guangzhou and Shanghai since June, coupled with prominent trends of growth in both volumes and prices in certain popular cities, along with the two interest-rate cuts within one month, have certainly provided reasons for rosy expectations. However, as discussed above, different from three years ago, rapid inflation of property prices is not likely to happen under the market conditions and government policies.

Business Review and Strategy

In accordance with the principle of “safe operation and well preparation” determined at the beginning of the year, the Group conducted its strategy formulation and work implementation in an orderly fashion against the general market downside, credits to prudent judgment and execution. For the first six months, the Company reported contracted sales of RMB13,757 million, representing year-on-year growth of 11% and 51% of the full-year target.

“Safe operation” is a highlighted theme this year. In line with our longstanding principle of financial prudence, we continued to strictly control our net gearing ratio below 80%. Through dedicated efforts in various aspects, we secured cash collection from sales of RMB12 billion and our cash outflow on construction was controlled at RMB5.6 billion. Net cash flow from operations improved

Chairman's Statement

significantly and net operating cashflow for the period recorded a positive cash inflow. Meanwhile, the securing of an offshore USD600 million syndicated loan highlighted a positive rating of the Company's financial conditions by banks and financial institutions.

The Group accomplished its latest organisational adjustments during the first quarter to reduce management hierarchies, centralise decision-making while delegating management responsibilities, in an effort to streamline workforce, speed up processing and simplify administration. This adjustment not only improved the quality of decision making and execution competence, but also served as a strong structural foundation for our future business development.

Amidst ongoing market corrections, cost control and optimisation have become a matter of competitive edges for developers. In this connection, we have re-engineered our platform, system and management structure. First of all, we strengthened cost optimisation and control at the early and implementable construction stage of design and research, emphasizing on the design deliverables of our projects to ensure consistency. We also monitored our cost on construction-in-progress tighter on all fronts, by revising and streamlining the cost structure for projects in progress at different stages, so as to ensure the implementation of all cost optimisation standards and the elimination of unnecessary processes. Finally, we exercised stringent control over individual items in marketing expenses and outgoings. The effectiveness of



marketing expenses was strengthened, as marketing effort is only put into those that will bring out actual performance, hence direct and immediate incentives for the sales teams were enhanced.

To address changes in the property market in the first six months of the year, the Company launched sales with a more tactical and timely strategy at market recovery. Improved turnover rate has been achieved through detailed segmentation of cities, products and customers, streamlined value regimes and innovative marketing strategy.

Sino-Ocean Land's market position in the Pan-Bohai Rim region has been further fortified following the efforts to enhance regional markets penetration and brand building. Launched in eager market anticipation, the Ocean Crown (遠洋•萬和公館) in Beijing bagged subscription of over RMB1.2 billion within the first month of sales (of which over 50% has been translated into contracted sales at the same month) at a price around RMB50,000 per sq.m.. Ocean Diamond Bay (鑽石灣), our large-scale development in Dalian, generated contracted sales of approximately RMB1.6 billion within 5 days since launch. In Fushan, another city earmarked for articulate marketing, debutant Fushun Ocean City (撫順遠洋城) also bagged RMB200 million in contracted sales during first month of launch. Driven by sales from these three new projects, we recorded RMB5.9 billion in contracted sales for the month of June, representing a 210% month-on-month growth. Ocean Diamond Bay (鑽石灣) and Ocean Worldview (紅星海世界觀) in Dalian ranked 1st and 3rd respectively on the city's commodity housing sales chart. Zhongshan Ocean City (中山遠洋城), Qinhuangdao Ocean Century (秦皇島海世紀) and Fushun Ocean City (撫順遠洋城) all ranked 1st in their cities.

As an important developing niche of our Group in the future, our commercial property business has shown significant improvements in operating capabilities following cultivation over the past years, bringing increasing contributions to our Group's net profit. Both rental and occupancy rates of the mature investment properties held by the Company have been sustained at the higher end of the market. Over the coming years, the Company will have new investment properties with GFA of approximately 200,000 sq.m. per annum bringing into operation. The INDIGO (頤堤港) project in Beijing, a joint venture with Swire Properties, has reported satisfactory rental and

occupancy rates after its commencement of operation. Apart from commercial property business, we are also making steady progress in searching for potential new ventures such as retirement housing and real estate financing, in an active bid to achieve sustainable business development in the long run.

Looking to the latter half of the year, we feel confident and also competent to create value to the shareholders by taking on every challenge and grasping every opportunity during market consolidation. We will closely perform and bring out the development plan adopted at the beginning of the year, namely: optimisation of the entire value chain, together with gradual improvements of the cost structure, further uplift of our management system; rapid response to the market on the basis of our project business plans together with a flexible approach in seizing market opportunities to excel beyond market potentials; strict investment standard and prudent attitude towards investment opportunities, together with appropriate replenishment of quality land resources in existing regions to realise value within the cities; in terms of commercial property business, through our capability enhancement and management optimisation together with existing prestigious resources and scale expansion, we are able to bring out new value.

Appreciation

On behalf of the Board, I would like to express profound gratitude to our shareholders and business partners for their ongoing support and to all our colleagues for their persistence and professionalism. We are convinced that, under the wise leadership of the Board and with concerted efforts of our staff, our Group is well-positioned for sustainable business development and solid growth in results.

LI Ming
Chairman

Hong Kong, 16 August 2012

Corporate Social Responsibility Report

In 2012, Sino-Ocean Land continued to implement responsibility fulfillment across its internal establishment, incorporating the requirement in further principal businesses with a view to ensuring the sustainable development not only of our business, but also for our value partners (our shareholders, customers, employees and partners; the government, community and environment) and the society. Our engagement in charitable activities continued to focus on education and environmental protection. By promoting charitable causes internally among our staff as well as joining forces with third parties, we have made our social responsibility fulfillment programme more scientific and more sustainable. By strengthening the optimised allocation of resources, our project implementation has become more efficient and effective.

Stringent cost controls: delivering management value

On 7 January, the Sino-Ocean Value Year was officially announced. For 5 years in a row, Sino-Ocean Land has persisted in focusing on its core tasks by way of the adoption of annual management themes, under which efforts have been made to: advance the implementation of our development strategies, drive corporate management reforms and business results improvement, enhance brand building and communications, facilitate the inheritance of our corporate culture and foster professional staff qualities. Under the theme of "Value Partners," we sought



老社区
新绿色

to deliver value for our partners, namely investment return for investors, products and services for customers, and career development for employees. Through in-depth communications within the Company and to third parties, we have enhanced understanding of and identification with Sino-Ocean Land's strategic development.

In addition, a "Sino-Ocean Green Office Day" activity was held on a monthly basis, in which employees were encouraged, through lively means, to help the Company cut unwarranted expenses by saving energy and reducing office costs.

A journey to quality: fostering product value

The "Journey to Quality", a media tour under the theme of "Quality by Heart and New Value," was organised by Sino-Ocean Land during the period, where industry experts and members of the media were invited to join project reviews and professional seminars held at the "hinterland" of Sino-Ocean Land's projects. It was an occasion for reviewing and summarising Sino-Ocean Land's experience in substantiating product quality over 19 years since its establishment, while reaping the benefit of professional and media opinions. Starting from Beijing and traveling through cities such as Haikou and Sanya, members of the tour have voiced unanimous approval for the quality of our products and services at all the cities they have been. Sino-Ocean Land's ability to develop in regions beyond its hometown has been widely acclaimed won generous acclaim.



CEM-induced: enhancing customer value and experience

While continuing to focus on its products, Sino-Ocean Land also increased its efforts on services, ensuring that customers would find satisfaction and delight in both our products and our services. In 2012, the philosophy and management tools for customer experience were successfully introduced in the Ocean La Vie project, where customer satisfaction for products was constantly enhanced through system streamlining and product and service standards for the improvement of key customer contact points.

Green zone demonstration: delivering value through eco-friendly designs

Our “Old Community, New Green” campaign in 2011 was focused on the “reasonable use of water resources,” and the “water-circuit quadrangle” built as an integrated showcase rebuilding project was officially completed in May this year. Built in the setting of a spectacular architecture, namely the quadrangle, the project is aimed at the maximisation and rationalisation of water use without affecting normal household life, so that any wasteful consumption is strictly avoided. Guided by the principles of conservation and avoidance of wasteful consumption, we sought to create the organic unity of indoor and outdoor environments, while maintaining harmony and comfort in living.

Concern for the underprivileged: delivering social value

Retirement and care for the aged has become an increasing concern for the nation as well as individual families. Retirement housing represents a new industry that commands enormous market demand in line with the current state of the nation. Research work on retirement housing was officially commenced during the first half of the year, as Sino-Ocean Land built an integrated platform of academic research and industrial operation for the retirement housing service chain in association with a number of professional organisations, in earnest fulfillment of its social responsibility as a corporate citizen.



In 2012, an increasing number of our city companies have committed themselves to social responsibility fulfillment. For example, our Wuhan Company organised the “Charity Venture across the Qinghai Tibetan Region,” which lasted for nearly six months, to deliver solar power equipment to the boarding schools in Xiaoxiang Centre, Nangqian County, Yushuzhou, Qinghai. While realising our social value, this programme also delivered public as well as individual values by bringing more customers and parties to the impoverished areas of Yushu where they helped to make modest wishes of impoverished students come true.

Volunteers from Sino-Ocean Land’s city branches and units have been actively participating in various welfare and charitable campaigns. As at 30 June, our employees had devoted 2,449 hours in voluntary services and welfare donations made by our Group amounted to RMB4,555,000.

Management Discussion & Analysis

Financial Review

Revenue

The following table sets forth our revenue breakdown for the six-month periods ended 30 June 2012 and 2011:

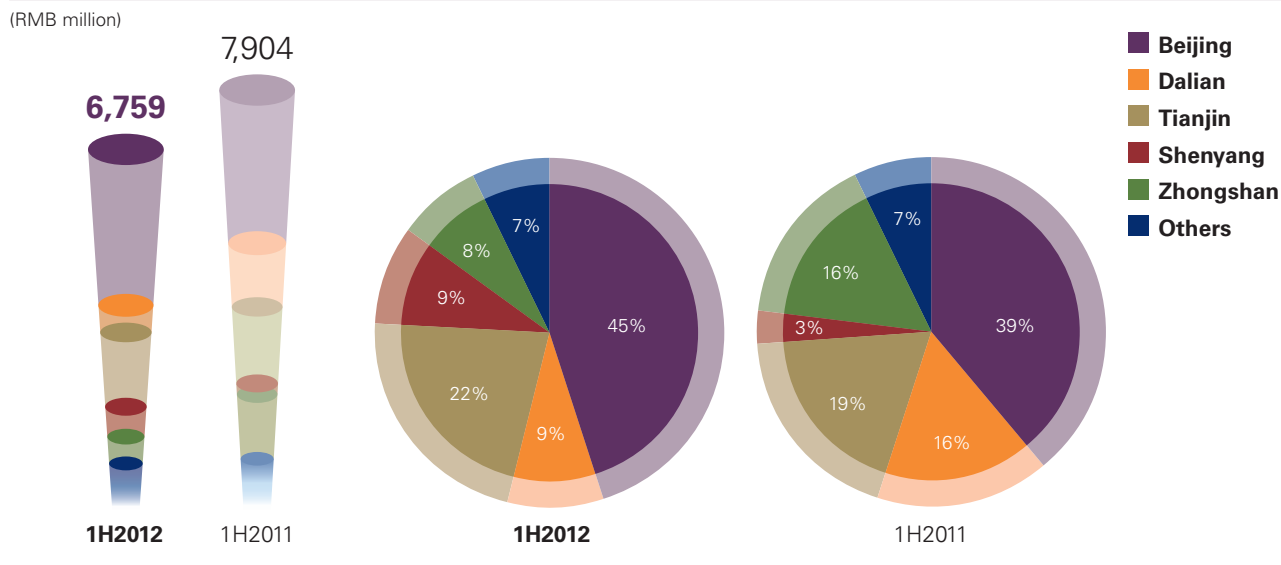
(RMB million)	First half 2012	First half 2011	Change (%)
Property development	5,707	7,318	-22%
Property investment	200	157	27%
Property management	219	155	41%
Other real estate related businesses (including furnishing and decoration business)	633	274	131%
Total	6,759	7,904	-14%

Our Group's revenue in the first six months of 2012 amounted to RMB6,759 million, representing a 14% drop compared to RMB7,904 million for the corresponding period in 2011.

The decrease in total revenue was primarily due to a decrease of RMB1,611 million in our property development revenue to RMB5,707 million for the first half of 2012, which was the result of a drop in saleable GFA delivered (including car parks) from approximately 681,000 sq.m. to approximately 423,000 sq.m., representing a 38% decrease.

In terms of geographical contribution, for the first half of 2012, Beijing remained the largest segment, contributing 45% of our Group's total revenue, which was 39% in the same period in 2011. There were strong contributions from the three Pan-Bohai Rim and Northern Region cities including Dalian, Tianjin and Shenyang, with their total revenue of RMB2,742 million in 2012, accounting for about 40% of total revenue (first half of 2011: 38%). Contributions from Beijing and Pan-Bohai Rim formed solid foundation for our nation-wide development strategy laid down in previous years which has successfully reduced our Group's reliance on a single market and diversified our revenue base for future expansion and revenue growth in the future.

The following graphs compare the revenue contributions by geographical locations for the six-month periods ended 30 June 2012 and 2011:



Cost of sales

The cost of property development, mainly comprised of land cost and construction cost, which together accounted for 80% of our Group's total cost of sales during this period (first half of 2011: 92%). Excluding car parks, average land cost per sq.m. of the property development business for the period under review was approximately RMB2,400 (first half of 2011: RMB2,700). Average construction cost per sq.m. (excluding car parks) for property development was approximately RMB5,500 for the period compared to RMB4,200 in the first half of 2011 which is due to the delivery of high end product, Ocean La Vie (Beijing), during the period.

Gross profit

Gross profit for the period under review was RMB2,058 million, representing a 12% decrease compared to the corresponding period in 2011. Gross profit margin remained stable at around 30%. The decrease in gross profit was primarily due to the decrease in revenue.

Other income and gains

Other income for the six months ended 30 June 2012 amounted to RMB25.15 million (first half of 2011: RMB189 million) which comprised of income from investment on financial assets and interest income. The decrease in other income was mainly due to the one-off non-operating income of RMB124 million recorded in the first half of 2011 but none in the first half of 2012.

Our Group recorded other gains (net) of RMB60.69 million compared to a loss of RMB0.628 million in the first half of 2011. Other gains (net) comprised the gains from partial disposal of subsidiaries and an associate and exchange gain recognised during the period.

Finance costs

The increase in interest expenses was due to the overall increase in average cost of funding for the current period and the increase in total borrowing. The average interest rate has increased from 6.26% to 7.68% for the first half of 2012 leading to the total interest expenses paid or accrued to RMB1,332 million (first half of 2011: RMB745 million) of which RMB143 million (first half of 2011: RMB97.1 million) was not capitalised and charged through income statement.

Management Discussion & Analysis

Operating expenses

Selling and marketing expenses for the first half of 2012 were RMB247 million, as compared to RMB251 million of the corresponding period in 2011. These costs, however, accounted for only approximately 2% of the total contracted sales amount for the first half of 2012, the same as 2011. Our cost control measures successfully kept these costs at a relatively stable and low level.

For administrative expenses, the amount incurred for the first half of 2012 increased to RMB238 million (first half of 2011: RMB196 million), which represented 2% of contracted sales amount (first half of 2011: 2%), in line with our contracted sales growth and coverage of more cities.

Taxation

The aggregate of enterprise income tax and deferred tax decreased by 18% to RMB376 million for the first half of 2012 (first half of 2011: RMB456 million), with effective tax rate of 29% (first half of 2011: 29%). In addition, consistent to the decrease in gross profit, land appreciation tax for the first half of 2012 dropped to RMB336 million (first half of 2011: RMB419 million), accounted for 16% of gross profit in the first half of 2012 (first half of 2011: 18%).

Profit attributable to owners of the company

Profit attributable to owners of the Company increased by 10% to RMB1,206 million in the first half of 2012, compared to RMB1,096 million for the corresponding period last year. Return on average equity (excluding convertible securities and capital securities) stated at approximately 4% in the first half of 2012 (first half of 2011: 4%). Our management will continue to focus on the improvement of our shareholders' return as their on-going tasks.

Financial resources and liquidity

During the first half of 2012, we recorded an increase in total borrowings from RMB33,587 million as at 31 December 2011 to RMB37,206 million as at 30 June 2012. In June 2012, we successfully refinanced our previous syndicated loan with the size of USD600 million, ensuring our financial support under the unstable global market economy.

As at 30 June 2012, our Group had total cash resources (including cash and cash equivalents and restricted bank deposits) of RMB14,878 million. Together with the unutilized credit facilities of about RMB19,297 million, our Group is ensured to be financially sound.

In terms of net gearing ratio, based on the total borrowings less cash resources divided by total equity minus minority interest, our Group's net gearing ratio was about 62% as at 30 June 2012. We are comfortable with the current gearing level given that we maintain RMB14,878 million cash resources on hand.

The repayment schedule of the Group's borrowings was as follows:

(RMB million)	As at 30 June 2012	As at 31 December 2011	Change (%)
Within 1 year	15,968	14,482	10%
1 to 2 years	4,705	6,779	-31%
2 to 5 years	13,354	10,001	34%
Over 5 years	3,179	2,325	37%
Total	37,206	33,587	11%

Financial guarantees and charge on assets

As at 30 June 2012, the value of the guarantees provided by our Group to banks for mortgages extended to property buyers before completion of their mortgage registration was RMB5,104 million (31 December 2011: RMB3,159 million).

During the first half of 2012, our Group has pledged some of its land use rights, properties under development, completed properties held for sale, investment properties, etc. to secure short-term bank loans (including the current portion of long-term borrowings) of RMB1,744 million (31 December 2011: RMB879 million) and long-term bank loans of RMB14,224 million (31 December 2011: RMB12,018 million). As at 30 June 2012, total pledged assets accounted for approximately 34% of the total assets of our Group (31 December 2011: 27%).

Capital commitments

Our Group entered into certain agreements in respect of land acquisition and property development. As at 30 June 2012, our Group had a total capital commitment of RMB24,757 million (31 December 2011: RMB33,142 million).

Contingent liabilities

In line with the prevailing commercial practice in the PRC, our Group provides guarantees for mortgages extended to property buyers before completion of their mortgage registration. As at 30 June 2012, the total amount of the aforesaid guarantees provided by our Group was RMB5,104 million (31 December 2011: RMB3,159 million). In the past, our Group had not incurred any material loss from providing such guarantees, as the guarantees were given as a transitional arrangement that would be terminated upon completion of the mortgage registration and were secured by the buyers' properties.

Management Discussion & Analysis

Business Review

Property Development

1) Recognised sales

Revenue from property development business dropped by 22% for the first half of 2012 to RMB5,707 million, compared to RMB7,318 million for the corresponding period in 2011. Such decrease on revenue from property development business

was mainly due to the lowered saleable GFA delivered from approximately 681,000 sq.m. in the first half of 2011 to approximately 423,000 sq.m. in the first half of 2012. Average selling price delivered (excluding car parks) inflated to approximately RMB14,100 per sq.m. in the first six months of 2012 compared to RMB11,000 per sq.m. in the corresponding period in 2011, which was mainly contributed from the delivery of our high end product, Ocean La Vie (Beijing).

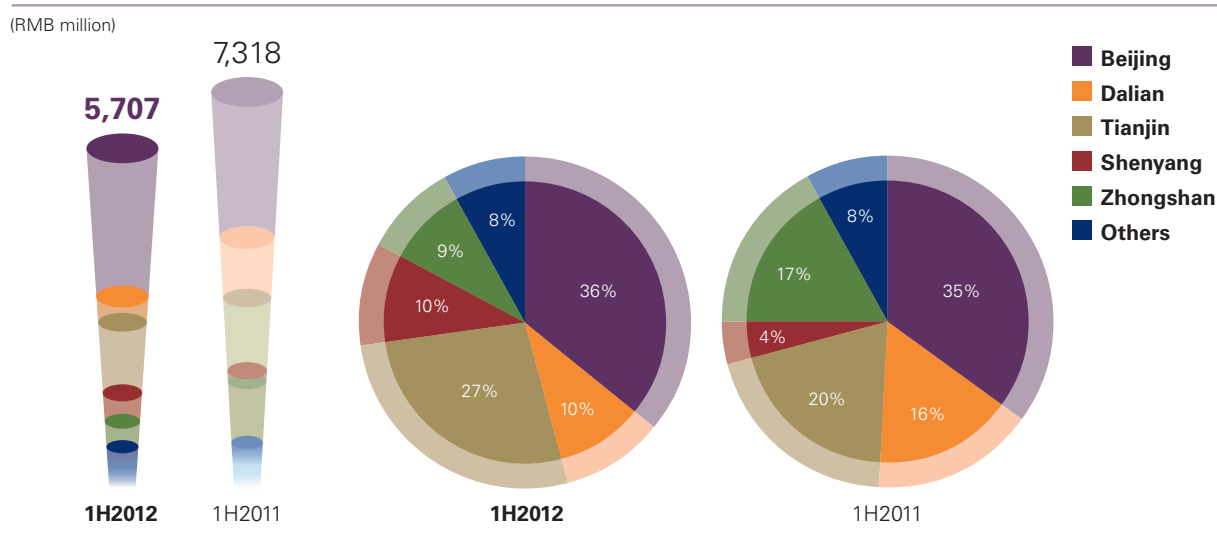
Revenue and saleable GFA delivered from each project during the first half of 2012 were as follows:

Cities	Projects	Revenue (RMB million)	Saleable GFA delivered (sq.m.)	Average selling price (RMB/sq.m.)	Interest attributable to our Group (%)
Beijing	Ocean Great Harmony	2	90	22,200	100%
	Ocean Landscape	11	675	16,300	100%
	Ocean Landscape Eastern Area	59	2,548	23,200	100%
	Ocean La Vie	1,052	16,296	64,600	85.72%
	Poetry Of River	873	44,150	19,800	100%
Dalian	Ocean Seasons	35	2,498	14,000	100%
	Ocean Worldview	539	41,216	13,100	100%
	Chanson Garden	1	138	7,200	100%
Qinhuangdao	Wan Hai Yi Hao	1	248	4,000	100%
Sanya	Ocean Mansion	225	11,445	19,700	70%
Shenyang	Ocean Paradise	544	62,213	8,700	100%
Tianjin	Ocean City	866	99,131	8,700	100%
	Ocean Express	160	17,617	9,100	97.05%
	Ocean Great Harmony	489	38,545	12,700	100%
Wuhan	Ocean Manor	126	16,072	7,800	55%
	Ocean World	44	8,361	5,300	55%
Zhongshan	Ocean City	517	31,552	16,400	100%
Subtotal		5,544	392,795	14,100	
Carparks		163	29,947	5,400	
Total		5,707	422,742	13,500	

During the period, Beijing remained the largest contributor which accounted for 36% of total revenue from property development (first half of 2011: 35%). Meanwhile, contribution from cities including Dalian,

Tianjin and Shenyang, accounting for 47% of revenue from property development in the period under review.

Breakdown of our Group's revenue from property development by geographical locations in the first half of 2012 and 2011 is as follows:



2) Contracted sales

Our contracted sales during the six months ended 30 June 2012 amounted to RMB13,757 million, representing an approximately 11% increase compared to RMB12,348 million for the corresponding period in 2011. The increase was due to more projects available for sale and our increase in sales effort, leading to the higher GFA sold for the first half of 2012 which went up by 45% to 1,214,000 sq.m. (first half of 2011: 836,000 sq.m.). As there were more projects and contribution from second-tier cities, the average selling price has decreased by 25% to RMB11,600 per sq.m. (first half of 2011: RMB15,400 per sq.m.) excluding car parks and by 24% to RMB11,300 per sq.m. (first half of 2011: RMB14,800 per sq.m.) including car parks.

In terms of geographical distribution, there were altogether 39 projects available for sale during the first half of 2012 (first half of 2011: 27 projects), of which 13 were located in Dalian, Tianjin and Shenyang, accounting for about 43% of the total contracted sales amount. We began to see the effect of our nationwide coverage in that contracted sales from Beijing only accounted for 28% (first half of 2011: 45%) and from Zhongshan, Hangzhou and other regions increased from 19% in the first half of 2011 to 29% in the first half of 2012. As at 30 June 2012, our Group's unbooked contracted sales to be recognized amounted to RMB37,132 million, providing a strong and solid foundation for our Group's future revenue growth.

Management Discussion & Analysis

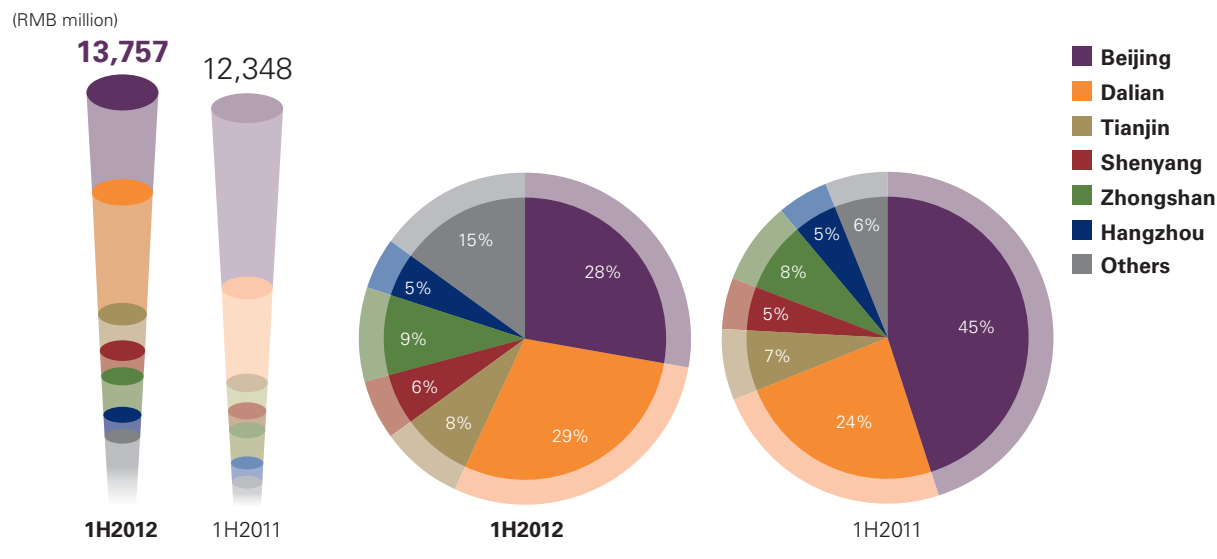
The following table sets forth the information regarding the contracted sales amounts and the saleable GFA sold by projects during the first half of 2012:

Cities	Projects	Contracted sales amount (RMB million)	Saleable GFA sold (sq.m.)	Average selling price (RMB/sq.m.)	Interest attributable to our Group (%)
Beijing	Ocean Crown	644	13,785	46,700	100%
	Ocean Great Harmony	30	627	47,800	100%
	Ocean Landscape	7	410	17,100	100%
	Ocean Landscape Eastern Area	10	595	16,800	100%
	Ocean La Vie	1,654	29,830	55,400	85.72%
	Ocean Manor	351	18,009	19,500	100%
	Ocean Oriental Mansion	540	40,892	13,200	100%
	Ocean Palace	249	9,081	27,400	100%
	Poetry Of River	272	15,190	17,900	100%
Changchun	Ocean Cannes Town	220	35,245	6,200	51%
Chongqing	Sino-Ocean International Golf Resort	145	21,263	6,800	85%
Dalian	Ocean Diamond Bay	1,600	110,798	14,400	90%
	Ocean Holiday Manor	229	25,312	9,000	100%
	Ocean Plaza	513	43,020	11,900	69.53%
	Ocean Prospect	2	106	18,900	100%
	Ocean Seasons	20	1,249	16,000	100%
	Ocean Times	454	68,493	6,600	100%
	Ocean Worldview	1,119	116,097	9,600	100%
Fushun	Ocean City	214	44,761	4,800	65%
Haikou	Zen House	23	1,532	15,000	70%
Hangzhou	Grand Canal Milestone	296	11,164	26,500	70%
	Ocean Mansion	342	10,740	31,800	51%
Huangshan	An Island Paradise	77	9,113	8,400	100%
Qingdao	Ocean Prospect	257	13,745	18,700	100%

Cities	Projects	Contracted sales amount (RMB million)	Saleable GFA sold (sq.m.)	Average selling price (RMB/sq.m.)	Interest attributable to our Group (%)
Qinhuangdao	Ocean Century	366	51,866	7,100	100%
Sanya	Ocean Mansion	117	6,676	17,500	70%
Shanghai	Bond Castle	71	1,288	55,100	100%
	Ocean Mansion No.7	266	17,469	15,200	100%
Shenyang	Ocean Paradise	572	71,584	8,000	100%
	Ocean Residence	165	19,242	8,600	88%
Tianjin	Ocean City	585	73,709	7,900	100%
	Ocean Express	172	20,383	8,400	97.05%
	Ocean Great Harmony	116	9,899	11,700	100%
	Ocean Prospect	262	25,081	10,400	100%
Wuhan	Ocean Manor	148	12,441	11,900	55%
	Ocean World	31	6,232	5,000	55%
Zhenjiang	Ocean Beach	153	31,018	4,900	55%
Zhongshan	Ocean City	876	116,690	7,500	100%
	Ocean New Era	301	56,383	5,300	40%
Subtotal		13,469	1,161,018	11,600	
Carparks		288	52,687	5,500	
Total		13,757	1,213,705	11,300	

Management Discussion & Analysis

The following graphs indicate the breakdown of our Group's contracted sales amounts by geographical locations during the first half of both 2012 and 2011:



3) Construction progress

Total GFA completed and total saleable GFA completed in the first half of 2012 were approximately 547,000 sq.m. and 506,000 sq.m., decreased by

35% and 31% respectively compared to the corresponding period in 2011. We will maintain our construction scale in order to have enough GFA available for sale and for delivery to achieve our target in 2012 and support our growth in 2013.

The following table shows the details of construction progress and development progress:

Cities	Projects	GFA	Target
		completed in first half of 2012 (sq.m.)	GFA to be completed in second half of 2012 (sq.m.)
Beijing	Ocean Great Harmony	—	91,000
	Ocean La Vie	39,000	14,000
	Ocean Manor	—	67,000
	Ocean Oriental Mansion	—	125,000
	Poetry of River	74,000	183,000
	The Place	36,000	67,000
Changchun	Ocean Cannes Town	—	100,000
Dalian	Ocean Holiday Manor	—	100,000
	Ocean Plaza	—	293,000
	Ocean Seasons	—	22,000
	Ocean Times	—	98,000
	Ocean Worldview	33,000	190,000
Haikou	Zen House	—	30,000
Hangzhou	Canal Business Center Project	—	78,000
Huangshan	An Island Paradise	—	30,000
Shanghai	Ocean Mansion No.7	—	47,000
	Bond Castle	—	65,000
Shenyang	Ocean Paradise	66,000	—
Tianjin	Ocean City	123,000	150,000
	Ocean Great Harmony	126,000	—
	Ocean Prospect	—	80,000
Zhongshan	Ocean City	50,000	220,000
Total		547,000	2,050,000

Management Discussion & Analysis

4) Landbank

As at 30 June 2012, our landbank decreased by 2% to 23,499,000 sq.m. (31 December 2011: 23,989,000 sq.m.); while landbank with attributable interest decreased to 19,922,000 sq.m. (31 December 2011:

20,647,000 sq.m.). The average land cost per sq.m. for our landbank as at 30 June 2012 was approximately RMB3,062 compared to RMB3,029 as at 31 December 2011.

The following table sets forth the landbank by stages of development as at 30 June 2012:

	Approximate total GFA (sq.m.)	Approximate total saleable GFA (sq.m.)	Remaining landbank (sq.m.)
Completed properties held for sales	4,055,000	3,623,000	640,000
Properties under development	11,247,000	9,263,000	11,050,000
Properties held for future development	11,809,000	9,529,000	11,809,000
Total	27,111,000	22,415,000	23,499,000

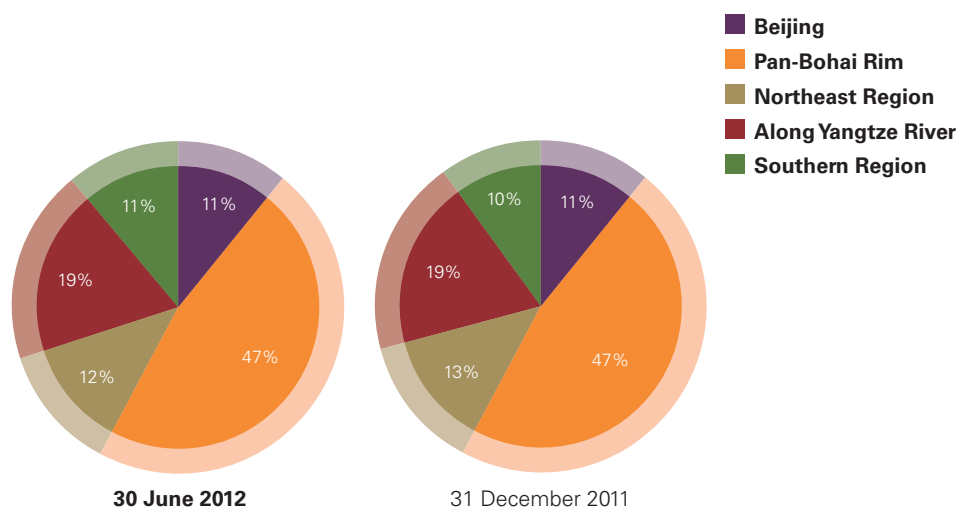
Our Group's landbank details as at 30 June 2012 were listed below:

Region	Cities	Projects	Approximate total GFA (sq.m.)	Approximate total saleable GFA (sq.m.)	Remaining landbank (sq.m.)	Interest attributable to our Group (%)	
Beijing	Beijing	CBD Plot Z6	245,000	190,000	245,000	80%	
		CBD Plot Z13	120,000	108,000	120,000	10%	
		INDIGO	295,000	264,000	97,000	50%	
		Jingmian Project	88,000	78,000	88,000	35%	
		Ocean Crown	211,000	148,000	211,000	100%	
		Ocean Great Harmony	353,000	314,000	105,000	100%	
		Ocean La Vie	319,000	304,000	302,000	85.72%	
		Ocean Landscape	103,000	71,000	103,000	100%	
		Eastern Area E02/03					
		Ocean Manor	250,000	219,000	250,000	100%	
		Ocean Oriental Mansion	174,000	150,000	174,000	100%	
		Ocean Palace	431,000	379,000	431,000	100%	
		Poetry Of River	786,000	705,000	290,000	100%	
		The Place	101,000	86,000	76,000	100%	
Pan-Bohai Rim	Dalian	Ocean Diamond Bay	2,332,000	1,591,000	2,332,000	90%	
		Ocean Holiday Manor	407,000	361,000	407,000	100%	
		Ocean Midtown	92,000	73,000	92,000	100%	
		Ocean Plaza	293,000	253,000	293,000	69.53%	
		Ocean Seasons	138,000	104,000	33,000	100%	
		Ocean Times	565,000	471,000	565,000	100%	
		Ocean Worldview	1,982,000	1,480,000	1,453,000	100%	
		Sino-Ocean Technopole	922,000	596,000	922,000	100%	
		Wyndham Grand Plaza	110,000	52,000	110,000	100%	
		Royale Sino-Ocean					
		Xiaoyao Bay Project	219,000	175,000	219,000	100%	
		Qingdao	Ocean Honored Chateau	133,000	78,000	133,000	100%
			Ocean Prospect	148,000	109,000	148,000	100%
	Ocean Seasons		146,000	114,000	146,000	100%	
	Qinhuangdao	Ocean Century	1,366,000	1,300,000	1,366,000	100%	
	Tianjin	Ocean City	2,259,000	2,171,000	1,852,000	100%	
		Ocean Express	337,000	322,000	96,000	97.05%	
		Ocean Great Harmony	347,000	334,000	307,000	100%	
		Ocean International Center	285,000	248,000	285,000	96.99%	
		Ocean Prospect	318,000	285,000	318,000	100%	

Management Discussion & Analysis

Region	Cities	Projects	Approximate total GFA (sq.m.)	Approximate total saleable GFA (sq.m.)	Remaining landbank (sq.m.)	Interest attributable to our Group (%)
Northeast Region	Changchun	Ocean Cannes Town	1,189,000	1,105,000	1,189,000	51%
	Fushun	Ocean City	1,325,000	1,305,000	1,325,000	65%
	Shenyang	Ocean Paradise Ocean Residence	713,000 181,000	679,000 163,000	236,000 181,000	100% 88%
Along Yangtze River	Chengdu	Pinnacle One	384,000	214,000	384,000	50%
	Chongqing	Sino-Ocean International Golf Resort	583,000	499,000	583,000	85%
	Hangzhou	Canal Business Center Project	965,000	470,000	965,000	51%
		Grand Canal Milestone	208,000	140,000	208,000	70%
		Ocean In Your Heart	159,000	107,000	159,000	63%
	Huangshan	An Island Paradise	94,000	89,000	94,000	100%
	Shanghai	Bond Castle	224,000	89,000	224,000	100%
		Ocean Chanson Mansion	389,000	264,000	389,000	100%
		Ocean Mansion No.7	119,000	88,000	119,000	100%
	Wuhan	Ocean Manor	78,000	71,000	50,000	55%
Ocean World		455,000	394,000	409,000	55%	
Zhenjiang	Ocean Beach	894,000	742,000	894,000	55%	
Southern Region	Haikou	Zen House	110,000	96,000	110,000	70%
	Sanya	Ocean Mansion	55,000	48,000	9,000	70%
		Tang Di Project	14,000	12,000	14,000	52.5%
	Shenzhen	Ocean Express	566,000	408,000	566,000	84.7%
Zhongshan	Ocean City	2,036,000	1,820,000	1,327,000	100%	
	Ocean New Era	495,000	479,000	495,000	40%	
Total			27,111,000	22,415,000	23,499,000	

The following graphs set forth the landbank by geographical locations as at 30 June 2012 and 31 December 2011:



Property Investment

Excluding those investment properties held by our subsidiary, Gemini Investments (Holdings) Limited, as at 30 June 2012, our Group has investment properties and several carparks for rental service in Beijing, with a total leasable area of 462,000 sq.m.

Revenue from property investment increased to RMB200 million during the first half of 2012 (first half of 2011: RMB157 million). The rise in rental income was mainly due to higher per sq.m. rental level and occupancy rate for Ocean Office Park in Beijing.

Management Discussion & Analysis

List of our investment properties as at 30 June 2012:

	Approximate leasable area (sq.m.)	Office premises (sq.m.)	Retail space (sq.m.)	Others (sq.m.)	Occupancy rate as at 30 June 2012 (%)	Interest attributable to our Group (%)
Ocean Plaza (Beijing)	31,000	26,000	1,000	4,000	Over 95%	72%
Ocean International Center Block A (Beijing)	101,000	75,000	9,000	17,000	Over 95%	100%
Ocean Office Park (Beijing)	118,000	81,000	22,000	15,000	Over 90%	100%
INDIGO (Beijing)	198,000	52,000	48,000	98,000	55%	50%
Ocean Express (Beijing) Carparks	14,000	—	—	14,000	About 60%	100%
Total	462,000	234,000	80,000	148,000		

Note: Excluding those held by our subsidiary Gemini Investments (Holdings) Limited.

Property Management and other Real Estate Related Businesses

During the first half of 2012, our Group's revenue from the provision of property management services amounted to RMB219 million, representing a 41% up compared to RMB155 million in the first half of 2011. Total GFA of 8,071,000 sq.m. (first half of 2011: 7,283,000 sq.m.) was covered by our property management service which has been increasing gradually.

In addition, revenue from other real estate related businesses including furnishing and decoration business amounted to RMB633 million, which has significantly grown compared to RMB274 million for the first half of 2011.

Other Information

Risk of Exposure to Exchange Rate Fluctuations and Related Hedging

During the first half of 2012, our Group had no investments in hedging or speculative derivatives. In view of the potential Renminbi exchange rate fluctuations, we will consider arranging for monetary and interest rate hedge at appropriate times to avoid the corresponding risks.

Employees and Human Resources

As at 30 June 2012, our Group had 6,314 employees (31 December 2011: 6,852), a 8% drop in headcount. The lowered headcount was in line with our Group's market-oriented personnel mechanism that serves to optimizing personnel arrangement, retaining performing staff, maximizing the company's overall efficiency as well as guiding the career path of our employees.

During the first half of 2012, even after taking into account the amortization of share options, we were able to maintain the level of our overall staff cost at about RMB465 million (first half of 2011: RMB303 million). With the share option scheme adopted in previous years, we believe that it will provide long-term incentive and rewards to our staff. We will continuously review our salary and compensation schemes to make them competitive to retain our talented staff so that these talented staff can ultimately bring in higher return to our shareholders and investors.

Investor Relations

Our Group has always adhered to the best practice in information disclosure in terms of accuracy, transparency and consistency. We are committed to maintaining the most effective communication with the financial community and other stakeholders in a sincere and honest manner. After years of dedicated hard work, our Group's investor relations function is recognized as one of the best among the financial community.

Communicating confidence

In the first half of 2012, the PRC property market showed visible signs of recovery as a result of a series of adjustments in monetary policies after five sluggish months.

In view of this, we adopted an even more pragmatic and meticulous approach in communicating to investors our strategic plans, sales strategies and their effectiveness, and conveying to the market the Group's latest and detailed information as well as our unwavering confidence.

At the same time we initiated many opportunities to meet with investors. In the first half of 2012, we had meaningful exchanges with representatives from nearly 110 funds and securities firms and retail shareholders through day-to-day contact and attending major investors' conferences. We also entertained some 150 visitors at over 50 site visits.

Our efforts enhanced both investors' and analysts' understanding of our products and the market, strengthening their confidence in our Company.

Maintaining high standards and making progress

We maintained our high standards in information disclosure to ensure the timely dissemination of relevant corporate information via monthly newsletter, our official website and other channels.

In March 2012, our 2011 annual results presentation attracted extensive interest with some 110 attendees from the financial community present and 33 online. In the following month the Group's management and investor relations team hosted road-shows in Hong Kong, Singapore and US, meeting over 40 funds and stakeholders. These meetings promoted investors' understanding of the Group's strategies and at the same time allowed our management to be more aware of the capital market's expectation of our Group. These activities would be useful for improving our management, profitability and corporate governance.

Taking a proactive approach

In the first half of 2012, we continued to maintain close communication with the 26 securities firms covering the Company, including Goldman Sachs, Citi, J.P. Morgan, China International Capital Corporation, Macquarie and Standard Chartered. Furthermore, we addressed the capital market's concerns in a timely manner by organizing investor forums for our management to meet with major securities firms or institutional analysts, promoting effective and smooth disclosure of corporate information.

More than 100 shareholders and other stakeholders attended the Annual General Meeting in May 2012. Afterwards management representatives spoke with some of the retail shareholders for better mutual understanding.

We are grateful to all stakeholders for their support.

If you have any questions or comments about our work, please contact us at ir@sinooceanland.com. We promise to provide answers to the extent permitted by applicable laws, regulations and the Listing Rules. We take all comments and suggestions seriously and will act upon them where feasible to improve our performance.

Disclosure of Interests

Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures

As at 30 June 2012, the interests and short positions of each of the directors and chief executives of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures

Ordinance ("SFO")) as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), were as follows:

Name of Directors	Nature of interest	No. of ordinary shares held (long position)	Restricted shares (Note iv)	Share options (Note v)	Percentage in the Company's issued share capital
LI Ming	Founder of discretionary trust	125,878,375 (Note i)	—	—	2.1809%
	Beneficiary of trust	1,057,445 (Note ii)	—	—	0.0183%
	Beneficial owner	—	1,168,755	—	0.0202%
	Beneficial owner	—	—	17,840,000	0.3091%
WANG Xiaoguang	Interest of controlled corporation	102,355,189 (Note iii)	—	—	1.7734%
	Beneficial owner	355,870	—	—	0.0062%
	Beneficial owner	—	393,330	—	0.0068%
	Beneficial owner	—	—	5,065,000	0.0878%
CHEN Runfu	Beneficial owner	254,172	—	—	0.0044%
	Beneficial owner	—	280,928	—	0.0049%
	Beneficial owner	—	—	7,030,000	0.1218%
LIU Hui	Beneficial owner	28,500	—	—	0.0005%
	Beneficial owner	—	31,500	—	0.0005%
	Beneficial owner	—	—	400,000	0.0069%
YANG Zheng	Beneficial owner	—	—	400,000	0.0069%
CHEUNG Vincent Sai Sing	Beneficial owner	—	—	400,000	0.0069%
TSANG Hing Lun	Beneficial owner	98,500	—	—	0.0017%
	Beneficial owner	—	31,500	—	0.0005%
	Beneficial owner	—	—	970,000	0.0168%
GU Yunchang	Beneficial owner	28,500	—	—	0.0005%
	Beneficial owner	—	31,500	—	0.0005%
	Beneficial owner	—	—	1,100,000	0.0191%
HAN Xiaojing	Beneficial owner	28,500	—	—	0.0005%
	Beneficial owner	—	31,500	—	0.0005%
	Beneficial owner	—	—	1,100,000	0.0191%
ZHAO Kang	Beneficial owner	28,500	—	—	0.0005%
	Beneficial owner	—	31,500	—	0.0005%
	Beneficial owner	—	—	1,100,000	0.0191%

Notes:

- i. The 125,878,375 shares are held by a discretionary trust of which Mr. LI Ming is the founder.
- ii. The 1,057,445 shares are held by a discretionary trust of which Mr. LI Ming, his spouse and his son are the beneficiaries.
- iii. The 102,355,189 shares were registered in the name of and beneficially owned by, Key Sky Group Limited. Mr. WANG Xiaoguang was interested in 50% of Key Sky Group Limited. Mr. WANG was deemed to be interested in these shares by virtue of the SFO.
- iv. The restricted shares were granted pursuant to the restricted share award scheme of the Company, the details of which are set out below in the paragraph headed "Restricted Share Award Scheme".
- v. The share options were granted pursuant to the share option scheme of the Company, the details of which are set out below in the paragraph headed "Share Option Scheme".

Save as disclosed above, none of the directors nor the chief executives of the Company or their associates had any interest or short positions in any of the shares, underlying shares or debentures of the Company or any of its associated corporations as defined in the SFO.

Directors' Rights to Purchase Shares or Debentures

Except for the share options granted pursuant to the share option scheme of the Company and the restricted shares

awarded pursuant to the restricted share award scheme of the Company, the details of which are set out below in the paragraphs headed "Share Option Scheme" and "Restricted Share Award Scheme" respectively, at no time during the six months ended 30 June 2012 was the Company or any of its subsidiaries a party to any arrangement that would enable the directors of the Company to acquire benefits by means of acquisition of shares in, or debentures of, the Company or any other body corporate, and none of the directors or any of their spouses or children under the age of 18 were granted any right to subscribe to any equity or debt securities of the Company or any other body corporate or had exercised any such right.

Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares and Underlying Shares and Debentures

The register of substantial shareholders required to be kept by the Company under Section 336 of Part XV of the SFO shows that as at 30 June 2012, the Company was notified of the following substantial shareholders' interests and short positions in the shares and underlying shares of the Company, being interests of 5% or more, in addition to those disclosed above in respect of the directors and chief executives of the Company:

Name of Shareholders	Capacity	Long/ short position	No. of ordinary shares held	No. of ordinary shares convertible under the Convertible Securities	Percentage in the Company's issued share capital
China Life Insurance (Group) Company (Note i)	Interest of controlled corporation	Long	1,429,131,530	—	24.76%
CHEN Din Hwa ("Mr. Chen") (deceased) (Note ii)	Interest of controlled corporation	Long	810,293,932	—	14.04%
	Person having a security interest in shares	Long	214,500,000	—	3.72%
	Interest of controlled corporation	Long	—	510,543,065	8.85%
HSBC Trustee (Guernsey) Limited (Note iii)	Interest of controlled corporation	Long	340,980,500	—	5.91%

Disclosure of Interests

Notes:

- (i) The 1,429,131,530 shares were registered in the name of, and beneficially owned by, China Life Insurance Company Limited. China Life Insurance (Group) Company was interested in 68.37% of China Life Insurance Company Limited. China Life Insurance (Group) Company was deemed to be interested in these shares by virtue of the SFO.
- (ii) Mr. Chen held a long position in 1,024,793,932 shares of the Company and 510,543,065 shares convertible under the Convertible Securities (as defined in the section headed "Corporate Governance and Other Information") comprising:
 - (a) 683,953,791 shares and 126,340,141 shares were beneficially owned by Spring Glory Investment Limited and Gavast Estates Limited respectively. Both Spring Glory Investment Limited and Gavast Estates Limited were wholly-owned by Keymark Associates Limited. Keymark Associates Limited was wholly-owned by Nan Fung Textiles Consolidated Limited. Nan Fung Textiles Consolidated Limited was wholly-owned by Chen's Holdings Limited. Chen's Holdings Limited was wholly-owned by Nan Fung International Holdings Limited. Nan Fung International Holdings Limited was wholly-owned by Chen's Group International Limited, which in turn was wholly-owned by Mr. Chen;
 - (b) 214,500,000 shares in which Nan Fung Finance Limited has a security interest. Nan Fung Finance Limited was wholly-owned by Nan Fung Textiles Consolidated Limited. Nan Fung Textiles Consolidated Limited was wholly-owned by Chen's Holdings Limited. Chen's Holdings Limited was wholly-owned by Nan Fung International Holdings Limited. Nan Fung International Holdings Limited was wholly-owned by Chen's Group International Limited, which in turn was wholly-owned by Mr. Chen;
 - (c) 510,543,065 shares convertible under the Convertible Securities were beneficially owned by Kind Talent Limited. Kind Talent Limited was wholly-owned by Absolute Gain Trading Limited. Absolute Gain Trading Limited was wholly-owned by Chen's Holdings Limited. Chen's Holdings Limited was wholly-owned by Nan Fung International Holdings Limited. Nan Fung International Holdings Limited was wholly-owned by Chen's Group International Limited, which in turn was wholly-owned by Mr. Chen. Details of the Convertible Securities can be referred to the Company's announcement dated 13 July 2010; and
 - (d) Mr. Chen passed away on 17 June 2012.
- (iii) The 340,980,500 shares were registered in the name of, and beneficially owned by Crystal Will Holdings Limited. Crystal Will Holdings Limited was wholly-owned by Wharf China Development Limited. Wharf China Development Limited was wholly-owned by Wharf China Holdings Limited. Wharf China Holdings Limited was wholly-owned by The Wharf (Holdings) Limited. WF Investment Partners Limited was interested in 42.98% of The Wharf (Holdings) Limited. WF Investment Partners Limited was wholly-owned by Wheelock Investments Limited. Wheelock Investments Limited was wholly-owned by Wheelock and Company Limited. HSBC Trustee (Guernsey) Limited was interested in 48.98% of Wheelock and Company Limited. HSBC Trustee (Guernsey) Limited was deemed to be interested in these shares by virtue of the SFO.

Save as disclosed above, as at 30 June 2012, the Company had not been notified by any person or corporation who had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO.

Corporate Governance and Other Information

Share Option Scheme

The share option scheme (the “**Share Option Scheme**”) was approved by the shareholders’ written resolutions dated 3 September 2007. Under the Share Option Scheme, the Board may grant options to eligible employees and directors of the Group. As set out in the prospectus of the Company dated 14 September 2007 (the “**Prospectus**”), the purpose of the Share Option Scheme is to provide an incentive for employees of the Group to work with commitment towards enhancing the value of the Company and its shares for the benefit of our shareholders, and to

compensate employees of the Group for their contribution based on their individual performance and that of the Company. The share options granted under the Share Option Scheme are exercisable within a five-year period in which 40% of the options become exercisable 1 year from the grant date, 70% of the options become exercisable 2 years from the grant date, and all options become exercisable 3 years from the grant date. All of the share options granted and outstanding as at 30 June 2012 are governed by the terms of the Share Option Scheme as stated herein and further detailed in the Prospectus.

During the six months ended 30 June 2012, movements of share options granted to the directors, chief executives and employees of our Group under the Share Option Scheme were as follows:

	Date of option granted	Exercise price per share (HKD)	No. of options outstanding as at 1 January 2012	No. of options granted during the period	No. of options exercised during the period (Note 1)	No. of options lapsed during the period	No. of options outstanding as at 30 June 2012
Directors							
LI Ming	8 Oct 2007	7.70	4,280,000	—	—	—	4,280,000
	19 Sept 2008	2.55	3,000,000	—	—	—	3,000,000
	30 July 2009	8.59	4,280,000	—	—	—	4,280,000
	12 Jan 2012	3.57	—	6,280,000	—	—	6,280,000
WANG Xiaoguang	19 Sept 2008	2.55	500,000	—	—	—	500,000
	30 July 2009	8.59	800,000	—	—	—	800,000
	5 Oct 2009	7.11	910,000	—	—	—	910,000
	12 Jan 2012	3.57	—	2,855,000	—	—	2,855,000
CHEN Runfu	8 Oct 2007	7.70	1,710,000	—	—	—	1,710,000
	19 Sept 2008	2.55	1,000,000	—	—	—	1,000,000
	30 July 2009	8.59	1,710,000	—	—	—	1,710,000
	12 Jan 2012	3.57	—	2,610,000	—	—	2,610,000
LIU Hui	12 Jan 2012	3.57	—	400,000	—	—	400,000
YANG Zheng	12 Jan 2012	3.57	—	400,000	—	—	400,000
CHEUNG Vincent Sai Sing	12 Jan 2012	3.57	—	400,000	—	—	400,000
TSANG Hing Lun	24 Jan 2008	7.70	140,000	—	—	—	140,000
	19 Sept 2008	2.55	30,000	—	—	—	30,000
	30 July 2009	8.59	200,000	—	—	—	200,000
	12 Jan 2012	3.57	—	600,000	—	—	600,000
GU Yunchang	24 Jan 2008	7.70	200,000	—	—	—	200,000
	19 Sept 2008	2.55	100,000	—	—	—	100,000
	30 July 2009	8.59	200,000	—	—	—	200,000
	12 Jan 2012	3.57	—	600,000	—	—	600,000
HAN Xiaojing	24 Jan 2008	7.70	200,000	—	—	—	200,000
	19 Sept 2008	2.55	100,000	—	—	—	100,000
	30 July 2009	8.59	200,000	—	—	—	200,000
	12 Jan 2012	3.57	—	600,000	—	—	600,000
ZHAO Kang	24 Jan 2008	7.70	200,000	—	—	—	200,000
	19 Sept 2008	2.55	100,000	—	—	—	100,000
	30 July 2009	8.59	200,000	—	—	—	200,000
	12 Jan 2012	3.57	—	600,000	—	—	600,000
Subtotal			20,060,000	15,345,000	—	—	35,405,000

Corporate Governance and Other Information

	Date of option granted	Exercise price per share (HKD)	No. of options outstanding as at 1 January 2012	No. of options granted during the period	No. of options exercised during the period (Note i)	No. of options lapsed during the period	No. of options outstanding as at 30 June 2012
Employees	28 Sept 2007	7.70	50,205,500	—	—	(2,490,000)	47,715,500
	24 Jan 2008	7.70	7,570,000	—	—	(350,000)	7,220,000
	19 Sept 2008	2.55	20,834,500	—	(2,759,000)	(500,000)	17,575,500
	30 July 2009	8.59	16,675,000	—	—	(645,000)	16,030,000
	2 Sept 2009	7.01	19,891,000	—	—	(1,697,000)	18,194,000
	5 Oct 2009	7.11	24,635,000	—	—	(409,000)	24,226,000
	12 Jan 2012	3.57	—	144,655,000	—	—	(9,435,000)
Subtotal			139,811,000	144,655,000	(2,759,000)	(15,526,000)	266,181,000
Total			159,871,000	160,000,000	(2,759,000)	(15,526,000)	301,586,000

Note:

- (i) During the six months ended 30 June 2012, 2,759,000 share options were exercised and the weighted average closing price of shares of the Company immediately before the dates of exercise was HKD3.85 per share.

The average fair value of 160,000,000 share options granted on 12 January 2012 is HKD1.336482 per option. In determining the fair value of share options, the Binomial Lattice Model has been used and the following variables have been applied to the model:

Measurement date

12 January 2012

Variables

— the expected volatility	56.67%
— the annual risk-free interest rate	0.826%
— the expected dividend yield	4.2%
— the expected life from the measurement date	5 years

Notes:

- (i) The closing price per share immediately before 12 January 2012, the date of granting the options was HKD3.55.
- (ii) The expected volatility referred to the 5-year, weekly annualised volatilities of two peers with same principal business and whose shares are listed in the Stock Exchange.
- (iii) The risk-free rate represents the yield of the Hong Kong Exchange Fund Notes corresponding to the expected life of the options as at the measurement date as above.
- (iv) The expected dividend yield is with reference to the historical dividend.

Restricted Share Award Scheme

The restricted share award scheme (the “**Award Scheme**”) was adopted by the Board on 22 March 2010 (the “**Adoption Date**”) as an incentive to retain and encourage the employees for the continual operation and development of our Group. Unless early terminated by the Board, the Award Scheme shall continue in full force and effect from the Adoption Date for a term of 10 years. According to the Award Scheme, the maximum number of shares to be awarded under the Award Scheme is 169,104,822 shares, representing 3% of the issued share

capital of the Company as at the Adoption Date. The restricted shares will be purchased by the trustee from the market out of cash contributed by our Group and be held in trust for the relevant selected employees until such shares are vested with the relevant selected employees in accordance with the provisions of the Award Scheme. The shares awarded to the directors and employees of the Group at no consideration will be vested in three years in which 40% of awarded shares will be vested after one year from the date of award and 7.5% of awarded shares will be vested quarterly thereafter.

During the period under review, the trustee of the Award Scheme, pursuant to the terms of the rules and trust deed of the Award Scheme, had acquired 876,087 shares of the Company by way of receiving scrip share in lieu of cash dividend in an amount of approximately HKD2,696,000. Up to 30 June 2012, 34,578,405 shares of the Company had been acquired from the market, at an aggregate consideration of RMB132 million (including transaction costs) approximately, or under scrip dividend scheme by the trustee, representing 0.61% of the issued share capital of the Company as at the Adoption Date. Details of the number of shares awarded under Award Scheme and the shares vested during the period under review, are set out as below:

Date of award	Share awarded	Balance as at 1 January 2012	Awarded Shares		Balance as at 30 June 2012
			No. of shares vested during the period	No. of shares being lapsed during the period <i>(Note i)</i>	
18 March 2011	16,991,200	16,991,200	7,994,568	250,440	8,746,192

Note:

(i) Pursuant to the Award Scheme, 250,440 awarded shares were lapsed upon the resignation of awardees.

Convertible Securities

As announced by the Company on 27 July 2010, the perpetual subordinated convertible securities (the "**Convertible Securities**") were issued by a wholly-owned subsidiary of the Company, in an aggregate principal amount of USD900 million. The net proceeds from the issue of the Convertible Securities were applied in financing new and existing projects (including construction costs and land costs) and for general corporate purpose. Details of the Convertible Securities are set out in note 12 to the unaudited condensed consolidated interim financial information.

Capital Securities

As announced by the Company on 6 May 2011, the perpetual subordinated capital securities callable 2016 (the "**Capital Securities**") were issued by a wholly-owned subsidiary of the Company, in an aggregate principal amount of USD400 million. The net proceeds from the issue of the Capital Securities were approximately USD388 million and were applied to finance new and existing projects (including construction costs, land costs and investment properties) and for general corporate purposes.

Details of the Capital Securities are set out in note 13 to the unaudited condensed consolidated interim financial information.

Purchase, Sale or Redemption of the Company's Listed Securities

Save as disclosed above in the paragraph headed "Restricted Share Award Scheme", neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the period under review.

Review of Interim Financial Statements

The unaudited interim financial statements for the six months ended 30 June 2012 have been reviewed by the auditors of the Company, PricewaterhouseCoopers, in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants, the report of which is included on page 68.

Corporate Governance and Other Information

Audit Committee

After Mr. YANG Zheng became a member of audit committee of the Company (the “**Audit Committee**”) on 11 May 2012, the Audit Committee consists of three independent non-executive directors and a non-executive director of the Company, namely Mr. TSANG Hing Lun, Mr. GU Yunchang, Mr. HAN Xiaojing and Mr. YANG Zheng. Mr. TSANG Hing Lun, who has professional qualifications in accountancy, is the chairman of the Audit Committee. The Audit Committee has reviewed the accounting principles and practices adopted by the Group and the unaudited condensed consolidated financial statements for the six months ended 30 June 2012.

Code on Corporate Governance Practices

In the opinion of the Board, the Company has complied with the provisions of the Code on Corporate Governance Practices (effective until 31 March 2012) and the Corporate Governance Code (effective from 1 April 2012) (collectively, the “**CG Code**”) as set out in Appendix 14 to the Listing Rules throughout the six months ended 30 June 2012, except as noted hereunder.

Mr. LI Ming is the chairman (the “**Chairman**”) and the chief executive officer of the Company (the “**Chief Executive Officer**”). The roles of the Chairman and the Chief Executive Officer have not been segregated as required under code A.2.1 of the CG Code, however, the Company considers that the combination of the roles of the Chairman and the Chief Executive Officer involve a

realignment of power and authority under the existing corporate structure and facilitate the ordinary business activities of the Company. Although the responsibilities of the Chairman and the Chief Executive Officer are vested in one person, all major decisions are made in consultation with the Board and the senior management of the Company. There are four independent non-executive directors and three non-executive directors in the Board. The Board considers that there is sufficient balance of power and that the current arrangement maintains a strong management position and also facilitates the ordinary business activities of the Company. The Board will review the current structure from time to time and will make any necessary arrangement as appropriate.

Mr. YANG Zheng, the non-executive director, and Mr. HAN Xiaojing, Mr. GU Yunchang and Mr. ZHAO Kang, the independent non-executive directors, were unable to attend the annual general meeting of the Company held on 11 May 2012 (as provided for in code A.6.7 of the CG Code) as they were engaged in other business.

Model Code for Securities Transactions by Directors of Listed Issuers

The Group has adopted a code of conduct regarding directors’ securities transactions (the “**Code of Conduct**”) on standards no less exacting than those required in the Model Code. The Company has made specific enquiries with all the directors of the Company and each of them has confirmed that he or she had complied with all required standards set out in the Code of Conduct.

Changes in Directors' Information

Pursuant to Rule 13.51B(1) of the Listing Rules, changes in the information of Directors of the Company required to be disclosed are set out below:

With effect from 11 May 2012, the Remuneration and Nomination Committee was replaced by two committees which are Remuneration Committee and Nomination Committee and there were new composition of all board committees, accordingly the positions held by certain directors were changed as below:

- Mr. LI Ming was appointed as the chairman of Nomination Committee;
- Mr. CHEN Runfu retired as a member of Investment Committee;
- Ms. LIU Hui was appointed as a member of Nomination Committee;
- Mr. YANG Zheng was appointed as a member of Audit Committee;
- Mr. CHEUNG Vincent Sai Sing was appointed as a member of Investment Committee;
- Mr. GU Yunchang was appointed as a member of Nomination Committee and Remuneration Committee and retired as a member of Remuneration and Nomination Committee;
- Mr. HAN Xiaojing was appointed as member of Nomination Committee and the chairman of Remuneration Committee and retired as the chairman of Remuneration and Nomination Committee and as a member of Investment Committee; and
- Mr. ZHAO Kang was appointed as a member of Nomination Committee and Remuneration Committee and retired as a member of Remuneration and Nomination Committee and the Investment Committee.

Mr. GU Yunchang was appointed as an independent director of COFCO Property (Group) Co., Ltd., a company listed on the Shenzhen Stock Exchange, with effect from 23 April 2012.

Directors' updated biographies are available on the Company's website.

During the period under review, there is no material change in the directors' fees and salaries, except the directors' fees for all non-executive directors and independent non-executive directors were changed from HKD250,000 per annum to HKD300,000 per annum with effect from 1 January 2012.

Save as disclosed above, as at 30 June 2012, there were no any other changes to the directors' information as required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

Disclosure Pursuant to Rule 13.21 of the Listing Rules

The Company entered into a facility agreement (the "**Facility Agreement**") on 15 June 2012 for a 3-year term loan facilities in different currencies in the principal amount of approximately USD600 million. Under the Facility Agreement, it would constitute an event of default if (i) China Life Insurance Company Limited and Nan Fung International Holdings Limited are together no longer the largest shareholder of the Company or no longer maintain (directly or indirectly) beneficially not less than 30% of the issued share capital of the Company; or (ii) neither China Life Insurance Company Limited nor Nan Fung International Holdings Limited is the single largest shareholder of the Company. Upon and at any time after the occurrence of an event of default, the lenders may (i) cancel the facility available under the Facility Agreement with immediate effect; (ii) declare that all or part of the loan outstanding together with accrued interest and all other amounts accrued or outstanding be immediately due and payable; (iii) declare that all or part of the loans be payable on demand; and/or (iv) instruct the security agent to enforce all or any of the security documents and/or to preserve the security constituted by any security document and/or to exercise any right, power and remedy available to the security agent under any security document.

Corporate Governance and Other Information

Interim Dividend and Book Closure

The Board has declared an interim dividend of HKD0.06 per share (2011: HKD0.05 per share) to shareholders whose names appear on the Company's register of members on 4 September 2012. The interim dividend will be paid in cash, with an option to receive new and fully paid shares in lieu of cash under the scrip dividend scheme (the "**Scrip Dividend Scheme**"). The new shares will, on issue, not be entitled to the said interim dividend, but will rank pari passu in all other respects with the existing shares in issue. A circular containing details of the Scrip Dividend Scheme and an election form will be sent to shareholders in due course.

The Scrip Dividend Scheme is conditional upon the Listing Committee of the Stock Exchange granting the listing of, and permission to deal in, the new shares to be issued under the Scrip Dividend Scheme.

It is expected that the cheques for cash entitlement in relation to the interim dividend and/or share certificates issued under the Scrip Dividend Scheme will be despatched at the risk of those entitled thereto to their respective registered addresses on or about Wednesday, 17 October 2012.

The register of members of the Company will be closed from Friday, 31 August 2012 to Tuesday, 4 September 2012, both days inclusive, during which period no transfer of shares will be effected. To qualify for the interim dividend, all transfer documents together with relevant share certificates must be lodged with the share registrar of the Company, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration no later than 4:30 p.m. on Thursday, 30 August 2012.

Corporate Information

Directors

Executive Directors

Mr. LI Ming (*Chairman*)

Mr. WANG Xiaoguang

Mr. CHEN Runfu

Non-executive Directors

Ms. LIU Hui

Mr. YANG Zheng

Mr. CHEUNG Vincent Sai Sing

Independent non-executive Directors

Mr. TSANG Hing Lun

Mr. GU Yunchang

Mr. HAN Xiaojing

Mr. ZHAO Kang

Audit Committee

Mr. TSANG Hing Lun

Mr. YANG Zheng

Mr. GU Yunchang

Mr. HAN Xiaojing

Nomination Committee

Mr. LI Ming

Ms. LIU Hui

Mr. HAN Xiaojing

Mr. GU Yunchang

Mr. ZHAO Kang

Remuneration Committee

Mr. HAN Xiaojing

Mr. GU Yunchang

Mr. ZHAO Kang

Investment Committee

Mr. LI Ming

Mr. CHEUNG Vincent Sai Sing

Mr. TSANG Hing Lun

Mr. GU Yunchang

Company Secretary

Mr. SUM Pui Ying, Adrian

Authorized Representatives

Mr. LI Ming

Mr. SUM Pui Ying, Adrian

Registered Office

Suite 601, One Pacific Place

88 Queensway

Hong Kong

Principal Place of Business

31–33 Floor, Tower A

Ocean International Center

56 Dongsihuanzhonglu

Chaoyang District

Beijing

PRC

Corporate Information

Principal Bankers

Agricultural Bank of China, Ltd.
Bank of Beijing Co., Ltd
Bank of China (Hong Kong) Limited
Bank of China Limited
Bank of Communications Co., Ltd.
China CITIC Bank Corporation Ltd
China Construction Bank Corporation
China Everbright Bank Company Limited
China Merchants Bank Co., Ltd.
China Minsheng Banking Corp., Ltd.
DBS Bank Limited
Hang Seng Bank Limited
Industrial and Commercial Bank of China (Asia) Ltd.
Industrial and Commercial Bank of China, Ltd.
Standard Chartered Bank (Hong Kong) Limited
The Bank of East Asia Limited
The HongKong and Shanghai Banking Corporation Limited
Wing Lung Bank Limited

Auditor

PricewaterhouseCoopers

Legal Advisor

Paul Hastings

Share Registrar

Computershare Hong Kong Investor
Services Limited
Shops 1712–1716, 17th Floor
Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

Listing Information

The Stock Exchange of Hong Kong Limited
Stock Code: 03377

Company Website

www.sinooceanland.com

Investor Relations Contact

ir@sinooceanland.com

Condensed Consolidated Interim Balance Sheet

	Note	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	7	229,852	225,472
Land use rights	7	9,353	9,477
Investment properties	8	5,610,542	5,462,375
Goodwill		610,454	630,383
Interest in jointly controlled entities		1,498,198	1,052,135
Interests in associates		674,359	606,013
Available-for-sale financial assets	9	663,617	244,727
Trade and other receivables	10	609,649	598,245
Deferred income tax assets		1,610,348	1,502,833
Total non-current assets		11,516,372	10,331,660
Current assets			
Deposits for land use rights		4,803,223	8,188,492
Properties under development		73,684,410	65,470,147
Inventories, at cost		809,663	487,892
Land development cost recoverable		3,945,788	4,028,979
Completed properties held for sale		4,667,090	3,274,201
Available-for-sale financial assets	9	196,200	196,200
Other investment		25,231	15,580
Financial assets at fair value through profit or loss		267,276	412,486
Trade and other receivables	10	6,459,797	5,463,192
Restricted bank deposits		2,813,594	3,768,822
Cash and cash equivalents		12,064,623	8,647,794
Total current assets		109,736,895	99,953,785
Total assets		121,253,267	110,285,445

Condensed Consolidated Interim Balance Sheet

	Note	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
EQUITY			
Equity attributable to owners of the Company			
Share capital and premium	11	20,511,110	20,231,084
Shares held for Restricted Share Award Scheme	11	(101,450)	(131,959)
Reserves		296,244	169,548
Retained earnings			
— proposed dividends	20	283,533	462,059
— others		6,605,820	6,035,547
		27,595,257	26,766,279
Convertible securities	12	5,969,279	5,969,279
Capital securities	13	2,532,866	2,532,866
		36,097,402	35,268,424
Non-controlling interests		3,895,350	3,488,740
Total equity		39,992,752	38,757,164
LIABILITIES			
Non-current liabilities			
Borrowings	14	21,237,333	19,105,661
Deferred income tax liabilities		1,339,124	1,386,739
Total non-current liabilities		22,576,457	20,492,400
Current liabilities			
Borrowings	14	15,968,287	14,481,805
Trade and other payables	15	10,879,706	10,174,821
Advances from customers		28,629,746	22,870,209
Current income tax liabilities		3,206,319	3,509,046
Total current liabilities		58,684,058	51,035,881
Total liabilities		81,260,515	71,528,281
Total equity and liabilities		121,253,267	110,285,445
Net current assets		51,052,837	48,917,904
Total assets less current liabilities		62,569,209	59,249,564

The notes on pages 46 to 67 form an integral part of these condensed consolidated interim financial information.

Condensed Consolidated Interim Income Statement

	Note	Unaudited Six months ended 30 June	
		2012 RMB'000	2011 RMB'000
Revenue	6	6,758,766	7,904,485
Cost of sales		(4,700,844)	(5,563,997)
Gross profit		2,057,922	2,340,488
Interest and other income		25,153	189,106
Other gains/(losses) — net	16	60,691	(628)
Selling and marketing expenses		(247,424)	(251,355)
Administrative expenses		(237,994)	(195,667)
Operating profit		1,658,348	2,081,944
Finance costs	17	(142,604)	(97,100)
Share of gains/(losses) of jointly controlled entities		446,407	(4,716)
Share of losses of associates		(1,986)	(6,601)
Profit before income tax		1,960,165	1,973,527
Income tax expense	18	(712,708)	(875,570)
Profit for the period		1,247,457	1,097,957
Attributable to:			
Owners of the Company		1,206,489	1,096,066
Non-controlling interests		40,968	1,891
		1,247,457	1,097,957
Basic earnings per share for profit attributable to owners of the Company (expressed in RMB)	19	0.152	0.154
Diluted earnings per share for profit attributable to owners of the Company (expressed in RMB)	19	0.151	0.154

The notes on page 46 to 67 form an integral part of these condensed consolidated interim financial information.

Condensed Consolidated Interim Statement of Comprehensive Income

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Profit for the period	1,247,457	1,097,957
Other comprehensive losses:		
Fair value gain/(loss) on available-for-sale financial assets	6,216	(32,870)
Currency translation differences	(19,763)	(14,676)
Other comprehensive losses for the period	(13,547)	(47,546)
Total comprehensive income for the period	1,233,910	1,050,411
Total comprehensive income attributable to:		
— Owners of the Company	1,192,942	1,048,520
— Non-controlling interests	40,968	1,891
	1,233,910	1,050,411

The notes on page 46 to 67 form an integral part of these condensed consolidated interim financial information.

Condensed Consolidated Interim Statement of Changes in Equity

	Unaudited										
	Attributable to owners of the Company										
	Share Capital RMB'000	Share Premium RMB'000	Share held for Restricted Share Award Scheme RMB'000	Other reserves RMB'000	Retained earnings RMB'000	Subtotal RMB'000	Capital securities RMB'000	Convertible securities RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
Balance at 1 January 2012	4,304,667	15,926,417	(131,959)	169,548	6,497,606	26,766,279	2,532,866	5,969,279	35,268,424	3,488,740	38,757,164
Profit for the period	–	–	–	–	1,206,489	1,206,489	–	–	1,206,489	40,968	1,247,457
Other comprehensive income:											
Fair value gains on available-for-sale financial assets	–	–	–	6,216	–	6,216	–	–	6,216	–	6,216
Currency translation differences	–	–	–	(19,763)	–	(19,763)	–	–	(19,763)	–	(19,763)
Total comprehensive income for the period ended 30 June 2012	–	–	–	(13,547)	1,206,489	1,192,942	–	–	1,192,942	40,968	1,233,910
Transactions with owners in their capacity as owners											
Dividends relating to 2011 paid in June 2012 (Note 20)	70,998	202,078	–	–	(461,745)	(188,669)	–	–	(188,669)	(28,500)	(217,169)
Fair value reserve on share based payments	–	–	–	63,797	–	63,797	–	–	63,797	–	63,797
Exercise of restricted share award scheme (Note 11)	–	(916)	30,509	(29,593)	–	–	–	–	–	–	–
Issue of shares pursuant to exercise of employee share options (Note 11)	1,792	6,074	–	(2,153)	–	5,713	–	–	5,713	–	5,713
Distribution relating to convertible securities	–	–	–	–	(224,523)	(224,523)	–	–	(224,523)	–	(224,523)
Distribution relating to capital securities	–	–	–	–	(128,474)	(128,474)	–	–	(128,474)	–	(128,474)
Contribution from non-controlling interests	–	–	–	–	–	–	–	–	–	353,131	353,131
Total contributions by and distributions to owners	72,790	207,236	30,509	32,051	(814,742)	(472,156)	–	–	(472,156)	324,631	(147,525)
Increase in non-controlling interests as a result of deemed disposal interests without change of control	–	–	–	107,018	–	107,018	–	–	107,018	145,432	252,450
Increase in non-controlling interests as a result of disposal of interests in subsidiaries without change of control	–	–	–	1,174	–	1,174	–	–	1,174	1,826	3,000
Decrease in non-controlling interests as a result of disposal of subsidiaries	–	–	–	–	–	–	–	–	–	(106,247)	(106,247)
Total transactions with owners	72,790	207,236	30,509	140,243	(814,742)	(363,964)	–	–	(363,964)	365,642	1,678
Balance at 30 June 2012	4,377,457	16,133,653	(101,450)	296,244	6,889,353	27,595,257	2,532,866	5,969,279	36,097,402	3,895,350	39,992,752

Condensed Consolidated Interim Statement of Changes in Equity

Unaudited											
Attributable to owners of the Company											
	Share Capital RMB'000	Share Premium RMB'000	Share held for Restricted Share Award Scheme RMB'000	Other reserves RMB'000	Retained earnings RMB'000	Subtotal RMB'000	Capital securities RMB'000	Convertible securities RMB'000	Total RMB'000	Non- controlling interests RMB'000	Total equity RMB'000
Balance at 1 January 2011	4,290,394	15,831,018	(95,986)	(226,865)	5,301,879	25,100,440	—	5,970,266	31,070,706	2,055,098	33,125,804
Profit for the period	—	—	—	—	1,096,066	1,096,066	—	—	1,096,066	1,891	1,097,957
Other comprehensive income:											
Fair value gains on available-for-sale financial assets	—	—	—	(32,870)	—	(32,870)	—	—	(32,870)	—	(32,870)
Currency translation differences	—	—	—	(14,676)	—	(14,676)	—	—	(14,676)	—	(14,676)
Total comprehensive income for the period ended 30 June 2011	—	—	—	(47,546)	1,096,066	1,048,520	—	—	1,048,520	1,891	1,050,411
Transactions with owners in their capacity as owners											
Dividends relating to 2010 paid in June 2011 (Note 20)	23,102	93,187	—	—	(376,076)	(259,787)	—	—	(259,787)	—	(259,787)
Fair value reserve on share based payments	—	—	—	32,705	—	32,705	—	—	32,705	—	32,705
Issue of shares pursuant to exercise of employee share options (Note 11)	336	736	—	(410)	410	1,072	—	—	1,072	—	1,072
Restricted share held for the restricted share award scheme	—	—	(32,645)	—	—	(32,645)	—	—	(32,645)	—	(32,645)
Share buyback (Note 11)	(4,669)	—	—	4,669	(21,278)	(21,278)	—	—	(21,278)	—	(21,278)
Issue of capital securities	—	—	—	—	—	—	2,532,866	—	2,532,866	—	2,532,866
Adjusted for accrued expenses on issuing convertible securities	—	—	—	—	—	—	—	(987)	(987)	—	(987)
Distribution relating to convertible securities	—	—	—	—	(229,674)	(229,674)	—	—	(229,674)	—	(229,674)
Contribution from non-controlling interests	—	—	—	—	—	—	—	—	—	120,000	120,000
Total contributions by and distributions to owners	18,769	93,923	(32,645)	36,964	(626,618)	(509,607)	2,532,866	(987)	2,022,272	120,000	2,142,272
Transaction with non-controlling interests	—	—	—	249,485	—	249,485	—	—	249,485	1,274,389	1,523,874
Total transactions with owners	18,769	93,923	(32,645)	286,449	(626,618)	(260,122)	2,532,866	(987)	2,271,757	1,394,389	3,666,146
Balance at 30 June 2011	4,309,163	15,924,941	(128,631)	12,038	5,771,327	25,888,838	2,532,866	5,969,279	34,390,983	3,451,378	37,842,361

The notes on page 46 to 67 form an integral part of these condensed consolidated interim financial information.

Condensed Consolidated Interim Cash Flow Statement

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Net cash generated from/(used in) operating activities	2,038,737	(6,282,337)
Net cash used in investing activities	(189,525)	(390,994)
Net cash generated from financing activities	1,574,905	2,465,245
Net increase/(decrease) in cash and cash equivalents	3,424,117	(4,208,086)
Cash and cash equivalents at beginning of the period	8,647,794	13,977,211
Exchange losses on cash and cash equivalents	(7,288)	(57,375)
Cash and cash equivalents at end of the period	12,064,623	9,711,750

The notes on page 46 to 67 form an integral part of these condensed consolidated interim financial information.

Notes to the Unaudited Condensed Consolidated Interim Financial Information

1 General information

Sino-Ocean Land Holdings Limited (the “Company”) and its subsidiaries (together, the “Group”) are principally engaged in investment holding, property development and property investment in the People’s Republic of China (the “PRC”).

The Company is a limited liability company incorporated on 12 March 2007 in Hong Kong. The address of its registered office is Suite 601, One Pacific Place, 88 Queensway, Hong Kong.

The Company’s shares are listed on the Main Board of the Stock Exchange of Hong Kong Limited.

These condensed consolidated interim financial information are presented in Renminbi (“RMB”), unless otherwise stated. These condensed consolidated interim financial information was approved for issue on 16 August 2012 by the Board of directors.

These condensed consolidated interim financial information has not been audited.

2 Basis of preparation

These condensed consolidated interim financial information for the six months ended 30 June 2012 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). These condensed consolidated interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2011, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRS”).

3 Accounting policies

Except as described below, the accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2011, as described in those annual financial statements.

(a) Change in accounting policy

In December 2010, the HKICPA amended HKAS 12, “Income taxes”, to introduce an exception to the principle for the measurement of deferred tax assets or liabilities arising on an investment property measured at fair value. HKAS 12 requires an entity to measure the deferred tax relating to an asset depending on whether the entity expects to recover the carrying amount of the asset through use or sale. The amendment introduces a rebuttable presumption that an investment property measured at fair value is recovered entirely by sale. The amendment is applicable retrospectively to annual periods beginning on or after 1 January 2012 with early adoption permitted.

The Group has adopted this amendment retrospectively for the financial period ended June 2012. As investment properties of the Group are with a business model to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale, the presumption is rebutted and related deferred tax is not remeasured. Accordingly the adoption of this new accounting policy has no impact on the financial statements of the Group in the current and prior years.

(b) Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

There are no other amended standards or interpretations that are effective for the first time for this interim period that could be expected to have a material impact on the group.

4 Estimates

The preparation of these condensed consolidated interim financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed consolidated interim financial information, significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2011.

5 Financial risk management

5.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

These interim condensed consolidated interim financial information do not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as at 31 December 2011. There have been no changes in the risk management department since year end or in any risk management policies.

5.2 Liquidity risk

Compared to year end, there was no material change in the contractual undiscounted cash out flows for financial liabilities.

5.3 Fair value estimation

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

Notes to the Unaudited Condensed Consolidated Interim Financial Information

5 Financial risk management *(Continued)*

5.3 Fair value estimation *(Continued)*

The following table presents the Group's assets that are measured at fair value at 30 June 2012 and 31 December 2011.

	Level 1	Level 2	Level 3	Total
Group				
At 30 June 2012				
Other investment	25,231	—	—	25,231
Financial assets at fair value through profit or loss	267,276	—	—	267,276
Available-for-sale financial assets: equity securities (Note 9)	634,020	—	225,797	859,817
	926,527	—	225,797	1,152,324
Group				
At 31 December 2011				
Other investment	15,580	—	—	15,580
Financial assets at fair value through profit or loss	412,486	—	—	412,486
Available-for-sale financial assets: equity securities (Note 9)	218,973	—	221,954	440,927
	647,039	—	221,954	868,993

In 2012 there were no significant changes in the business or economic circumstances that affect the fair value of the Group's financial assets and financial liabilities, at the same time there were no reclassifications of financial assets.

6 Segment information

Management has determined the operating segments based on these reports reviewed by the chief operating committee ("the Committee") that are used to make strategic decisions.

The Committee considers the business from both a geographic and product perspective. From the product perspective, management considers the performance of property development and property investment. Property development businesses are further segregated geographically into Beijing, Tianjin, North-east as well as all other territories.

Other operations as carried out by the Group mainly include property management services, property sales agency services, as well as upfitting services. These are not included within the reportable operating segments, as they are not included in the reports provided to the Committee. The results of these operations are included in the "All other segments" column.

6 Segment information *(Continued)*

The Committee assesses the performance of the operating segments based on a measure of operating profit. This measurement basis excludes the effects of non-recurring expenditure from the operating segments. Finance costs and income are not included in the result for each operating segment that is reviewed by the Committee, as they are driven by activities of the central treasury function, which manages the cash position of the Group. The measure also excludes the effects of any unrealized gains/losses from investments in jointly controlled entities and associates as well as fair value gains/losses from investment properties. Other information provided to the Committee, except as noted below, is measured in a manner consistent with that in the financial statements.

Total assets exclude corporate cash and cash equivalents, investments in a jointly controlled entity and associates, deferred tax and available-for-sale financial assets, all of which are managed on a central basis. These are part of the reconciliation to total balance sheet assets.

Revenue consists of sales from the property development segment, which mainly represent property sales income, and rental income as derived from the investment property segment, which are RMB5,707,115,000 and RMB199,545,000 for the six months ended 30 June 2012 and RMB7,318,400,000 and RMB157,337,000 for the six months ended 30 June 2011 respectively.

Notes to the Unaudited Condensed Consolidated Interim Financial Information

6 Segment information (Continued)

Transactions between segments are carried out at arm's length. The revenue from external parties reported to the Committee is measured in a manner consistent with that in the condensed consolidated interim income statement of comprehensive income.

	Unaudited								
	Property development				Investment property	Total	All other Businesses	Inter-company elimination	Group total
	Beijing	Tianjin	North-east	Others					
RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	
Six months ended 30 June 2012									
Total segment revenue	2,107,626	1,517,465	1,177,026	934,552	201,607	5,938,276	1,934,615	—	7,872,891
Inter-segment revenue	(29,554)	—	—	—	(2,062)	(31,616)	(1,082,509)	—	(1,114,125)
Revenue (from external customers)	2,078,072	1,517,465	1,177,026	934,552	199,545	5,906,660	852,106	—	6,758,766
Segment operating profit	1,022,593	159,823	534,562	240,914	188,759	2,146,651	254,321	(564,370)	1,836,602
Depreciation and amortization (Note 7)	(478)	(826)	(2,899)	(4,020)	(807)	(9,030)	(14,344)	—	(23,374)
Goodwill disposed for sales of properties, charged to cost of sales	—	(5,163)	—	(14,766)	—	(19,929)	—	—	(19,929)
Income tax expense (Note 18)	(392,623)	(28,137)	(160,562)	(107,097)	(6,401)	(694,820)	(17,888)	—	(712,708)
Finance income	62,302	30,408	178,430	60,575	26,717	358,432	7,816	(374,841)	(8,593)
Six months ended 30 June 2011									
Total segment revenue	2,636,020	1,468,129	1,443,949	1,833,922	160,060	7,542,080	1,318,054	—	8,860,134
Inter-segment revenue	(63,620)	—	—	—	(2,723)	(66,343)	(889,306)	—	(955,649)
Revenue (from external customers)	2,572,400	1,468,129	1,443,949	1,833,922	157,337	7,475,737	428,748	—	7,904,485
Segment operating profit	838,362	446,569	437,245	498,200	117,436	2,337,812	229,916	(378,590)	2,189,138
Depreciation and amortization (Note 7)	(776)	(788)	(3,357)	(3,658)	(221)	(8,800)	(17,424)	—	(26,224)
Goodwill disposed for sales of properties, charged to cost of sales	—	(6,829)	—	(56,624)	—	(63,453)	—	—	(63,453)
Income tax expense (Note 18)	(297,944)	(170,418)	(157,296)	(242,719)	9,214	(859,163)	(16,407)	—	(875,570)
Finance income	49,928	51,408	137,925	46,201	3,590	289,052	38,037	(325,642)	1,447
As at 30 June 2012 (Unaudited)									
Total segment assets	41,005,281	11,335,292	40,277,446	35,453,821	6,654,550	134,726,390	44,446,270	(68,388,642)	110,784,018
Additions to non-current assets (other than financial instruments and deferred tax assets)	2,718	88	1,718	15,099	148,470	168,093	8,269	—	176,362
Total segment Liabilities	25,353,526	4,494,040	20,218,695	19,094,599	1,383,979	70,544,839	34,745,250	(62,767,176)	42,522,913
As at 31 December 2011 (Audited)									
Total segment assets	36,627,577	11,357,343	35,575,631	34,987,901	6,187,329	124,735,781	28,146,919	(51,185,920)	101,696,780
Additions to non-current assets (other than financial instruments and deferred tax assets)	1,422	2,594	3,903	11,344	564	19,827	54,251	—	74,078
Total segment Liabilities	14,852,035	4,515,462	11,476,473	16,217,060	1,037,273	48,098,303	22,586,169	(34,325,534)	36,358,938

6 Segment information *(Continued)*

A reconciliation of segment operating profit to profit before income tax is provided as follows:

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Segment operating profit	1,836,602	2,189,138
Corporate finance income	17,367	29,418
Corporate overheads	(195,621)	(136,612)
Finance costs	(142,604)	(97,100)
Share of gains/(losses) of jointly controlled entities	446,407	(4,716)
Share of losses of associates	(1,986)	(6,601)
Profit before income tax	1,960,165	1,973,527
	30 June	31 December
	2012	2011
	(Unaudited)	(Audited)
	RMB'000	RMB'000
Reportable and other businesses' assets are reconciled to total assets as follows:		
Total segment assets	110,784,018	101,696,780
Corporate cash and cash equivalents	5,534,020	4,558,691
Investment in jointly controlled entities	1,498,198	1,052,135
Investment in associates	674,359	606,013
Available-for-sale financial assets (Note 9)	859,817	440,927
Other investment	25,231	15,580
Financial assets at fair value through profit or loss	267,276	412,486
Deferred income tax assets	1,610,348	1,502,833
Total assets per consolidated balance sheet	121,253,267	110,285,445
Total segment liabilities	42,522,913	36,358,938
Deferred income tax liabilities	1,339,124	1,386,739
Current borrowings (Note 14)	15,968,287	14,481,805
Non-current borrowings (Note 14)	21,237,333	19,105,661
Distribution payable (Note 15)	192,858	195,138
Total liabilities per consolidated balance sheet	81,260,515	71,528,281

The Company is incorporated in Hong Kong, most of its main subsidiaries domiciled in the mainland of China. All revenues from external customers of the Group are derived in the mainland of China for the six months ended 30 June 2012 and 2011.

Notes to the Unaudited Condensed Consolidated Interim Financial Information

6 Segment information *(Continued)*

At 30 June 2012, the total of non-current assets other than financial instruments and deferred tax assets located in the mainland of China is RMB8,355,169,000 (31 December 2011: RMB7,859,984,000), and the total of these non-current assets located in Hong Kong is RMB277,589,000 (31 December 2011: RMB125,871,000).

For the six months ended 30 June 2012 and 2011, the Group do not have any single significant customer with transaction value above 10% of the Group's total external sales.

7 Property, plant and equipment and land use rights

	Unaudited	
	Property, plant and equipment RMB'000	Land use rights RMB'000
Opening net book amount as at 1 January 2012	225,472	9,477
Additions	14,127	—
Disposals	(240)	—
Acquisition of subsidiaries	14,068	—
Depreciation and amortization	(23,250)	(124)
Disposal of subsidiaries (Note 23)	(325)	—
Closing net book amount as at 30 June 2012	229,852	9,353
Opening net book amount as at 1 January 2011	214,895	9,723
Additions	35,473	—
Disposals	(758)	—
Depreciation and amortization	(26,101)	(123)
Closing net book amount as at 30 June 2011	223,509	9,600

Building with carrying values of RMB70,975,000 and RMB71,265,000 and land use rights with carrying values of RMB6,114,000 and RMB6,186,000 were pledged as collateral for the Group's borrowings (Note 14) as at 30 June 2012 and 31 December 2011 respectively.

8 Investment properties

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Opening net book amount at beginning of the period	5,462,375	4,988,572
Addition	148,167	—
Investment properties classified as held for sale	—	(150,000)
Closing net book amount at end of the period	5,610,542	4,838,572

Investment properties for the carrying values of RMB4,396,840,000 were pledged as collateral for the Group's borrowings (Note 14) as at 30 June 2012, same as at 31 December 2011.

9 Available-for-sale financial assets

	As at	As at
	30 June	31 December
	2012	2011
	RMB'000	RMB'000
	(Unaudited)	(Audited)
Investment in listed securities held in the SOL Fund (a)	634,020	218,973
Investment in other unlisted equity securities (b)	225,797	221,954
	859,817	440,927
Less: non-current portion	(663,617)	(244,727)
Current portion	196,200	196,200

- (a) On 31 March 2008, SOL Investment Fund Limited ("SOL"), a special purpose entity of the Group, was incorporated in and under the laws of the Cayman Islands, with the purpose of carrying out investment activities for the Group. The sole underlying investment in SOL is SOL Fund, representing a portfolio of investments in listed shares and its fair value as at 30 June 2012 and 31 December 2011 was based on the respective quoted closing prices.
- (b) Available-for-sale financial assets of the Group include certain unlisted equity securities, mainly denominated in RMB. The fair values of unlisted securities are based on the net asset values of respective securities.

Notes to the Unaudited Condensed Consolidated Interim Financial Information

10 Trade and other receivables

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Trade receivables	71,150	84,774
Amounts due from customers for contract work	882,714	842,604
Less: provision for impairment of receivables	(24,941)	(31,749)
Trade receivables — net (a)	928,923	895,629
Prepaid tax	2,916,920	2,298,024
Entrusted loan to third parties (b)	275,000	475,000
Entrusted loan to a jointly controlled entity	—	25,000
Entrusted loan to an associate (c)	381,360	365,771
Notes receivables	1,147	46,147
Statutory construction deposits (d)	80,439	71,572
Amounts due from jointly controlled entities (e)	1,186,511	624,756
Amounts due from associates (f)	23,453	113,453
Amounts due from non-controlling interests	22,350	112,127
Cooperation deposits (g)	135,730	127,350
Other deposits and prepayments	505,606	383,907
Other receivables	612,007	522,701
	7,069,446	6,061,437
Less: non-current portion	(609,649)	(598,245)
Current portion	6,459,797	5,463,192

- (a) Proceeds from services and sales rendered are to be received in accordance with the term of respective agreements. Ageing analysis of trade receivables and amounts due from customers for contract work at the respective balance sheet dates are as follows:

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Less than 6 months	392,354	872,704
6 months to 1 year	527,395	35,770
1 year to 2 years	27,058	15,080
2 years to 3 years	5,506	1,593
Over 3 years	1,551	2,231
	953,864	927,378

10 Trade and other receivables *(Continued)*

- (b) As at 30 June 2012, entrusted loans amounting to RMB275,000,000 (31 December 2011: RMB475,000,000) represent amounts lent to certain third parties. These balances are secured by respective share capital of the third parties, interest bearing from 5.56% to 12% (31 December 2011: from 5.31% to 12%), and are repayable on demand.
- (c) Entrusted loans to an associate are unsecured, interest bearing at rate 5.31% (2011: 5.31%) and are repayable before 2014.
- (d) As at 30 June 2012 and 31 December 2011, balance represents compulsory deposits paid to local governmental authorities in protection of construction site workers. Such deposits would be returned to the Group, upon completion of constructions.
- (e) Amounts due from jointly controlled entities are interest free, and repayable on demand (Note 24).
- (f) Amounts due from associates are interest free and repayable on demand.
- (g) Balance represents amounts paid to certain third parties, with the intention of future cooperation in real estate project development. As at 30 June 2012, such cooperation is still in negotiation stage, and it is expected to close at the year end.

Notes to the Unaudited Condensed Consolidated Interim Financial Information

11 Share capital and premium

	Number of ordinary shares of HKD 0.8 each	Nominal value of ordinary shares HK\$'000	Equivalent nominal value of ordinary shares RMB'000	Share premium RMB'000	Share held for restricted Share Award Scheme RMB'000	Total RMB'000
Opening balance						
1 January 2012	5,660,257,632	4,528,206	4,304,667	15,926,417	—	20,231,084
Issue of shares pursuant to exercise of employee share options (a)	2,759,000	2,207	1,792	6,074	—	7,866
Issue of scrip dividends	108,826,892	87,062	70,998	202,078	—	273,076
	5,771,843,524	4,617,475	4,377,457	16,134,569	—	20,512,026
Restricted share award scheme (b)						
Opening balance						
1 January 2012	(33,702,318)	—	—	—	(131,959)	(131,959)
Issue of scrip dividends	(876,087)	—	—	—	—	—
Vested to employees	7,994,568	—	—	(916)	30,509	29,593
At 30 June 2012	(26,583,837)	—	—	(916)	(101,450)	(102,366)
At 30 June 2012	5,745,259,687	4,617,475	4,377,457	16,133,653	(101,450)	20,409,660
Opening balance						
1 January 2011	5,638,374,432	4,510,699	4,290,394	15,831,018	—	20,121,412
Issue of shares pursuant to exercise of employee share option (a)	499,500	400	336	736	—	1,072
Issue of scrip dividends	35,200,700	28,161	23,102	93,187	—	116,289
Share buyback	(7,000,000)	(5,600)	(4,669)	—	—	(4,669)
At 30 June 2011	5,667,074,632	4,533,660	4,309,163	15,924,941	—	20,234,104
Restricted share award scheme (b)	(32,137,318)	—	—	—	(128,631)	(128,631)
At 30 June 2011	5,634,937,314	4,533,660	4,309,163	15,924,941	(128,631)	20,105,473

11 Share capital and premium *(Continued)*

- (a) Employee share option scheme: options exercised during the period ended 30 June 2012 resulted in 2,759,000 shares being issued (30 June 2011: 499,500 shares), with exercise proceeds of HKD6,208,000 (30 June 2011: HKD1,274,000). The related weighted average price at the time of exercise was HKD2.55 (30 June 2011: HKD2.55) per share.
- (b) On 22 March 2011, the board of the Company resolved to adopt a restricted share award scheme, pursuant to which existing shares are purchased from the market and be held in trust for the relevant selected Group of employees, until such shares are vested in accordance with the provision of the scheme.

As at 30 June 2012, 7,994,568 shares were vested to employees under the scheme.

12 Convertible Securities

On 27 July 2010, Sino-ocean Land Capital Finance Limited, a wholly owned subsidiary, issued a perpetual subordinated convertible securities (the "convertible securities") callable in 2015, with an initial aggregate principal amount of USD900,000,000.

Such convertible securities are guaranteed by and convertible into shares of the Company, at the same time bear distribution at a rate of 8% per annum, payable semi-annually. The issuer of the convertible securities may elect to defer distribution, and is not subject to any limits as to the number of times distribution can be deferred.

Holders of the convertible securities have the right to convert such convertible securities into shares of the Company at any time, commencing from 12 months after the issue date, at a fixed price of HKD6.85 per share. No such right has been exercised till 30 June 2012.

13 Capital Securities

On 13 May 2011, Sino-Ocean (Perpetual Finance) Limited, a wholly owned subsidiary, issued a perpetual subordinated capital securities (the "capital securities") callable in 2016, with an initial aggregate principal amount of USD400,000,000.

Such capital securities are guaranteed by the Company, at the same time bear distribution at a rate of 10.25% per annum, payable semi-annually. The issuer of the capital securities may elect to defer distribution, and is not subject to any limits as to the number of times distribution can be deferred.

14 Borrowings

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Non-current	21,237,333	19,105,661
Current	15,968,287	14,481,805
	37,205,620	33,587,466

Notes to the Unaudited Condensed Consolidated Interim Financial Information

14 Borrowings (Continued)

Movements in borrowings are analyzed as follows:

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
At beginning of the period	33,587,466	29,196,282
New bank loans raised	8,528,919	3,017,732
Other loans raised (c)	1,759,724	2,600,000
Repayment of bank loans	(5,955,495)	(6,347,158)
Repayment of other loans	(500,000)	—
Changes of carrying value of corporate bonds	(214,994)	1,865
At end of the period	37,205,620	28,468,721

- (a) As at 30 June 2012 and 31 December 2011, long-term borrowings amounting to RMB15,537,918,000 and RMB12,897,292,000 were secured by properties under development, completed properties held for sale, land use rights, property, plant and equipment and investment properties of the Group.
- (b) As at 30 June 2012, short-term bank borrowings amounting to RMB430,000,000 (31 December 2011: nil) were secured by properties under development of the group.
- (c) As at 30 June 2012, new raised other loans that are due to third parties amounting to RMB1,759,724,000 are raised from non-bank financial institutions. Such loans bear interests at the rate bore interests at the rate from 0.0% to 13.0% per annum, and are repayable within 16 May 2015.

On 6 January 2012, the Group entered into an agreement with Swire Properties Limited ("SPL") that SPL agreed to fund the Daci Temple project in amount of USD230 million through equity injection. Following this transaction, the Group's legal interest in the project had been diluted to 19%.

The Group possess a call option, exercisable within one year, commencing from the same date of the agreement, to restore its legal interest in the project back to 50%, at an amount equal to one half of the above additional funding plus interest at the rate of 10% per annum. At the same time, SPL possess a put option, exercisable within one year, commencing one week before the end of the Group's call option period, to enforce the Group to restore its legal interest in the project for an amount equal to one half of the above additional funding plus interest at the rate of 10% per annum. It is of the intention of the Group and SPL to exercise the options no later than the overlapped week.

Despite of the respective legal interest, according to the agreement, the rights for voting and profit sharing remained to be 50% for each party during the period of the agreement, control is not lost for the Group. Therefore, the Group's existing interest will continue to be accounted for as a 50% investment in a jointly controlled entity and liability recognised RMB737,739,000.

As at 30 June 2011, new raised other loans that are due to third parties amounting to RMB2,600,000,000 are raised from non-bank financial institutions. Such loans bear interests at the rate bore interests at the rate from 11.5% to 12.3% per annum, and are repayable within 22 May 2013.

- (d) Interest expense on borrowings and loans for the six months ended 30 June 2012 is RMB1,331,997,000 (six months ended 30 June 2011: RMB744,860,000).

15 Trade and other payables

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Trade payables (a)	6,726,803	5,687,484
Accrued expenses	1,483,772	1,699,263
Notes payables	77,474	—
Distribution payable (b)	192,858	195,138
Amounts due to non-controlling interests (c)	319,762	503,828
Consideration payable (d)	60,000	120,000
Other tax payable	423,973	442,628
Provision for financial guarantee liabilities	74,463	64,134
Other payables	1,520,601	1,462,346
	10,879,706	10,174,821

The carrying amounts of trade payables and other payables approximate their fair values.

- (a) Trade payables mainly comprise accrued construction costs and provision for guarantee liabilities. The ageing analysis of the trade payables based on invoice date was as follows:

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Less than 6 months	4,414,009	4,621,569
6 months to 12 months	1,884,142	635,849
1 year to 2 years	122,199	383,132
2 years to 3 years	259,697	25,339
Over 3 years	46,756	21,595
	6,726,803	5,687,484

- (b) The Group had not elected to defer distribution payments for its convertible securities (Note 12) for the semi-annual period ended 27 July 2012, and such distribution had been fully settled as at the date of the approval of these financial statements.
- (c) Amounts due to non-controlling interests are unsecured, interest free, and repayable on demand.
- (d) Consideration payable as at 30 June 2012 and 31 December 2011 represents amounts payable to the non-controlling interests of a subsidiary for an acquisition of land.

Notes to the Unaudited Condensed Consolidated Interim Financial Information

16 Other gains/(losses) — net

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Impairment loss on assets and associated liabilities classified as held for sale	—	(23,280)
Gain on disposal of subsidiaries (Note 23)	70,685	—
Gain on disposal of partial interests in an associate	20,333	—
Gain on disposal of financial assets at fair value through profit or loss	2,712	10,283
Fair value loss of financial assets at fair value through profit or loss	(4,553)	(369)
Loss on trading of other investment	—	(860)
Fair value (loss)/gain of other investment	(442)	1,251
Loss on disposal of property, plant and equipment	(760)	(35)
Exchange (loss)/gain	(1,284)	27,347
Other losses	(26,000)	(14,965)
	60,691	(628)

17 Finance costs

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Interest expense:		
— Bank borrowings	831,719	468,070
— Other borrowings	500,278	276,790
Less: interest capitalized at a capitalization rate of 7.68% (2011: 6.26%) per annum	(1,189,393)	(647,760)
	142,604	97,100

18 Income tax expense

Vast majority of the group entities are subjected to PRC enterprise income tax, which has been provided based on the statutory income tax rate of 25% of the assessable income of each of these group entities for the six months ended 30 June 2012 and 2011. Other companies are mainly subjected to Hong Kong income tax.

The amount of income tax expense charged to the combined income statements represents:

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Current income tax:		
— PRC enterprise income tax	531,513	693,564
— PRC land appreciation tax	336,325	419,336
Deferred tax	(155,130)	(237,330)
	712,708	875,570

19 Earnings per share

(a) Basic

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of shares in issue during the period.

	Unaudited	
	Six months ended 30 June	
	2012	2011
Profit attributable to owners of the Company (RMB'000)	1,206,489	1,096,066
Distribution relating to convertible securities (Note 12) and capital securities (Note 13) (RMB'000)	(352,997)	(229,674)
Profit used to determine basic earnings per share (RMB'000)	853,492	866,392
Weighted average number of ordinary shares in issue (thousands)	5,627,825	5,615,630
Basic earnings per share for profit attributable to the owners of the Company (RMB per share)	0.152	0.154

Notes to the Unaudited Condensed Consolidated Interim Financial Information

19 Earnings per share *(Continued)*

(b) Diluted

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The company has one category of dilutive potential ordinary shares: share options. For the share options, a calculation is done to determine the number of shares that could have been acquired at fair value (determined as the average annual market share price of the Company's shares) based on the monetary value of the subscription rights attached to outstanding share options. The number of shares calculated as above is compared with the number of shares that would have been issued assuming the exercise of the share options. Convertible securities of 374,278,000 shares when calculated on a weighted average basis were not included in the calculation of dilutive earnings per share because of their anti-diluted effect.

	Unaudited	
	Six months ended 30 June	
	2012	2011
Profit from continuing operations attributable to owners of the Company (RMB'000)	1,206,489	1,096,066
Distribution relating to convertible securities (Note 12) and capital securities (Note 13) (RMB'000)	(352,997)	(229,674)
Profit used to determine basic earnings per share (RMB'000)	853,492	866,392
Weighted average number of ordinary shares in issue (thousands)	5,627,825	5,615,630
Adjustment for:		
— share options (thousands)	9,582	5,983
Weighted average number of ordinary shares for diluted earnings per share (thousands)	5,637,407	5,621,613
Diluted earnings per share for profit from continuing attributable to the owners of the Company (RMB per share)	0.151	0.154

20 Dividends

On 16 August 2012, the Board has resolved to declare an interim dividend of RMB283,533,000 for the six months ended 30 June 2012 (six months ended 30 June 2011: RMB232,544,000).

	Unaudited	
	Six months ended 30 June	
	2012	2011
	RMB'000	RMB'000
Final dividends paid	461,745	376,076
Interim dividends proposed	283,533	232,544

21 Financial guarantees

The Group had the following financial guarantees as at the end of 30 June 2012 and 31 December 2011:

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Guarantees in respect of mortgage facilities for certain purchasers	5,103,803	3,158,916

As at 30 June 2012 and 31 December 2011, the Group provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of the Group's properties. 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 and penalty owed by the defaulted purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties. The Group's guarantee period starts from the dates of grant of the relevant mortgage loans and ends when the property purchasers obtain the "property title certificate" which is then pledged with the banks.

22 Commitments

(a) Capital commitments

Capital commitments in respect of development costs attributable to properties under development and land use rights at the balance sheet date but not yet incurred are as follows:

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Land use rights	7,966,983	8,520,809
Property under development	16,790,483	24,621,426
Contracted but not provided for	24,757,466	33,142,235

(b) Operating lease rental receivables

The future aggregate minimum lease rental receivables under non-cancellable operating leases in respect of land and buildings are as follows:

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
Within 1 year	384,600	353,929
Between 1 to 5 years	587,089	592,388
After 5 years	29,878	66,754
	1,001,567	1,013,071

Notes to the Unaudited Condensed Consolidated Interim Financial Information

23 Disposal of subsidiaries

- (i) On 28 February 2012, the Group entered into an agreement with Beijing Ruihui Investment Limited to dispose Beijing Yinfan Jiye Property Development Limited, a 70% owned subsidiary of the Group. The subsidiary was sold in March 2012 for cash consideration of RMB35,023,000.

	2012 RMB'000
Proceeds on disposal of subsidiary	35,023
Carrying value of the subsidiary disposed — shown as below	(32,519)
Gain on disposal of the subsidiary	2,504

The assets and liabilities arising from the disposal are as follows:

	Carrying value RMB'000
Property, plant and equipment	17
Completed properties held for sale	13,115
Trade and other receivables	329,782
Cash and cash equivalents	542
Trade and other payables	(297,001)
Net assets of the subsidiary	46,455
Shares disposed	70%
Net assets disposed	32,519
Inflow of cash to dispose business, net of cash disposed	
Proceeds received in cash	35,023
Cash and cash equivalents in subsidiary disposed of	(542)
Cash inflow on disposal	34,481

23 Disposal of subsidiaries *(Continued)*

- (ii) On 20 June 2012, the Group entered into an agreement with Chengdu Xinxin Industry Development Limited, to dispose Chengdu Tongyi Property Development Limited, a 51% owned subsidiary of the Group. The subsidiary was sold in June 2012 for cash consideration of RMB164,260,000.

	2012 RMB'000
Proceeds on disposal of subsidiary	164,260
Carrying value of the subsidiary disposed — shown as below	(96,079)
Gain on disposal of the subsidiary	68,181

The assets and liabilities arising from the disposal are as follows:

	Carrying value RMB'000
Property, plant and equipment	308
Deferred income tax assets	3,389
Properties under development	499,532
Trade and other receivables	404,522
Cash and cash equivalents	57,025
Trade and other payables	(12,421)
Advance from customer	(763,965)
Net assets disposed	188,390
Shares disposed	51%
Net assets disposed	96,079
Inflow of cash to dispose business, net of cash disposed	
Proceeds received in cash	164,260
Cash and cash equivalents in subsidiary disposed of	(57,025)
Cash inflow on disposal	107,235

Notes to the Unaudited Condensed Consolidated Interim Financial Information

24 Related party transactions

The following is a summary of significant related party balances and transactions entered into in the ordinary course of business between the Group and its related parties during the six months ended 30 June 2012 and 2011:

(a) Sales of properties and services

	Unaudited Six months ended 30 June	
	2012 RMB'000	2011 RMB'000
Provision of services:		
— China Life Group	12,630	—
— Jointly controlled entities	34,453	62,295
— Associates	41,016	407
	88,099	62,702

(b) Key management compensation

	Unaudited Six months ended 30 June	
	2012 RMB'000	2011 RMB'000
Salaries and other short-term employee benefits	13,040	11,565
Post-employment benefits	1,041	1,007
Other long term welfare	692	505
Share-based payment	26,791	11,478
	41,564	24,555

(c) Interest income and expenses

	Unaudited Six months ended 30 June	
	2012 RMB'000	2011 RMB'000
Interest received:		
— Jointly controlled entities	118	—
— An associate	5,312	9,180
	5,430	9,180
Distribution relating to capital securities:		
— A shareholder	(12,941)	—
	(12,941)	—

24 Related party transactions *(Continued)*

(d) Amounts due from related parties

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
— Jointly controlled entities (Note 10)	1,186,511	1,181,756
— Associates (Note 10)	404,813	479,224
	1,591,324	1,660,980

(e) Amounts due to related parties

	As at 30 June 2012 RMB'000 (Unaudited)	As at 31 December 2011 RMB'000 (Audited)
— Jointly controlled entities	136	—
	136	—

Report on Review of Interim Financial Information

TO THE BOARD OF DIRECTORS OF SINO-OCEAN LAND HOLDINGS LIMITED

(incorporated in Hong Kong with limited liability)

Introduction

We have reviewed the interim financial information set out on pages 39 to 67, which comprises the condensed consolidated interim balance sheet of Sino-Ocean Land Holdings Limited (the “Company”) and its subsidiaries (together, the “Group”) as at 30 June 2012 and the related condensed consolidated interim income statement, statements of comprehensive income, changes in equity and cash flows for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”. Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of Review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants. A review of condensed consolidated interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”.

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 16 August 2012

List of Project Names

	Cities	Project names (Chinese)	Project names (English)	Project names used before (Chinese)	Project names used before (English)
1	Beijing	遠洋山水(北京)	Ocean Landscape (Beijing)		
2		遠洋•沁山水(北京)	Ocean Landscape Eastern Area (Beijing)		
3		遠洋•沁山水 E02/03 項目(北京)	Ocean Landscape Eastern Area E02/03 Project (Beijing)		
4		遠洋天地(北京)	Ocean Paradise (Beijing)		
5		遠洋•萬和城(北京)	Ocean Great Harmony (Beijing)		
6		遠洋•萬和城 C 區項目(北京)	Ocean Great Harmony Plot C Project (Beijing)		
7		遠洋國際中心(北京)	Ocean International Center (Beijing)		
8		遠洋都市網景(北京)	Ocean Cityscape (Beijing)		
9		遠洋風景(北京)	Ocean Prospect (Beijing)		
10		遠洋•光華國際(北京)	Ocean Office Park (Beijing)		
11		遠洋新幹線(北京)	Ocean Express (Beijing)		
12		遠洋公館(北京)	Ocean Honored Chateau (Beijing)		
13		遠洋•LA VIE(北京)	Ocean LA VIE (Beijing)		
14		遠洋一方(北京)	POETRY OF RIVER (Beijing)		
15		遠洋•新悅(北京)	The Place (Beijing)	遠洋一方東區	Poetry of River Eastern Area
16		遠洋•傲北(北京)	Ocean Manor (Beijing)	北七家	Beiqijia Project
17		頤堤港(北京)	INDIGO (Beijing)	將台商務中心	Jiangtai Business Center
18		遠洋•東方公館(北京)	Ocean Oriental Mansion (Beijing)	通州玉橋項目	Tongzhou Yuqiao Project
19		京棉項目(北京)	Jingmian Project (Beijing)		
20		遠洋•天著(北京)	Ocean Palace (Beijing)	亦庄三羊項目	Yizhuang Sanyang Project
21		遠洋•萬和公館(北京)	Ocean Crown (Beijing)	大望京項目	Dawangjing Project
22		遠洋大廈(北京)	Ocean Plaza (Beijing)		
23		CBD Z6 地塊(北京)	CBD Plot Z6 (Beijing)		
24		CBD Z13 地塊(北京)	CBD Plot Z13 (Beijing)		
25	Tianjin	遠洋城(天津)	Ocean City (Tianjin)		
26		遠洋天地(天津)	Ocean Paradise (Tianjin)	海河新天地	Ocean Paradise
27		遠洋國際中心(天津)	Ocean International Center (Tianjin)		
28		遠洋新幹線(天津)	Ocean Express (Tianjin)		
29		遠洋•萬和城(天津)	Ocean Great Harmony (Tianjin)	倪黃莊項目	Nihuangzhuang Project
30		遠洋風景(天津)	Ocean Prospect (Tianjin)		
31	Zhongshan	遠洋城(中山)	Ocean City (Zhongshan)		
32		遠洋啟宸(中山)	Ocean New Era (Zhongshan)	橫欄項目	Henglan Project
33	Dalian	遠洋風景(大連)	Ocean Prospect (Dalian)		
34		遠洋自然(大連)	Ocean Seasons (Dalian)		
35		紅星海世界觀(大連)	Ocean Worldview (Dalian)		
36		香頌花城(大連)	Chanson Garden (Dalian)		
37		遠洋壹中心(大連)	Ocean MIDTOWN (Dalian)	西山項目	Xishan Project
38		遠洋時代城(大連)	Ocean TIMES (Dalian)	大學城項目	University Zone
39		遠洋假日養生莊園(大連)	Ocean Holiday Manor (Dalian)	遠洋•拉斐莊園	Ocean Valley Lafite
40		遠洋創智高地(大連)	Sino-Ocean Technopole (Dalian)	IT 產業園 — 工業部分	IT Zone — Industrial
41		遠洋廣場(大連)	Ocean Plaza (Dalian)		
42		遠洋溫德姆至尊豪庭大酒店(大連)	Wyndham Grand Plaza Royale Sino-Ocean (Dalian)		
43		遠洋•鑽石灣(大連)	Ocean Diamond Bay (Dalian)		
44		小窑灣項目(大連)	Xiaoyao Bay Project (Dalian)		

List of Project Names

	Cities	Project names (Chinese)	Project names (English)	Project names used before (Chinese)	Project names used before (English)
45	Shenyang	遠洋天地(瀋陽)	Ocean Paradise (Shenyang)		
46		遠洋公館(瀋陽)	Ocean Residence (Shenyang)		
47	Hangzhou	遠洋•大河宸章(杭州)	Grand Canal Milestone (Hangzhou)	大河宸章	Hang Yimian
48		遠洋公館(杭州)	Ocean Mansion (Hangzhou)	遠洋公館	Canal Commercial District
49		大運河商務區項目(杭州)	Canal Business Center Project (Hangzhou)		
50		遠洋心裡(杭州)	Ocean In Your Heart (Hangzhou)	普福項目	Pufu Project
51	Huangshan	遠洋桃花島(黃山)	An Island Paradise (Huangshan)	桃花島項目	Taohuadiao Project
52	Chongqing	遠洋國際高爾夫社區(重慶)	Sino-Ocean International GOLF Resort (Chongqing)	國際高爾夫項目	Golf Club Project
53	Sanya	遠洋公館(三亞)	Ocean Mansion (Sanya)	遠洋奧林匹克公館	Ocean Olympics
54		棠棣項目一期(三亞)	Tang Di Project (Sanya)		
55	Haikou	遠洋華墅(海口)	Zen House (Haikou)	遠洋浮木陣	Ocean Driftwood Array
56	Qingdao	遠洋公館(青島)	Ocean Honored Chateau (Qingdao)		
57		遠洋風景(青島)	Ocean Prospect (Qingdao)		
58		遠洋自然(青島)	Ocean Seasons (Qingdao)		
59	Shanghai	遠洋•博堡(上海)	BOND CASTLE (Shanghai)		
60		遠洋7號(上海)	Ocean Mansion No.7 (Shanghai)		
61		遠洋•香奈印象(上海)	Ocean Chanson Mansion (Shanghai)	楊行鎮項目	Yanghangzhen Project
62	Wuhan	遠洋莊園(武漢)	Ocean Manor (Wuhan)	有座莊園	Tangchen Project
63		遠洋•世界(武漢)	Ocean World (Wuhan)		
64	Qinhuangdao	遠洋•海世紀(秦皇島)	Ocean Century (Qinhuangdao)		
65		灣海1號(秦皇島)	Wan Hai Yi Hao (Qinhuangdao)	灣海一號	Wan Hai Yi Hao
66	Changchun	遠洋•蔓納小鎮(長春)	Ocean Cannes Town (Changchun)	長春淨月項目	Jingyue Project
67	Chengdu	睿東中心(成都)	Pinnacle One (Chengdu)	大慈寺項目	Dacisi Project
68	Zhenjiang	遠洋•香奈河畔(鎮江)	Ocean Beach (Zhenjiang)		
69	Fushun	遠洋城(撫順)	Ocean City (Fushun)	將軍溝項目	Jiangjungou Project
70	Shenzhen	遠洋新幹線(深圳)	Ocean Express (Shenzhen)	南聯項目	Nanlian Project

