



资产负债表

2020年3月31日

会企01表-1

编制单位：绿城房地产集团有限公司

金额单位：人民币元

| 项目 | 行次 | 期末数 | | 期初数 | |
|------------------------|----|--------------------|--------------------|--------------------|--------------------|
| | | 合并 | 母公司 | 合并 | 母公司 |
| 流动资产： | | | | | |
| 货币资金 | 1 | 43,293,584,649.90 | 14,490,558,553.75 | 45,399,200,187.64 | 11,085,952,157.14 |
| 以公允价值计量且其变动计入当期损益的金融资产 | 2 | - | - | - | - |
| 衍生金融资产 | 3 | - | - | - | - |
| 应收票据 | 4 | 44,678,276.50 | - | 31,154,712.78 | - |
| 应收账款 | 5 | 1,479,681,981.21 | 2,436,463.80 | 1,595,854,237.60 | 2,731,894.80 |
| 预付款项 | 6 | 3,393,061,760.99 | 195,919,159.75 | 3,267,258,209.24 | 73,791,184.63 |
| 其他应收款 | 7 | 61,929,018,514.97 | 94,428,592,715.79 | 51,128,736,351.07 | 83,282,454,284.72 |
| 存货 | 8 | 193,101,372,014.72 | 43,611,850.64 | 180,205,062,394.61 | 43,611,850.64 |
| 持有待售资产 | 9 | - | - | - | - |
| 一年内到期的非流动资产 | 10 | 107,728,455.07 | - | 103,155,294.96 | - |
| 其他流动资产 | 11 | 8,926,313,218.57 | - | 8,435,201,276.87 | - |
| 流动资产合计 | 12 | 312,275,438,871.93 | 109,161,118,743.73 | 290,165,622,664.77 | 94,488,541,371.93 |
| 非流动资产： | | | | | |
| 可供出售金融资产 | 13 | 123,594,439.35 | 777,167,417.35 | 236,294,439.35 | 889,167,417.35 |
| 持有至到期投资 | 14 | - | - | - | - |
| 长期应收款 | 15 | - | - | - | - |
| 长期股权投资 | 16 | 13,705,630,866.63 | 46,083,819,747.38 | 14,350,095,012.71 | 45,083,212,840.73 |
| 投资性房地产 | 17 | 3,368,530,302.81 | 10,241,365.95 | 3,411,256,437.61 | 10,368,851.85 |
| 固定资产 | 18 | 5,491,242,688.29 | 27,735,380.09 | 5,531,218,931.52 | 28,986,950.72 |
| 在建工程 | 19 | 585,914,198.26 | - | 558,842,876.53 | - |
| 生产性生物资产 | 20 | - | - | - | - |
| 油气资产 | 21 | - | - | - | - |
| 无形资产 | 22 | 668,332,203.83 | 41,643,529.88 | 676,590,140.28 | 45,027,161.83 |
| 开发支出 | 23 | - | - | - | - |
| 商誉 | 24 | 7,905,240.96 | - | 7,905,240.96 | - |
| 长期待摊费用 | 25 | 184,829,910.71 | 11,919,227.79 | 187,234,415.09 | 12,943,297.14 |
| 递延所得税资产 | 26 | 2,823,739,228.14 | 684,178,867.72 | 2,753,610,089.29 | 691,653,465.38 |
| 其他非流动资产 | 27 | 42,066,502.13 | 21,500,000.00 | 49,959,666.72 | 21,500,000.00 |
| 非流动资产合计 | 28 | 27,001,785,581.11 | 47,658,205,536.16 | 27,763,007,250.06 | 46,782,859,985.00 |
| 资产总计 | 29 | 339,277,224,453.04 | 156,819,324,279.89 | 317,928,629,914.83 | 141,271,401,356.93 |

法定代表人：

主管会计工作负责人：

会计机构负责人：



资产负债表(续)

2020年3月31日

会企01表-2

编制单位：绿城地产集团有限公司

金额单位：人民币元

| 项目 | 行次 | 期末数 | | 期初数 | |
|------------------------|----|--------------------|--------------------|--------------------|--------------------|
| | | 合并 | 母公司 | 合并 | 母公司 |
| 流动负债： | | | | | |
| 短期借款 | 30 | 2,466,820,000.00 | - | 1,610,140,000.00 | - |
| 以公允价值计量且其变动计入当期损益的金融负债 | 31 | - | - | - | - |
| 衍生金融负债 | 32 | - | - | - | - |
| 应付票据 | 33 | 229,849,867.39 | - | 107,352,116.59 | - |
| 应付账款 | 34 | 24,299,296,775.17 | 7,879,897.04 | 26,965,700,442.84 | 9,337,717.04 |
| 预收款项 | 35 | 99,584,443,768.40 | 1,380,772.00 | 93,416,694,644.34 | 975,355.00 |
| 应付职工薪酬 | 36 | 439,315,357.15 | 66,732,537.63 | 1,120,007,767.93 | 186,854,385.30 |
| 应交税费 | 37 | 6,637,668,184.75 | 25,588,817.06 | 8,760,054,764.18 | 42,590,222.73 |
| 其他应付款 | 38 | 55,176,911,754.19 | 88,630,832,543.14 | 53,406,040,001.64 | 81,242,654,120.59 |
| 持有待售负债 | 39 | - | - | - | - |
| 一年内到期的非流动负债 | 40 | 23,148,393,411.02 | 10,442,399,196.49 | 23,339,573,335.51 | 12,510,463,534.60 |
| 其他流动负债 | 41 | 175,460,954.58 | - | 177,784,983.39 | - |
| 流动负债合计 | 42 | 212,158,160,072.65 | 99,174,813,763.36 | 208,903,348,056.42 | 93,992,875,335.26 |
| 非流动负债： | | | | | |
| 长期借款 | 43 | 43,021,883,607.09 | - | 34,942,671,550.91 | - |
| 应付债券 | 44 | 21,389,546,554.47 | 21,389,546,554.47 | 14,993,415,981.06 | 14,993,415,981.06 |
| 其中：优先股 | 45 | - | - | - | - |
| 永续债 | 46 | - | - | - | - |
| 长期应付款 | 47 | - | - | - | - |
| 预计负债 | 48 | 18,793,532.17 | - | 16,465,336.18 | - |
| 递延收益 | 49 | - | - | - | - |
| 递延所得税负债 | 50 | 3,141,104,153.57 | 4,000,000.00 | 3,056,100,242.89 | 4,000,000.00 |
| 其他非流动负债 | 51 | - | - | - | - |
| 非流动负债合计 | 52 | 67,571,327,847.30 | 21,393,546,554.47 | 53,008,653,111.04 | 14,997,415,981.06 |
| 负债合计 | 53 | 279,729,487,919.95 | 120,568,360,317.83 | 261,912,001,167.46 | 108,990,291,316.32 |
| 所有者权益： | | | | | |
| 实收资本 | 54 | 7,677,927,300.00 | 7,677,927,300.00 | 4,000,000,000.00 | 4,000,000,000.00 |
| 其他权益工具 | 55 | 10,988,225,522.00 | 9,973,900,000.00 | 10,988,225,522.00 | 9,973,900,000.00 |
| 其中：优先股 | 56 | - | - | - | - |
| 永续债 | 57 | 10,988,225,522.00 | 9,973,900,000.00 | 10,988,225,522.00 | 9,973,900,000.00 |
| 资本公积 | 58 | 523,707.64 | - | - | - |
| 减：库存股 | 59 | - | - | - | - |
| 其他综合收益 | 60 | - | - | - | - |
| 专项储备 | 61 | - | - | - | - |
| 盈余公积 | 62 | 875,707,414.32 | 1,131,844,032.62 | 875,707,414.32 | 1,131,844,032.62 |
| 未分配利润 | 63 | 22,415,381,274.56 | 17,467,292,629.44 | 22,365,292,590.57 | 17,175,366,007.99 |
| 归属于母公司所有者权益合计 | 64 | 41,957,765,218.52 | - | 38,229,225,526.89 | - |
| 少数股东权益 | 65 | 17,589,971,314.57 | - | 17,787,403,220.48 | - |
| 所有者权益合计 | 66 | 59,547,736,533.09 | 36,250,963,962.06 | 56,016,628,747.37 | 32,281,110,040.61 |
| 负债和所有者权益总计 | 67 | 339,277,224,453.04 | 156,819,324,279.89 | 317,928,629,914.83 | 141,271,401,356.93 |

法定代表人：

主管会计工作负责人：

会计机构负责人：



利 润 表

2020年1-3月

会企02表

编制单位：绿城房地产集团有限公司

金额单位：人民币元

| 项 目 | 行次 | 2020年1-3月 | | 2019年1-3月 | |
|--------------------------|----|------------------|------------------|------------------|-----------------|
| | | 合并 | 母公司 | 合并 | 母公司 |
| 一、营业收入 | 1 | 1,828,690,350.66 | 57,867,593.78 | 2,379,950,552.80 | 8,282,219.48 |
| 二、营业总成本 | 2 | 1,797,158,505.40 | -83,016,550.51 | 2,391,190,830.25 | -151,467,731.50 |
| 其中：营业成本 | 3 | 1,306,496,355.86 | 56,860,561.86 | 1,775,494,945.89 | 6,271,689.74 |
| 税金及附加 | 4 | 73,242,051.99 | 2,907,853.98 | 205,909,928.95 | 107,757.08 |
| 销售费用 | 5 | 189,997,322.03 | 27,754,765.20 | 196,787,701.40 | 1,654,769.57 |
| 管理费用 | 6 | 329,578,995.32 | 45,693,565.03 | 349,573,470.68 | 42,659,611.91 |
| 研发费用 | 7 | 10,000,349.97 | 817,373.91 | 8,447,575.27 | 1,658,375.48 |
| 财务费用 | 8 | -112,156,569.77 | -217,050,670.49 | -145,022,791.94 | -203,819,935.28 |
| 其中：利息费用 | 9 | 410,348,044.45 | 846,851,779.36 | 182,081,231.05 | 590,414,838.09 |
| 利息收入 | 10 | 453,902,973.69 | 1,016,163,667.66 | 328,258,940.86 | 792,858,586.48 |
| 加：其他收益 | 11 | 1,909,095.58 | - | 120,000.00 | - |
| 投资收益(损失以“-”号填列) | 12 | 183,919,239.64 | 308,992,450.56 | 86,474,412.63 | 26,060,805.17 |
| 其中：对联营企业和合营企业的投资收益 | 13 | 108,618,705.46 | 52,306,906.65 | -11,062,867.04 | -35,969,642.10 |
| 公允价值变动收益(损失以“-”号填列) | 14 | - | - | - | - |
| 资产减值损失(损失以“-”号填列) | 15 | 3,788,298.86 | - | -1,943,847.57 | -4,934,320.75 |
| 资产处置收益(损失以“-”号填列) | 16 | 12,535.82 | 1,876.27 | 2,272,446.44 | - |
| 二、营业利润(亏损以“-”号填列) | 17 | 221,161,015.16 | 449,878,471.12 | 75,682,734.05 | 180,876,435.40 |
| 加：营业外收入 | 18 | 13,765,366.00 | - | 7,376,122.38 | - |
| 减：营业外支出 | 19 | 35,249,955.65 | 409,776.00 | 5,522,136.48 | - |
| 三、利润总额(亏损总额以“-”号填列) | 20 | 199,676,425.51 | 449,468,695.12 | 77,536,719.95 | 180,876,435.40 |
| 减：所得税费用 | 21 | 8,921,664.33 | 7,130,268.12 | 25,646,819.16 | 39,937,487.75 |
| 四、净利润(净亏损以“-”号填列) | 22 | 190,754,761.18 | 442,338,427.00 | 51,889,900.79 | 140,938,947.65 |
| (一) 按经营持续性分类 | | | | | |
| 1. 持续经营净利润(净亏损以“-”号填列) | 23 | 190,754,761.18 | 442,338,427.00 | 51,889,900.79 | 140,938,947.65 |
| 2. 终止经营净利润(净亏损以“-”号填列) | 24 | | | | |
| (二) 按所有权归属分类 | | | | | |
| 1. 归属于母公司所有者的净利润 | 25 | 200,500,489.54 | | 16,541,399.26 | |
| 2. 少数股东损益 | 26 | -9,745,728.36 | | 35,348,501.53 | |
| 五、其他综合收益的税后净额 | 27 | | | | |
| 归属母公司所有者的其他综合收益的税后净额 | 28 | | | | |
| (一) 不能重分类进损益的其他综合收益 | 29 | | | | |
| 1. 重新计量设定受益计划变动额 | 30 | | | | |
| 2. 权益法下不能转损益的其他综合收益 | 31 | | | | |
| (二) 将重分类进损益的其他综合收益 | 32 | | | | |
| 1. 权益法下可转损益的其他综合收益 | 33 | | | | |
| 2. 可供出售金融资产公允价值变动损益 | 34 | | | | |
| 3. 持有至到期投资重分类为可供出售金融资产损益 | 35 | | | | |
| 4. 现金流量套期损益的有效部分 | 36 | | | | |
| 5. 外币财务报表折算差额 | 37 | | | | |
| 6. 其他 | 38 | | | | |
| 归属于少数股东的其他综合收益的税后净额 | 39 | | | | |
| 六、综合收益总额(综合亏损总额以“-”号填列) | 40 | 190,754,761.18 | 442,338,427.00 | 51,889,900.79 | 140,938,947.65 |
| 归属于母公司所有者的综合收益总额 | 41 | 200,500,489.54 | | 16,541,399.26 | |
| 归属于少数股东的综合收益总额 | 42 | -9,745,728.36 | | 35,348,501.53 | |
| 七、每股收益： | | | | | |
| (一) 基本每股收益(元/股) | 43 | | | | |
| (二) 稀释每股收益(元/股) | 44 | | | | |

法定代表人：

主管会计工作负责人：

会计机构负责人：



现金流量表

2020年1-3月

会企03表

编制单位：绿城房地产集团有限公司

金额单位：人民币元

| 项目 | 行次 | 2020年1-3月 | | 2019年1-3月 | |
|---------------------------|----|--------------------|-------------------|-------------------|-------------------|
| | | 合并 | 母公司 | 合并 | 母公司 |
| 一、经营活动产生的现金流量： | | | | | |
| 销售商品、提供劳务收到的现金 | 1 | 9,625,500,550.57 | 53,715,663.37 | 10,474,243,427.84 | 17,388,964.16 |
| 收到的税费返还 | 2 | 50,331,270.74 | - | 9,537,313.68 | - |
| 收到其他与经营活动有关的现金 | 3 | 1,175,125,351.14 | 148,998,233.27 | 1,681,515,469.07 | 466,591,229.58 |
| 经营活动现金流入小计 | 4 | 10,850,957,172.45 | 202,713,896.64 | 12,165,296,210.59 | 483,980,193.74 |
| 购买商品、接受劳务支付的现金 | 5 | 16,862,755,084.86 | 46,895,000.00 | 11,340,665,194.29 | - |
| 支付给职工以及为职工支付的现金 | 6 | 1,026,398,549.18 | 145,689,527.91 | 830,637,373.35 | 115,476,927.36 |
| 支付的各项税费 | 7 | 2,679,717,119.41 | 37,070,481.23 | 2,019,847,830.69 | 595,260.79 |
| 支付其他与经营活动有关的现金 | 8 | 6,976,203,597.32 | 135,302,596.64 | 2,305,007,321.72 | 98,695,289.91 |
| 经营活动现金流出小计 | 9 | 27,545,074,350.77 | 364,957,605.78 | 16,496,157,720.05 | 214,767,478.06 |
| 经营活动产生的现金流量净额 | 10 | -16,694,117,178.32 | -162,243,709.14 | -4,330,861,509.46 | 269,212,715.68 |
| 二、投资活动产生的现金流量： | | | | | |
| 收回投资收到的现金 | 11 | 201,904,693.09 | 148,000,878.68 | 22,935,000.00 | 10,000,000.00 |
| 取得投资收益收到的现金 | 12 | 1,125,781.96 | 748,083.33 | 286,500.34 | 59,364,000.00 |
| 处置固定资产、无形资产和其他长期资产收回的现金净额 | 13 | 995,250.87 | 128,000.00 | 123,163.84 | - |
| 处置子公司及其他营业单位收到的现金净额 | 14 | 2,726,300.00 | - | 15,019,000.00 | - |
| 收到其他与投资活动有关的现金 | 15 | 10,377,654,060.95 | 20,544,721,684.06 | 2,997,375,254.98 | 11,389,310,880.07 |
| 投资活动现金流入小计 | 16 | 10,584,406,086.87 | 20,693,598,646.07 | 3,035,738,919.16 | 11,458,674,880.07 |
| 购建固定资产、无形资产和其他长期资产支付的现金 | 17 | 13,205,033.91 | 4,466,679.35 | 59,821,636.65 | 5,400,669.34 |
| 投资支付的现金 | 18 | 393,633,263.33 | 1,097,600,000.00 | 450,534,392.40 | 260,000,000.00 |
| 取得子公司及其他营业单位支付的现金净额 | 19 | - | - | - | - |
| 支付其他与投资活动有关的现金 | 20 | 14,112,618,383.46 | 26,514,850,981.46 | 4,322,048,029.67 | 9,038,130,531.80 |
| 投资活动现金流出小计 | 21 | 14,519,456,680.70 | 27,616,917,660.81 | 4,832,404,058.72 | 9,303,531,201.14 |
| 投资活动产生的现金流量净额 | 22 | -3,935,050,593.83 | -6,923,319,014.74 | -1,796,665,139.56 | 2,155,143,678.93 |
| 三、筹资活动产生的现金流量： | | | | | |
| 吸收投资收到的现金 | 23 | 3,977,337,300.00 | 3,677,927,300.00 | 2,073,443,000.00 | 1,991,000,000.00 |
| 其中：子公司吸收少数股东投资收到的现金 | 24 | 299,410,000.00 | - | 62,443,000.00 | - |
| 取得借款收到的现金 | 25 | 14,152,161,506.92 | - | 10,373,500,000.00 | - |
| 发行债券收到的现金 | 26 | 5,924,000,000.00 | 5,924,000,000.00 | 496,500,000.00 | 496,500,000.00 |
| 收到其他与筹资活动有关的现金 | 27 | 8,807,677,934.11 | 8,468,169,441.99 | 6,912,163,611.57 | 6,148,563,914.41 |
| 筹资活动现金流入小计 | 28 | 32,861,176,741.03 | 18,070,096,741.99 | 19,855,606,611.57 | 8,636,063,914.41 |
| 偿还债务支付的现金 | 29 | 4,981,378,687.12 | 1,600,000,000.00 | 4,312,102,098.87 | 2,000,000,000.00 |
| 分配股利、利润或偿付利息支付的现金 | 30 | 1,569,752,359.88 | 412,297,466.30 | 1,243,011,030.49 | 467,221,476.01 |
| 其中：子公司支付给少数股东的股利、利润 | 31 | 451,772,445.68 | - | 35,856,524.00 | - |
| 支付其他与筹资活动有关的现金 | 32 | 8,281,506,959.93 | 5,616,650,964.80 | 9,125,215,715.75 | 5,952,306,622.42 |
| 筹资活动现金流出小计 | 33 | 14,832,638,006.93 | 7,628,948,431.10 | 14,680,328,845.11 | 8,419,528,098.43 |
| 筹资活动产生的现金流量净额 | 34 | 18,028,538,734.10 | 10,441,148,310.89 | 5,175,277,766.46 | 216,535,815.98 |
| 四、汇率变动对现金及现金等价物的影响 | 35 | 49,020,810.68 | 49,020,809.60 | 1,147,538.71 | 1,632,901.34 |
| 五、现金及现金等价物净增加额 | 36 | -2,551,608,227.37 | 3,404,606,396.61 | -951,101,343.85 | 2,642,525,111.93 |
| 加：期初现金及现金等价物余额 | 37 | 40,110,857,611.42 | 6,160,502,090.24 | 36,132,533,862.50 | 14,980,234,804.30 |
| 六、期末现金及现金等价物余额 | 38 | 37,559,249,384.05 | 9,565,108,486.85 | 35,181,432,518.65 | 17,622,759,916.23 |

法定代表人：

主管会计工作负责人：

会计机构负责人：