



# GLP China Holdings Limited

Interim Financial Report  
For the six-month period ended 30 June 2023



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## Review report to the board of directors of GLP China Holdings Limited (Incorporated in Hong Kong with limited liability)



### Introduction

We have reviewed the interim financial report set out on pages 3 to 48 which comprises the consolidated statement of financial position of GLP China Holdings Limited (“the Company”) and its subsidiaries (hereinafter collectively referred to as “the Group”) as at 30 June 2023 and the related consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the six-month period then ended and selected explanatory notes. The directors are responsible for the preparation and presentation of the interim financial report in accordance with Hong Kong Accounting Standard 34, *Interim financial reporting*, issued by the Hong Kong Institute of Certified Public Accountants.

Our responsibility is to form a conclusion, based on our review, on the interim financial report 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 the interim financial report consists of making enquiries, 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.



Review report to the board of directors  
of GLP China Holdings Limited (continued)  
(Incorporated in Hong Kong with limited liability)

**Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the interim financial report as at 30 June 2023 is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34, *Interim financial reporting*.



Certified Public Accountants

8th Floor, Prince's Building  
10 Chater Road  
Central, Hong Kong

**15 AUG 2023**



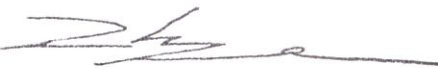

## Consolidated Statement of Comprehensive Income for the six-month period ended 30 June 2023 - unaudited

|   | Notes | Six-month period ended   |                          |
|---|-------|--------------------------|--------------------------|
|   |       | 30 June 2023<br>US\$'000 | 30 June 2022<br>US\$'000 |
| <b>Revenue</b>  | 4     | 643,289                  | 603,756                  |
| Other income  | 5     | 27,874                   | 40,155                   |
| Cost of goods sold                                      |       | (1,355)                  | (3,039)                  |
| Property-related and other business expenses            |       | (311,817)                | (213,200)                |
| Other expenses  |       | (130,582)                | (222,560)                |
| Changes in fair value of investment properties          | 9     | 145,288                  | 683,458                  |
| Share of results (net of tax expense) of joint ventures |       | 20,201                   | 28,681                   |
| Share of results (net of tax expense) of associates     |       | (544)                    | 34,681                   |
| <b>Profit from operations</b>                           |       | 392,354                  | 951,932                  |
| Finance costs   |       | (316,516)                | (318,744)                |
| Finance income  |       | 106,948                  | 28,508                   |
| Net finance costs                                       | 6     | (209,568)                | (290,236)                |
| Gain on acquisition of subsidiaries                     | 27    | -                        | 211                      |
| Gain on disposal of subsidiaries                        | 27    | 40,042                   | 36,477                   |
| Gain on disposal of investment properties               |       | -                        | 3                        |
| <b>Profit before taxation</b>                           | 7     | 222,828                  | 698,387                  |
| Tax expense   | 8     | (82,093)                 | (272,626)                |
| <b>Profit for the period</b>                            |       | 140,735                  | 425,761                  |
| <b>Profit attributable to:</b>                          |       |                          |                          |
| Owners of the Company                                   |       | 38,452                   | 218,962                  |
| Non-controlling interests                               |       | 102,283                  | 206,799                  |
| <b>Profit for the period</b>                            |       | 140,735                  | 425,761                  |

The notes on pages 13 to 48 form part of this interim financial report.

## Consolidated Statement of Comprehensive Income for the six-month period ended 30 June 2023 - unaudited (continued)






|  | <i>Six-month period ended</i> |                     |
|--|-------------------------------|---------------------|
|  | <u>30 June 2023</u>           | <u>30 June 2022</u> |
|  | US\$'000                      | US\$'000            |
| <b>Profit for the period</b>   | 140,735                       | 425,761             |
| <b>Other comprehensive income for the period</b>   |                               |                     |
| <i>Items that will not be reclassified to profit or loss:</i>  |                               |                     |
| Change in fair value of other investments  | (77,089)                      | 2,487               |
| <i>Items that may be reclassified subsequently to profit or loss:</i>                                      |                               |                     |
| Exchange differences on translation of financial statements from functional currency to reporting currency | (698,773)                     | (997,035)           |
| Share of other comprehensive income of joint ventures  | 3,457                         | 5,912               |
| Share of other comprehensive income of associates  | 696                           | 815                 |
| <b>Other comprehensive income for the period</b>   | <u>(771,709)</u>              | <u>(987,821)</u>    |
| <b>Total comprehensive income for the period</b>   | <u>(630,974)</u>              | <u>(562,060)</u>    |
| <b>Total comprehensive income attributable to:</b>   |                               |                     |
| Owners of the Company  | (506,205)                     | (506,125)           |
| Non-controlling interests  | <u>(124,769)</u>              | <u>(55,935)</u>     |
| <b>Total comprehensive income for the period</b>   | <u>(630,974)</u>              | <u>(562,060)</u>    |

The notes on pages 13 to 48 form part of this interim financial report.



## Consolidated Statement of Financial Position as at 30 June 2023 - unaudited


|   | Notes | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|-------|-----------------------------|---------------------------------|
|  |       |                             |                                 |
|  |       |                             |                                 |
| <b>Non-current assets</b>   |       |                             |                                 |
| Investment properties   | 9     | 13,640,184                  | 13,880,385                      |
| Joint ventures  | 10    | 2,765,472                   | 2,809,348                       |
| Associates  | 11    | 2,755,523                   | 2,844,715                       |
| Deferred tax assets   | 12    | 56,184                      | 54,468                          |
| Property, plant and equipment   | 13    | 1,551,900                   | 1,352,456                       |
| Intangible assets   | 14    | 672,613                     | 703,948                         |
| Other investments   | 15    | 2,584,358                   | 2,512,638                       |
| Other non-current assets  | 16    | 1,868,415                   | 1,995,642                       |
|   |       | <u>25,894,649</u>           | <u>26,153,600</u>               |
| <b>Current assets</b>   |       |                             |                                 |
| Trade and other receivables   | 17    | 4,022,017                   | 4,211,604                       |
| Assets classified as held for sale  | 18    | 6,099,894                   | 6,608,509                       |
| Cash and cash equivalents   | 19    | 1,199,793                   | 1,489,426                       |
|   |       | <u>11,321,704</u>           | <u>12,309,539</u>               |
| <b>Total assets</b>   |       | <u>37,216,353</u>           | <u>38,463,139</u>               |
| <b>Equity attributable to owners of the Company</b>                               |       |                             |                                 |
| Share capital   | 20    | 6,950,825                   | 6,950,825                       |
| Reserves  | 22    | 6,654,894                   | 7,162,993                       |
|   |       | <u>13,605,719</u>           | <u>14,113,818</u>               |
| <b>Non-controlling interests</b>  |       | <u>6,287,903</u>            | <u>6,145,160</u>                |
| <b>Total equity</b>   |       | <u>19,893,622</u>           | <u>20,258,978</u>               |

The notes on pages 13 to 48 form part of this interim financial report.

## Consolidated Statement of Financial Position as at 30 June 2023 - unaudited (continued)

|   | Notes | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|-------|-----------------------------|---------------------------------|
| <b>Non-current liabilities</b>          |       |                             |                                 |
| Loans and borrowings                    | 23    | 5,551,970                   | 7,616,493                       |
| Deferred tax liabilities                | 12    | 1,393,061                   | 1,417,960                       |
| Other non-current liabilities           | 24    | 694,721                     | 711,512                         |
|   |       | <u>7,639,752</u>            | <u>9,745,965</u>                |
| <b>Current liabilities</b>              |       |                             |                                 |
| Loans and borrowings                    | 23    | 4,074,705                   | 2,104,844                       |
| Trade and other payables                | 25    | 1,665,860                   | 1,717,428                       |
| Current tax payable                     |       | 163,694                     | 395,350                         |
| Liabilities classified as held for sale | 18    | 3,778,720                   | 4,240,574                       |
|   |       | <u>9,682,979</u>            | <u>8,458,196</u>                |
| <b>Total liabilities</b>                |       | <u>17,322,731</u>           | <u>18,204,161</u>               |
| <b>Total equity and liabilities</b>     |       | <u>37,216,353</u>           | <u>38,463,139</u>               |

Approved and authorised for issue by the Board of Directors on **15 AUG 2023**

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

The notes on pages 13 to 48 form part of this interim financial report.



## Consolidated Statement of Changes in Equity for the six-month period ended 30 June 2023 - unaudited

|  | Share capital<br>US\$'000 | Capital and PRC statutory reserve<br>US\$'000 | Equity compensation reserve<br>US\$'000 | Currency translation reserve<br>US\$'000 | Fair value reserve (non-recycling)<br>US\$'000 | Other reserve<br>US\$'000 | Retained earnings<br>US\$'000 | Total attributable to owners of the Company<br>US\$'000 | Non-controlling interests<br>US\$'000 | Total equity<br>US\$'000 |
|--|---------------------------|---|---|--|--|---------------------------|-------------------------------|---|---------------------------------------|--------------------------|
| At 1 January 2022  | 6,950,825                 | 90,779  | 36,849                                  | 174,951                                  | 228,707  | (1,554,630)               | 8,301,787                     | 14,229,268  | 5,627,871                             | 19,857,139               |
| <b>Total comprehensive income for the period</b>   | -                         | -   | -                                       | -  | -  | -                         | 218,962                       | 218,962   | 206,799                               | 425,761                  |
| <b>Other comprehensive income</b>  |                           |   |   |  |  |                           |                               |   |                                       |                          |
| Exchange differences on translation of financial statements from functional currency to reporting currency | -                         | -   | -                                       | (734,301)                                | -  | -                         | -                             | (734,301)   | (262,734)                             | (997,035)                |
| Change in fair value of other investments  | -                         | -   | -                                       | -  | 2,487  | -                         | -                             | 2,487   | -                                     | 2,487                    |
| Share of other comprehensive income of joint ventures  | -                         | 5,912   | -                                       | -  | -  | -                         | -                             | 5,912   | -                                     | 5,912                    |
| Share of other comprehensive income of associates  | -                         | 815   | -                                       | -  | -  | -                         | -                             | 815   | -                                     | 815                      |
| <b>Total other comprehensive income</b>  | -                         | 6,727   | -                                       | (734,301)                                | 2,487  | -                         | -                             | (725,087)   | (262,734)                             | (987,821)                |
| <b>Total comprehensive income for the period</b>   | -                         | 6,727   | -                                       | (734,301)                                | 2,487  | -                         | 218,962                       | (506,125)   | (55,935)                              | (562,060)                |
| <b>Transactions with owners, recorded directly in equity</b>   |                           |   |   |  |  |                           |                               |   |                                       |                          |
| Capital contribution from non-controlling interests  | -                         | -   | -                                       | -  | -  | -                         | -                             | -   | 1,731,840                             | 1,731,840                |
| Acquisition of interests in subsidiaries from non-controlling interests                                    | -                         | (25,742)                                      | -                                       | -  | -  | -                         | -                             | (25,742)  | (31,463)                              | (57,205)                 |
| Disposal of subsidiaries   | -                         | (4,258)                                       | -                                       | -  | -  | -                         | -                             | (4,258)   | (104,802)                             | (109,060)                |
| Disposal of interests in subsidiaries to non-controlling interests   | -                         | (1,612)                                       | -                                       | -  | -  | -                         | -                             | (1,612)   | 315,770                               | 314,158                  |
| <b>Total contributions by and distributions to owners</b>  | -                         | (31,612)                                      | -                                       | -  | -  | -                         | -                             | (31,612)  | 1,911,345                             | 1,879,733                |
| At 30 June 2022  | 6,950,825                 | 65,894  | 36,849                                  | (559,350)                                | 231,194  | (1,554,630)               | 8,520,749                     | 13,691,531  | 7,483,281                             | 21,174,812               |

The notes on pages 13 to 48 form part of this interim financial report.






## Consolidated Statement of Changes in Equity for the six-month period ended 30 June 2023 - unaudited (continued)

|  | Share capital<br>US\$'000 | Capital and PRC statutory reserve<br>US\$'000 | Equity compensation reserve<br>US\$'000 | Currency translation reserve<br>US\$'000 | Fair value reserve (non-recycling)<br>US\$'000 | Other reserve<br>US\$'000 | Retained earnings<br>US\$'000 | Total attributable to owners of the Company<br>US\$'000 | Non-controlling interests<br>US\$'000 | Total equity<br>US\$'000 |
|--|---------------------------|---|---|--|--|---------------------------|-------------------------------|---|---------------------------------------|--------------------------|
| At 1 January 2023  | 6,950,825                 | 67,548  | 36,849                                  | (1,134,147)                              | 107,484  | (1,554,630)               | 9,639,889                     | 14,113,818  | 6,145,160                             | 20,258,978               |
| <b>Total comprehensive income for the period</b>   | -                         | -   | -                                       | -  | -  | -                         | 38,452                        | 38,452  | 102,283                               | 140,735                  |
| Profit for the period  | -                         | -   | -                                       | -  | -  | -                         | 38,452                        | 38,452  | 102,283                               | 140,735                  |
| <b>Other comprehensive income</b>  | -                         | -   | -                                       | -  | -  | -                         | -                             | -   | -                                     | -                        |
| Exchange differences on translation of financial statements from functional currency to reporting currency | -                         | -   | -                                       | (471,721)                                | -  | -                         | -                             | (471,721)   | (227,052)                             | (698,773)                |
| Change in fair value of other investments  | -                         | -   | -                                       | -  | (77,089)                                       | -                         | -                             | (77,089)  | -                                     | (77,089)                 |
| Share of other comprehensive income of joint ventures  | -                         | 3,457   | -                                       | -  | -  | -                         | -                             | 3,457   | -                                     | 3,457                    |
| Share of other comprehensive income of associates  | -                         | 696   | -                                       | -  | -  | -                         | -                             | 696   | -                                     | 696                      |
| <b>Total other comprehensive income</b>  | -                         | 4,153   | -                                       | (471,721)                                | (77,089)                                       | -                         | -                             | (544,657)   | (227,052)                             | (771,709)                |
| <b>Total comprehensive income for the period</b>   | -                         | 4,153   | -                                       | (471,721)                                | (77,089)                                       | -                         | 38,452                        | (506,205)   | (124,769)                             | (630,974)                |
| <b>Transactions with owners, recorded directly in equity</b>   | -                         | -   | -                                       | -  | -  | -                         | -                             | -   | 294,208                               | 294,208                  |
| Capital contribution from non-controlling interests  | -                         | -   | -                                       | -  | -  | -                         | -                             | -   | 14,850                                | 14,850                   |
| Acquisition of subsidiaries (note 27)  | -                         | -   | -                                       | -  | -  | -                         | -                             | -   | -                                     | -                        |
| Acquisition of interests in subsidiaries from non-controlling interests                                    | -                         | 1,308   | -                                       | -  | -  | -                         | -                             | 1,308   | (1,557)                               | (249)                    |
| Disposal of subsidiaries (note 27)   | -                         | -   | -                                       | -  | -  | -                         | -                             | -   | 29                                    | 29                       |
| Disposal of interests in subsidiaries to non-controlling interests   | -                         | (865)   | -                                       | -  | -  | -                         | -                             | (865)   | 7,762                                 | 6,897                    |
| Dividends paid to non-controlling interests  | -                         | -   | -                                       | -  | -  | -                         | -                             | -   | (47,780)                              | (47,780)                 |
| Other changes  | -                         | -   | -                                       | -  | -  | -                         | (2,337)                       | (2,337)   | -                                     | (2,337)                  |
| <b>Total contributions by and distributions to owners</b>  | -                         | 443   | -                                       | -  | -  | -                         | (2,337)                       | (1,894)   | 267,512                               | 265,618                  |
| At 30 June 2023  | 6,950,825                 | 72,144  | 36,849                                  | (1,605,868)                              | 30,395   | (1,554,630)               | 9,676,004                     | 13,605,719  | 6,287,903                             | 19,893,622               |

The notes on pages 13 to 48 form part of this interim financial report.

## Consolidated Statement of Cash Flows for the six-month period ended 30 June 2023 - unaudited

|   | Note | Six-month period ended   |                          |
|---|------|--------------------------|--------------------------|
|   |      | 30 June 2023<br>US\$'000 | 30 June 2022<br>US\$'000 |
|  |      |                          |                          |
| <b>Cash flows from operating activities</b>                                       |      |                          |                          |
| Profit before taxation  |      | 222,828                  | 698,387                  |
| Adjustments for:  |      |                          |                          |
| Amortisation of intangible assets   | 14   | 8,714                    | 900                      |
| Depreciation of property, plant and equipment                                     | 13   | 58,399                   | 26,304                   |
| (Gain)/loss on disposal of property, plant and equipment                          |      | (576)                    | 7,930                    |
| Gain on disposal of investment properties   |      | -                        | (3)                      |
| Gain on disposal of subsidiaries  | 27   | (40,042)                 | (36,477)                 |
| Gain on acquisition of subsidiaries   | 27   | -                        | (211)                    |
| Gain on disposal of associates  |      | -                        | (3,989)                  |
| Share of results (net of tax expense) of joint ventures                           |      | (20,201)                 | (28,681)                 |
| Share of results (net of tax expense) of associates                               |      | 544                      | (34,681)                 |
| Changes in fair value of investment properties                                    |      | (145,288)                | (683,458)                |
| Changes in fair value of financial assets   |      | 8,698                    | (11,604)                 |
| Impairment loss on trade and other receivables                                    |      | 3,726                    | 1,270                    |
| Other expenses  |      | -                        | 74,365                   |
| Net finance costs   |      | 209,568                  | 290,236                  |
| Dividend income   |      | (22,470)                 | (9,912)                  |
|   |      | 283,900                  | 290,376                  |
| Changes in working capital:   |      |                          |                          |
| Trade and other receivables   |      | 71,035                   | 84,821                   |
| Trade and other payables  |      | 7,319                    | (65,267)                 |
| Cash generated from operations  |      | 362,254                  | 309,930                  |
| Tax paid  |      | (46,093)                 | (89,087)                 |
| <b>Net cash generated from operating activities</b>                               |      | <u>316,161</u>           | <u>220,843</u>           |



The notes on pages 13 to 48 form part of this interim financial report.

## Consolidated Statement of Cash Flows for the six-month period ended 30 June 2023 - unaudited (continued)





|  | Note | Six-month period ended   |                          |
|--|------|--------------------------|--------------------------|
|  |      | 30 June 2023<br>US\$'000 | 30 June 2022<br>US\$'000 |
| <b>Cash flows from investing activities</b>                                    |      |                          |                          |
| Acquisitions of subsidiaries, net of cash acquired                             | 27   | (419,002)                | (563,734)                |
| Disposal of subsidiaries, net of cash disposed                                 | 27   | 679,223                  | 965,494                  |
| Capital contribution to joint ventures   |      | (48,199)                 | (31,570)                 |
| Capital contribution to associates   |      | (91,404)                 | (172,139)                |
| Dividends received from joint ventures   |      | 12,452                   | 1,324                    |
| Dividends received from associates   |      | 65,773                   | 66,852                   |
| Dividend received from other investments                                       |      | 22,470                   | 9,912                    |
| Payment for purchase of property, plant and equipment                          |      | (95,890)                 | (136,049)                |
| Payment for purchase of other investments                                      |      | (257,485)                | (150,995)                |
| Proceeds from disposal of property, plant and equipment                        |      | 659                      | 1,626                    |
| Proceeds from disposal of other investments                                    |      | 33,512                   | 155,530                  |
| Proceeds from disposal of associates   |      | 3,038                    | 157,353                  |
| Withholding tax paid on dividend and interest income from subsidiaries         |      | (255,660)                | (34,806)                 |
| Development expenditure on investment properties                               |      | (357,567)                | (413,333)                |
| Deposit refunded/(paid) for acquisitions of investment properties              |      | 10,378                   | (25,145)                 |
| Loans to joint ventures  |      | (2,333)                  | (32,649)                 |
| Loans to associates  |      | (3,214)                  | (34,869)                 |
| Loans to non-controlling interests   |      | (1,804)                  | -                        |
| Loans to intermediate holding company and other related parties                |      | (281,433)                | (1,401,660)              |
| Repayment of loans from joint ventures   |      | 23,259                   | 2,226                    |
| Repayment of loans from associates   |      | 50,860                   | 88,628                   |
| Repayment of loans from third parties  |      | -                        | 75,164                   |
| Repayment of loans from intermediate holding company and other related parties |      | 33,119                   | 36,880                   |
| Interest income received   |      | 33,240                   | 29,644                   |
| <b>Net cash used in investing activities</b>                                   |      | <b>(846,008)</b>         | <b>(1,406,316)</b>       |

The notes on pages 13 to 48 form part of this interim financial report.



## Consolidated Statement of Cash Flows for the six-month period ended 30 June 2023 - unaudited (continued)






|   | <i>Six-month period ended</i> |                     |
|---|-------------------------------|---------------------|
|   | <i>30 June 2023</i>           | <i>30 June 2022</i> |
|   | US\$'000                      | US\$'000            |
| <b>Cash flows from financing activities</b>                             |                               |                     |
| Capital contribution from non-controlling interests                     | 294,208                       | 1,375,608           |
| Deposits received from issue of co-invest shares                        | 2,229                         | 78                  |
| Proceeds of loans from non-controlling interests                        | 2,883                         | -                   |
| Repayment of loans from non-controlling interests                       | (20,041)                      | (3,204)             |
| Proceeds of loans from third parties                                    | 18,595                        | 2,572               |
| Proceeds of loans from associates                                       | 30,523                        | -                   |
| Repayment of loans from associates                                      | (51,492)                      | -                   |
| Proceeds of loans from other related parties                            | 33,628                        | 8,484               |
| Repayment of loans from other related parties                           | (117,772)                     | (127,588)           |
| Proceeds from bank loans  | 3,384,490                     | 5,601,060           |
| Repayment of bank loans   | (2,906,811)                   | (2,556,157)         |
| Proceeds from issue of bonds  | -                             | 186,870             |
| Repayment of bonds  | (281,393)                     | (859,198)           |
| Redemption of bonds   | (7,000)                       | -                   |
| Interest paid   | (328,383)                     | (245,110)           |
| Dividends paid to non-controlling interests                             | (47,780)                      | -                   |
| Acquisition of interests in subsidiaries from non-controlling interests | -                             | (56,208)            |
| Disposal of interests in subsidiaries to non-controlling interests      | 6,897                         | 314,423             |
| Cash payments for principal portion of lease liabilities                | (12,864)                      | (9,104)             |
| Cash payments for interest portion of lease liabilities                 | (3,365)                       | (5,593)             |
| Dividends paid to co-invest shareholders                                | (11,713)                      | -                   |
| <b>Net cash (used)/generated from financing activities</b>              | <b>(15,161)</b>               | <b>3,626,933</b>    |

The notes on pages 13 to 48 form part of this interim financial report.



## Consolidated Statement of Cash Flows for the six-month period ended 30 June 2023 - unaudited (continued)

|   | Note  | Six-month period ended   |                          |
|---|---|--------------------------|--------------------------|
|   |   | 30 June 2023<br>US\$'000 | 30 June 2022<br>US\$'000 |
|  |   |                          |                          |
| <b>Net (decrease)/increase in cash and cash equivalents</b>                       |  | (545,008)                | 2,441,460                |
| Cash and cash equivalents at the beginning of the period                          |   | 2,070,123                | 963,449                  |
| Effect of exchange rate changes on cash balances held in foreign currencies       |   | (41,302)                 | (30,848)                 |
| <b>Cash and cash equivalents at the end of the period</b>                         | 19  | <u>1,483,813</u>         | <u>3,374,061</u>         |

The notes on pages 13 to 48 form part of this interim financial report.

# Notes to the Interim Financial Report

## 1. General information

The Company was set up in Hong Kong on 15 October 2013 by CLH Limited, a subsidiary of GLP Pte. Ltd. which was incorporated in the Republic of Singapore (“Singapore”).

CLH Limited and Global Logistic Properties Holding Limited (“GLPH Limited”), two Cayman incorporated companies, are intermediate holding vehicles 100% owned by GLP Pte. Ltd. CLH Limited holds its shares in project companies incorporated in the People’s Republic of China (the “PRC”) through various intermediate offshore holding companies incorporated in Barbados, Singapore and Hong Kong. GLPH Limited holds its shares in GLP Investment (Shanghai) Co. Ltd. (“CMC”), a management company incorporated in the PRC, through two intermediate holding companies, China Management Holding Srl, incorporated in Barbados, and China Management Holdings (Hong Kong) Limited, incorporated in Hong Kong.

In October 2013, subsequent to the establishment of the Company, GLP China Asset Holdings Limited (“China Asset Holdco”) was then established as a direct subsidiary of the Company. GLP HK Holdings Limited (“HK Holding Platform”) and GLP SG Holdings Pte. Ltd. (“SG Holding Platform”) were then established as subsidiaries of China Asset Holdco.

On 20 May 2014, certain intermediate offshore holding companies incorporated in Singapore, together with their subsidiaries and joint ventures were transferred to SG Holding Platform, and the rest of the intermediate offshore holding companies incorporated in Barbados, Singapore and Hong Kong, together with their subsidiaries and joint ventures were then transferred to HK Holding Platform. On the same date, GLPH Limited transferred its shares in China Management Holding Srl to the Company.

Subsequent to the reorganisation mentioned above (the “Reorganisation”), the Company owns subsidiaries and joint ventures indirectly through offshore intermediate holding companies. As part of the Reorganisation, the Company introduced new investors Khangai Company Limited, Khangai II Company Limited, GLP Associate (I) Limited and GLP Associate (II) LLC. CLH Limited’s percentage of interest in the Company was reduced to 66.2%.

In February 2022, CLH Limited, Khangai Company Limited and Khangai II Company Limited entered into a share purchase agreement, pursuant to which Khangai Company Limited transferred 789,750,000 issued shares of the Company and Khangai II Company Limited transferred 467,303,653 issued shares of the Company to CLH Limited, as a result of which CLH Limited has held 5,857,618,406 shares of the Company, representing an increase of shareholding in the Company to 84.30%, while Khangai Company Limited and Khangai II Company Limited have reduced their shareholding in the Company to 7.58% and 4.48% respectively after the completion of share transfer on 8 February 2022. In March 2022, CLH Limited entered into a share purchase agreement to transfer 1,257,053,653 shares of the Company to its related corporation. As at 30 June 2023, the share transfer is still in progress.

The interim financial report for the six-month period ended 30 June 2023 comprises the Company and its subsidiaries and the Group’s interests in joint ventures and associates.

## 2. Basis of preparation and measurement

### (a) Basis of preparation

This interim financial report 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”).

The interim financial report has been prepared in accordance with the same accounting policies adopted in the 2022 annual financial statements.

The preparation of an interim financial report in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

This interim financial report contains consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since 31 December 2022. The interim financial report and notes thereon do not include all of the information required for a full set of annual financial statements prepared in accordance with the Hong Kong Financial Reporting Standards (“HKFRSs”).

The interim financial report is unaudited, but has been reviewed by KPMG 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 HKICPA. KPMG’s independent review report to the Board of Directors is included on pages 1 and 2.

The financial information relating to the financial year ended 31 December 2022 that is included in this interim financial report as comparative information does not constitute the Group’s statutory annual consolidated financial statements for that financial year but is derived from those financial statements. Further information relating to these statutory financial statements disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

As the Group is a private company, it is not required to deliver its statutory annual financial statements to the Registrar of Companies, and will not do so.

The Group’s auditor has reported on those statutory annual financial statements. The auditor’s report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under section 406(2), 407(2) or (3) of the Companies Ordinance.

## 2. Basis of preparation and measurement (continued)

### (b) Changes in accounting policies

The Group has applied the flowing amendments to HKFRSs issued by the HKICPA to these financial statements for the current accounting period:

- HKFRS 17, *Insurance contracts*
- Amendments to HKAS 8, *Accounting policies, changes in accounting estimates and errors: Definition of accounting estimates*
- Amendments to HKAS 12, *Income Taxes: Deferred tax related to assets and liabilities arising from a single transaction*
- Amendments to HKAS 12, *Income taxes: International tax reform – Pillar Two model rules*

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period. The new or amended standards do not have a material impact on these financial statements.

### (c) Functional currency and presentation currency

The functional currency of the Company and its subsidiaries is Chinese Renminbi Yuan (“RMB”). These financial statements are presented in United States Dollars (“USD”) and rounded to the nearest thousand.

### (d) Use of estimates and judgements

The preparation of the interim financial report in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets and liabilities, income and expenses on a year to date basis. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.




### 3. Possible impact of amendments, new standards and interpretations issued but not yet effective for the financial year ending 31 December 2023

Up to the date of issue of this interim financial report, the HKICPA has issued a number of new or amended standard, which are not yet effective for the financial year ending 31 December 2023 and which have not been adopted in this interim financial report. These include the following which may be relevant to the Group.


|   | <i>Effective for<br/>accounting periods<br/>beginning on or after</i> |
|---|---|
| Amendments to HKAS 1, <i>Classification of Liabilities as Current or Non-current</i>                      | 1 January 2024  |
| Amendments to HKAS 1, <i>Presentation of financial statements: Non-current liabilities with covenants</i> | 1 January 2024  |
| Amendments to HKFRS 16, <i>Leases: Lease liability in a sale and leaseback</i>                            | 1 January 2024  |

The Group is in the process of making an assessment of what the impact of these development is expected to be in the period of initial application. So far, the Group has concluded that the adoption of them is unlikely to have a significant impact on the Group's consolidated financial statements.

#### 4. Revenue



|   | <i>Six-month period ended</i> |                     |
|---|-------------------------------|---------------------|
|   | <i>30 June 2023</i>           | <i>30 June 2022</i> |
|   | US\$'000                      | US\$'000            |
| <b>Revenue from rental and related income</b>                             | 424,498                       | 432,529             |
| <b>Revenue from contracts with customers within the scope of HKFRS 15</b> |                               |                     |
| Disaggregated by major products or service lines                          |                               |                     |
| Sales of goods  | 1,713                         | 4,610               |
| Management fee income   | 99,291                        | 116,751             |
| Freezer services income   | 61,614                        | 39,812              |
| Data center service income  | 56,173                        | 10,054              |
|   | 218,791                       | 171,227             |
| Disaggregated by timing of revenue recognition                            |                               |                     |
| Point in time   | 1,713                         | 4,610               |
| Over time   | 217,078                       | 166,617             |
|   | 218,791                       | 171,227             |
|   | 643,289                       | 603,756             |



The Group's customer base is diversified and no customer with whom transactions have exceeded 10% of the Group's revenue for the periods presented.

#### 5. Other income

|  | <i>Six-month period ended</i> |                     |
|--|-------------------------------|---------------------|
|  | <i>30 June 2023</i>           | <i>30 June 2022</i> |
|  | US\$'000                      | US\$'000            |
| Dividend income  | 22,470                        | 9,912               |
| Changes in fair value of financial assets                | (8,698)                       | 11,604              |
| Government grants  | 11,335                        | 20,813              |
| Gain/(loss) on disposal of property, plant and equipment | 576                           | (7,930)             |
| Disposal gain on investments in associates               | -                             | 3,989               |
| Others   | 2,191                         | 1,767               |
|  | 27,874                        | 40,155              |

## 6. Net finance costs

|   | <i>Six-month period ended</i> |                     |
|---|-------------------------------|---------------------|
|   | <i>30 June 2023</i>           | <i>30 June 2022</i> |
|   | US\$'000                      | US\$'000            |
| Interest income on:   |                               |                     |
| - Fixed deposits and cash at bank                                   | 3,777                         | 5,216               |
| - Loans to joint ventures   | 16,185                        | 16,374              |
| - Loans to associates   | 3,395                         | 1,896               |
| - Loans to non-controlling interests                                | 142                           | -                   |
| - Loans to intermediate holding company and other related parties   | 54,488                        | 3,425               |
| - Loans to third parties  | 209                           | 1,597               |
| Interest income   | 78,196                        | 28,508              |
| Amortisation of transaction costs of bank loans                     | (13,228)                      | (7,256)             |
| Amortisation of transaction costs of bonds                          | (2,061)                       | (2,483)             |
| Interest expenses on:   |                               |                     |
| - Bank loans  | (211,031)                     | (122,159)           |
| - Bonds   | (82,204)                      | (83,038)            |
| - Loans from non-controlling interests                              | (127)                         | (377)               |
| - Loans from associates   | (16)                          | -                   |
| - Loans from intermediate holding company and other related parties | (8,770)                       | (596)               |
| - Loans from third parties  | (4,173)                       | (336)               |
| - Lease liabilities   | (8,085)                       | (6,069)             |
| Total borrowing costs   | (329,695)                     | (222,314)           |
| Less: Borrowing costs capitalised                                   | 13,179                        | 10,785              |
| Net borrowing costs   | (316,516)                     | (211,529)           |
| Foreign exchange gain/(loss)  | 28,752                        | (107,215)           |
| Net finance costs recognised in profit or loss                      | (209,568)                     | (290,236)           |



## 7. Profit before taxation

The following items have been included in arriving at profit before taxation:

|  | <i>Six-month period ended</i> |                     |
|--|-------------------------------|---------------------|
|  | <u>30 June 2023</u>           | <u>30 June 2022</u> |
|  | US\$'000                      | US\$'000            |
| <b>(a) Staff costs</b>   |                               |                     |
| Wages and salaries   | (55,672)                      | (100,537)           |
| Contributions to defined contribution plans,<br>included in wages and salaries | <u>(6,404)</u>                | <u>(7,756)</u>      |
| <b>(b) Other expenses</b>  |                               |                     |
| Amortisation of intangible assets  | (8,714)                       | (900)               |
| Depreciation of property, plant and<br>equipment:                              |                               |                     |
| - Owned property, plant and equipment  | (38,613)                      | (6,240)             |
| - Right-of-use assets  | (23,193)                      | (20,064)            |
| Less: Right-of-use assets depreciation<br>expense capitalised                  | 3,407                         | -                   |
| Impairment loss on trade and other<br>receivables                              | <u>(3,726)</u>                | <u>(1,270)</u>      |





## 8. Tax expense

|  | <i>Six-month period ended</i>   |                                 |
|--|---------------------------------|---------------------------------|
|  | <i>30 June 2023</i><br>US\$'000 | <i>30 June 2022</i><br>US\$'000 |
| Current tax  | 12,027                          | 29,462                          |
| Withholding tax on foreign-sourced income  | 40                              | 44,198                          |
|  | <u>12,067</u>                   | <u>73,660</u>                   |
| Deferred tax   |                                 |                                 |
| Origination and reversal of temporary differences                                    | 70,026                          | 198,966                         |
|  | <u>82,093</u>                   | <u>272,626</u>                  |
| <b>Reconciliation of expected to actual tax</b>                                      |                                 |                                 |
| Profit before taxation   | 222,828                         | 698,387                         |
| Less: share of results (net of tax expense) of joint ventures                        | (20,201)                        | (28,681)                        |
| Less: share of results (net of tax expense) of associates                            | 544                             | (34,681)                        |
|  | <u>203,171</u>                  | <u>635,025</u>                  |
| Profit before share of results of joint ventures and associates (net of tax expense) |                                 |                                 |
| Tax expense using PRC tax rate of 25%  | 50,793                          | 158,755                         |
| Effect of different tax rates for subsidiaries                                       | (17,839)                        | 24,367                          |
| Net income not subject to tax  | (57,004)                        | (25,540)                        |
| Non-deductible expenses  | 67,033                          | 51,808                          |
| Deferred tax not recognised  | 39,650                          | 20,159                          |
| Recognition of previously unrecognised tax losses                                    | (580)                           | (1,121)                         |
| Withholding tax on foreign-sourced income  | 40                              | 44,198                          |
|  | <u>82,093</u>                   | <u>272,626</u>                  |

## 9. Investment properties

|  | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|--|-----------------------------|---------------------------------|
| At 1 January   | 13,880,385                  | 15,269,504                      |
| Additions  | 346,328                     | 768,207                         |
| Disposals  | -                           | (15,603)                        |
| Acquisitions of subsidiaries (note 27)               | -                           | 1,361,732                       |
| Disposals of subsidiaries (note 27)                  | (231,869)                   | (569,504)                       |
| Borrowing cost capitalised                           | 10,844                      | 22,140                          |
| Changes in fair value                                | 145,288                     | 933,515                         |
| Reclassification from assets held for sale (note 18) | 67,121                      | -                               |
| Reclassification to assets held for sale (note 18)   | 192,536                     | (2,186,593)                     |
| Effect of movements in exchange rates                | (770,449)                   | (1,703,013)                     |
|  | <u>13,640,184</u>           | <u>13,880,385</u>               |
| <b>At 30 June/31 December</b>                        | <b><u>13,640,184</u></b>    | <b><u>13,880,385</u></b>        |
| <b>Comprising:</b>                                   |                             |                                 |
| Completed investment properties                      | 10,516,804                  | 10,536,168                      |
| Investment properties under re-development           | 193,473                     | -                               |
| Properties under development                         | 1,891,500                   | 2,039,600                       |
| Land held for development                            | 1,038,407                   | 1,304,617                       |
|  | <u>13,640,184</u>           | <u>13,880,385</u>               |

Investment properties are held mainly for use by external customers under operating leases. Generally, the leases contain an initial non-cancellable period of one to twenty years. Subsequent renewals are negotiated with the lessees. There are no contingent rents arising from the lease of investment properties.

Investment properties with carrying value totaling approximately US\$ 11,473,764,000 as at 30 June 2023 (31 December 2022: US\$11,370,060,000) were mortgaged to secure credit facilities for the Group (note 23).

The Group's investment properties are stated at fair value. In determining the fair value, a combination of approaches was used, including the cost method, income capitalization method, discounted cash flow analysis, residual method and direct comparison method. The cost method is based on purchase cost of land, and takes into account the land holding cost and expended construction cost. The direct comparison method involves the analysis of comparable sales of similar properties and adjusting the sale prices to that reflective of the investment properties. The income capitalization method capitalizes an income stream into a present value using single-year capitalization rates, and the income stream used is adjusted to market rentals currently being achieved within comparable investment properties and recent leasing transactions achieved within the investment property. The discounted cash flow analysis requires the valuer to assume a rental growth rate indicative of market and the selection of a target internal rate of return consistent with current market requirements. The residual method values properties under development and land held for development by reference to its development potential and deducting development costs to be incurred, together with developers' profit margin, assuming it was completed as at the date of valuation.

## 9. Investment properties (continued)

In determining the fair value of investment properties, management has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

### Operating lease rental receivables

Future minimum rental receivables of the Group on non-cancellable operating leases from investment properties are as follows:

|                                   | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|-----------------------------------|-----------------------------|---------------------------------|
| Lease payments receivable:        |                             |                                 |
| - Within 1 year                   | 387,468                     | 391,569                         |
| - After 1 year but within 5 years | 689,496                     | 713,861                         |
| - After 5 years                   | 271,620                     | 293,534                         |
|                                   | <u>1,348,584</u>            | <u>1,398,964</u>                |

## 10. Joint ventures

|   | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|-----------------------------|---------------------------------|
| China Merchants Capital Investment Co., Ltd.<br>("CMCI")                | 785,076                     | 799,786                         |
| GLP Thor Fund I, L.P. ("Thor Fund")                                     | 564,954                     | 570,589                         |
| Beijing Jintonggang Real Estate Development Co.,<br>Ltd. ("Z3 project") | 318,140                     | 331,012                         |
| GLP Guoyi (Zhuhai) Acquisition Fund (LP)<br>("CVA I Fund")              | 226,014                     | 234,492                         |
| Others  | 871,288                     | 873,469                         |
|   | <u>2,765,472</u>            | <u>2,809,348</u>                |

All the joint ventures are unlisted corporate entities whose quoted market prices are not available.

## 11. Associates

|  | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|--|-----------------------------|---------------------------------|
| Zhuhai Hidden Hill Logistic Equity Investment Fund (LP) ("Hidden Hill Fund")             | 609,434                     | 643,824                         |
| GLP Jianfa (Xiamen) Investment Fund LLP ("Jian Fa Fund")                                 | 373,793                     | 424,547                         |
| Zhongjin Jiaye (Tianjin) Commercial Real Estate Investment Center LLP ("Zhongjin Jiaye") | 194,241                     | 200,977                         |
| Others   | <u>1,578,055</u>            | <u>1,575,367</u>                |
|  | <u>2,755,523</u>            | <u>2,844,715</u>                |

All the associates are unlisted corporate entities whose quoted market prices are not available.

## 12. Deferred tax

Movements in deferred tax assets and liabilities during the period/year are as follows:

|                                 | At<br>1 January<br>US\$'000 | Acquisition<br>of<br>subsidiaries<br>(note 27)<br>US\$'000 | Disposal of<br>subsidiaries<br>(note 27)<br>US\$'000 | Effect of<br>movement in<br>exchange<br>rates<br>US\$'000 | Recognised<br>in other<br>comprehensi<br>ve income<br>US\$'000 | Recognised<br>in profit<br>or loss<br>US\$'000 | Reclassified<br>to assets<br>held for sale<br>US\$'000 | At 31<br>December/<br>30 June<br>US\$'000 |
|---------------------------------|-----------------------------|--|--|---|--|--|--|---|
| <b>Deferred tax assets</b>      |                             |  |  |   |  |  |  |   |
| <b>31 December 2022</b>         |                             |  |  |   |  |  |  |   |
| Unutilised tax losses           | 10,193                      | 1,030  | -  | (1,399)   | -  | 19,409   | 4,943  | 34,176                                    |
| Lease liabilities               | -                           | 13,231   | -  | (496)   | -  | 21,372   | -  | 34,107                                    |
| Others                          | 4,891                       | 24   | -  | (404)   | -  | (258)  | -  | 4,253                                     |
|                                 | <u>15,084</u>               | <u>14,285</u>  | <u>-</u>   | <u>(2,299)</u>  | <u>-</u>   | <u>40,523</u>                                  | <u>4,943</u>   | <u>72,536</u>                             |
| <b>30 June 2023</b>             |                             |  |  |   |  |  |  |   |
| Unutilised tax losses           | 34,176                      | -  | -  | (1,690)   | -  | 7,469  | 3,386  | 43,341                                    |
| Lease liabilities               | 34,107                      | -  | -  | (1,470)   | -  | 5,697  | -  | 38,334                                    |
| Others                          | 4,253                       | -  | (161)  | (150)   | -  | -  | -  | 3,942                                     |
|                                 | <u>72,536</u>               | <u>-</u>   | <u>(161)</u>   | <u>(3,310)</u>  | <u>-</u>   | <u>13,166</u>                                  | <u>3,386</u>   | <u>85,617</u>                             |
| <b>Deferred tax liabilities</b> |                             |  |  |   |  |  |  |   |
| <b>31 December 2022</b>         |                             |  |  |   |  |  |  |   |
| Investment properties           | (1,461,377)                 | (8,035)  | 64,430   | 129,281   | -  | (332,161)                                      | 322,958  | (1,284,904)                               |
| Other investments               | (147,338)                   | -  | 52,440   | 8,837   | 16,338   | 30,869   | -  | (38,854)                                  |
| Right-of-use assets             | -                           | (11,414)   | -  | 428   | -  | (20,730)                                       | -  | (31,716)                                  |
| Others                          | (133,410)                   | (27,386)   | 26,944   | 11,836  | -  | 41,462   | -  | (80,554)                                  |
|                                 | <u>(1,742,125)</u>          | <u>(46,835)</u>  | <u>143,814</u>                                       | <u>150,382</u>  | <u>16,338</u>  | <u>(280,560)</u>                               | <u>322,958</u>   | <u>(1,436,028)</u>                        |
| <b>30 June 2023</b>             |                             |  |  |   |  |  |  |   |
| Investment properties           | (1,284,904)                 | -  | 20,464   | 48,844  | -  | (80,274)                                       | 12,942   | (1,282,928)                               |
| Other investments               | (38,854)                    | -  | -  | 852   | 9,277  | 3,997  | -  | (24,728)                                  |
| Right-of-use assets             | (31,716)                    | -  | -  | 1,339   | -  | (4,622)  | -  | (34,999)                                  |
| Others                          | (80,554)                    | -  | -  | 3,008   | -  | (2,293)  | -  | (79,839)                                  |
|                                 | <u>(1,436,028)</u>          | <u>-</u>   | <u>20,464</u>  | <u>54,043</u>   | <u>9,277</u>   | <u>(83,192)</u>                                | <u>12,942</u>  | <u>(1,422,494)</u>                        |

## 12. Deferred tax (continued)

Deferred tax liabilities and assets are offset when there is a legally enforceable right to set off current tax liabilities and when the deferred taxes relate to the same tax authority. The amounts determined after appropriate offsetting are included in the consolidated statement of financial position as follows:

|                          | <i>30 June</i><br>2023<br>US\$'000 | <i>31 December</i><br>2022<br>US\$'000 |
|--------------------------|------------------------------------|--|
| Deferred tax assets      | 56,184                             | 54,468                                 |
| Deferred tax liabilities | <u>(1,393,061)</u>                 | <u>(1,417,960)</u>                     |

Deferred tax assets have not been recognised in respect of the following items because it is not probable that future taxable profit will be available against which the Group can utilise the benefits in the foreseeable future:

|            | <i>30 June</i><br>2023<br>US\$'000 | <i>31 December</i><br>2022<br>US\$'000 |
|------------|------------------------------------|--|
| Tax losses | <u>990,283</u>                     | <u>920,581</u>                         |

Tax losses are subject to agreement by the tax authorities and compliance with tax regulations in the respective countries in which the subsidiaries operate. Unrecognised tax losses amounting to approximately US\$990,283,000 (31 December 2022: US\$920,581,000) will expire within 1 to 5 years.

The PRC income tax law and its relevant regulations impose a withholding tax at 10%, unless reduced by a tax treaty/arrangement, for dividend distributions out of earnings accumulated beginning on or after 1 January 2008. The Group has not recognised a deferred tax liability amounting to approximately US\$29,145,000 (31 December 2022: US\$57,575,000) because it is probable that these earnings will not be distributed to the holding company outside the PRC in the foreseeable future.

### 13. Property, plant and equipment

|  | <i>Furniture,<br/>fittings and<br/>equipment</i><br>US\$'000 | <i>Assets under<br/>construction</i><br>US\$'000 | <i>Buildings held<br/>for own use<br/>carried at<br/>amortised cost</i><br>US\$'000 | <i>Right-of-use<br/>assets</i><br>US\$'000 | <i>Total</i><br>US\$'000 |
|--|--|--|---|--|--------------------------|
| <b>Cost</b>  |  |  |   |  |                          |
| At 1 January 2022  | 208,068  | 164,907  | 52,452  | 473,703                                    | 899,130                  |
| Acquisition of subsidiaries  | 113,978  | 143,600  | -   | 85,962                                     | 343,540                  |
| Additions  | 171,339  | 152,194  | -   | 25,634                                     | 349,167                  |
| Interest and right-of-use asset<br>depreciation expenses capitalised | 8,722  | 4,220  | -   | -  | 12,942                   |
| Disposal of subsidiaries   | (1,885)  | -  | -   | (5,744)                                    | (7,629)                  |
| Disposals  | (5,695)  | -  | -   | (18,328)                                   | (24,023)                 |
| Transfers  | 177,233  | (176,056)  | 33,071  | (34,248)                                   | -                        |
| Effect of movements in exchange<br>rates                             | (37,257)   | (18,327)   | (5,597)   | (48,160)                                   | (109,341)                |
| Reclassification to asset held for sale                              | (3,138)  | (38)   | -   | -  | (3,176)                  |
| At 31 December 2022  | 631,365  | 270,500  | 79,926  | 478,819                                    | 1,460,610                |
| Acquisition of subsidiaries (note 27)                                | 65,237   | 91,131   | -   | 29,755                                     | 186,123                  |
| Additions  | 12,920   | 82,970   | -   | 25,337                                     | 121,227                  |
| Interest and right-of-use asset<br>depreciation expenses capitalised | 3,835  | -  | -   | 1,907                                      | 5,742                    |
| Disposal of subsidiaries (note 27)                                   | (53)   | -  | -   | -  | (53)                     |
| Disposals  | (136)  | -  | -   | (1,547)                                    | (1,683)                  |
| Transfers  | 55,712   | (55,712)   | -   | -  | -                        |
| Effect of movements in exchange<br>rates                             | (26,096)   | (14,671)   | (3,498)   | (19,617)                                   | (63,882)                 |
| Reclassification to asset held for sale                              | (32)   | -  | -   | -  | (32)                     |
| 30 June 2023   | 742,752  | 374,218  | 76,428  | 514,654                                    | 1,708,052                |
| <b>Accumulated depreciation</b>                                      |  |  |   |  |                          |
| 1 January 2022   | (36,197)   | -  | (9,103)   | (30,748)                                   | (76,048)                 |
| Charge for the year  | (20,305)   | -  | (1,249)   | (36,611)                                   | (58,165)                 |
| Disposal of subsidiaries   | 464  | -  | -   | 1,161                                      | 1,625                    |
| Disposals  | 1,723  | -  | -   | 6,137                                      | 7,860                    |
| Effect of movements in exchange<br>rates                             | 4,848  | -  | 814   | 9,433                                      | 15,095                   |
| Transfers  | (945)  | -  | -   | 945  | -                        |
| Reclassification to asset held for sale                              | 1,479  | -  | -   | -  | 1,479                    |
| At 31 December 2022  | (48,933)   | -  | (9,538)   | (49,683)                                   | (108,154)                |
| Charge for the period  | (38,007)   | -  | (606)   | (23,193)                                   | (61,806)                 |
| Disposal of subsidiaries (note 27)                                   | 38   | -  | -   | -  | 38                       |
| Disposals  | 53   | -  | -   | 1,421                                      | 1,474                    |
| Effect of movements in exchange<br>rates                             | 5,660  | -  | 370   | 6,234                                      | 12,264                   |
| Reclassification to asset held for sale                              | 32   | -  | -   | -  | 32                       |
| 30 June 2023   | (81,157)   | -  | (9,774)   | (65,221)                                   | (156,152)                |
| <b>Carrying amounts</b>  |  |  |   |  |                          |
| At 31 December 2022  | 582,432  | 270,500  | 70,388  | 429,136                                    | 1,352,456                |
| At 30 June 2023  | 661,595  | 374,218  | 66,654  | 449,433                                    | 1,551,900                |



## 14. Intangible assets

|  | <i>Goodwill</i><br>US\$'000 | <i>Trademark</i><br>US\$'000 | <i>License<br/>rights</i><br>US\$'000 | <i>Customer<br/>relationship</i><br>US\$'000 | <i>Total</i><br>US\$'000 |
|--|-----------------------------|------------------------------|---------------------------------------|--|--------------------------|
| <b>Cost</b>                              |                             |                              |                                       |  |                          |
| At 1 January 2022                        | 303,947                     | 25,541                       | 3,510                                 | -  | 332,998                  |
| Acquisition of subsidiaries              | 293,560                     | 2                            | 11,188                                | 139,090                                      | 443,840                  |
| Effect of movements in<br>exchange rates | (40,646)                    | (2,160)                      | (896)                                 | (5,267)                                      | (48,969)                 |
| At 31 December 2022                      | 556,861                     | 23,383                       | 13,802                                | 133,823                                      | 727,869                  |
| Additions                                | -                           | -                            | -                                     | 445  | 445                      |
| Effect of movements in<br>exchange rates | (18,276)                    | (836)                        | (499)                                 | (4,856)                                      | (24,467)                 |
| At 30 June 2023                          | 538,585                     | 22,547                       | 13,303                                | 129,412                                      | 703,847                  |
| <b>Accumulated amortisation</b>          |                             |                              |                                       |  |                          |
| At 1 January 2022                        | -                           | (15,187)                     | (1,095)                               | -  | (16,282)                 |
| Charge for the year                      | -                           | (1,325)                      | (853)                                 | (7,401)                                      | (9,579)                  |
| Effect of movements in<br>exchange rates | -                           | 1,336                        | 344                                   | 260  | 1,940                    |
| At 31 December 2022                      | -                           | (15,176)                     | (1,604)                               | (7,141)                                      | (23,921)                 |
| Charge for the period                    | -                           | (853)                        | (549)                                 | (7,312)                                      | (8,714)                  |
| Effect of movements in<br>exchange rates | -                           | 757                          | 81                                    | 563  | 1,401                    |
| At 30 June 2023                          | -                           | (15,272)                     | (2,072)                               | (13,890)                                     | (31,234)                 |
| <b>Carrying amounts</b>                  |                             |                              |                                       |  |                          |
| At 31 December 2022                      | 556,861                     | 8,207                        | 12,198                                | 126,682                                      | 703,948                  |
| At 30 June 2023                          | 538,585                     | 7,275                        | 11,231                                | 115,522                                      | 672,613                  |

## 15. Other investments

|  | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|--|-----------------------------|---------------------------------|
| <b>Non-current assets</b>                            |                             |                                 |
| Listed equity securities - at FVOCI (non-recycling)  | 215,612                     | 248,867                         |
| Listed REIT securities - at FVOCI (non-recycling)    | 214,691                     | 234,473                         |
| Listed equity securities - at FVTPL                  | 121,387                     | 165,035                         |
| Unlisted equity securities - at FVTPL                | 1,973,062                   | 1,864,263                       |
| Unlisted equity securities- at FVOCI (non-recycling) | 59,606                      | -                               |
|  | <u>2,584,358</u>            | <u>2,512,638</u>                |

As at 30 June 2023, listed equity securities include equity interests in two (31 December 2022: three) listed companies. The Group has designated these investments at FVOCI (non-recycling), as these investments are held for strategic purposes.

As at 30 June 2023, listed REIT securities include 399,115,287 Units (31 December 2022: 302,578,000 Units) of 中金普洛斯仓储物流封闭式基础设施证券投资基金 (“CICC GLP REIT”), which is listed on the Shanghai Stock Exchange.

Dividends of RMB 52,681,000 (US\$ 7,608,000 equivalent) were received on these listed investments during the six-month period ended 30 June 2023 (six-month period ended 30 June 2022: RMB 63,822,600 (US\$ 9,849,000 equivalent)).

## 16. Other non-current assets

|  | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|--|-----------------------------|---------------------------------|
| Trade receivables  | 26,682                      | 32,769                          |
| Prepayments  | 15,513                      | 35,208                          |
| Deferred management costs                                | 7                           | 59                              |
| Loans to joint ventures                                  | 353,916                     | 400,571                         |
| Loans to associates                                      | -                           | 51,596                          |
| Loans to non-controlling interests                       | 6,874                       | 6,981                           |
| Loan to other related parties                            | 6,505                       | -                               |
| Consideration receivables due from other related parties | 1,341,702                   | 1,316,039                       |
| Deposits   | 8,606                       | 3,633                           |
| Other investments held for disposal                      | 56,281                      | 97,412                          |
| Other non-current receivables                            | 52,329                      | 51,374                          |
|  | <u>1,868,415</u>            | <u>1,995,642</u>                |

The loans to joint ventures are repayable after one year, and bear interest rates ranging from 5.70% to 8.00% per annum (31 December 2022: 5.70% to 8.00%), except for approximately US\$1,500,000 (31 December 2022: US\$1,500,000) which is interest-free at the reporting date.

The loans to related parties are repayable after one year, and bear interest rate at 5.00% per annum.

Consideration receivables due from other related parties, including loan notes with principal amounts of US\$1,293,779,000 (31 December 2022: US\$1,293,779,000) are unsecured, bear a fixed interest rate of 4.00% per annum.

## 17. Trade and other receivables

|   | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|-----------------------------|---------------------------------|
| Net trade receivables:  |                             |                                 |
| - Trade receivables   | 144,839                     | 98,833                          |
| - Impairment losses   | (4,507)                     | (4,246)                         |
|   | 140,332                     | 94,587                          |
| Amounts due from joint ventures:  |                             |                                 |
| - Trade   | 10,710                      | 6,558                           |
| - Non-trade   | 5,295                       | 4,612                           |
| - Loans to joint ventures   | 132,936                     | 124,020                         |
|   | 148,941                     | 135,190                         |
| Amounts due from associates:  |                             |                                 |
| - Trade   | 7,120                       | 6,648                           |
| - Non-trade   | 173,246                     | 763,984                         |
| - Loans to associates   | 196,088                     | 194,329                         |
|   | 376,454                     | 964,961                         |
| Amounts due from non-controlling interests:                                   |                             |                                 |
| - Non-trade   | 6,529                       | 10,360                          |
| - Loans to non-controlling interests  | 15,995                      | 14,742                          |
|   | 22,524                      | 25,102                          |
| Amount due from an intermediate holding company<br>and other related parties: |                             |                                 |
| - Trade   | 19,625                      | 44,665                          |
| - Non-trade   | 2,751,890                   | 2,499,889                       |
|   | 2,771,515                   | 2,544,554                       |
| Loans to third parties  | 31,740                      | 32,385                          |
| Deposits  | 130,572                     | 156,127                         |
| Net other receivables   |                             |                                 |
| - Other receivables   | 380,419                     | 245,760                         |
| - Impairment losses   | (4,254)                     | (1,470)                         |
|   | 376,165                     | 244,290                         |
| Prepayments   | 23,774                      | 14,408                          |
|   | <u>4,022,017</u>            | <u>4,211,604</u>                |

## 17. Trade and other receivables (continued)

The non-trade amounts due from joint ventures, associates, non-controlling interests, intermediate holding company and other related parties are unsecured, interest-free and repayable on demand, except for certain amounts due from intermediate holding companies which bear interest at 4.00% per annum.

The loans to joint ventures, associates and non-controlling interests are unsecured, bear effective interests rates ranging from 5.70% to 10.00% (31 December 2022: 1.50% to 15.22%) per annum, except for a loan of US\$124,239,000 (31 December 2022: US\$125,301,000) which is interest-free at the reporting date and are repayable within the next 12 months.

The loans to third parties in relation to acquisition of new investments are secured, repayable within the next 12 months, and bear effective interest rate at 10.00% (31 December 2022: 10.00%) per annum, except for approximately US\$16,863,000 (31 December 2022: US\$17,496,000) which is interest-free upon completion of the acquisition.

Deposits include an amount of approximately US\$114,289,000 (31 December 2022: US\$120,370,000) in relation to the acquisition of new investments. Other receivables comprise VAT recoverable and other recoverable.

Trade receivables are due on the date of billing.

## 18. Assets classified as held for sale

|   | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|-----------------------------|---------------------------------|
| Assets of disposal group held for sale      | 6,099,894                   | 6,608,509                       |
| Liabilities of disposal group held for sale | <u>(3,778,720)</u>          | <u>(4,240,574)</u>              |
|   | <u>2,321,174</u>            | <u>2,367,935</u>                |

In prior periods, the Group initiated and committed to plans to dispose of a group of subsidiaries to related parties and third parties. The disposal consideration will be based on the fair value of the subsidiaries. Nevertheless, certain assets transfer procedures are still in progress and such disposals are expected to be completed in the near future. As a result, the assets and liabilities of those subsidiaries in the disposal groups are presented as assets held for sale and liabilities held for sale respectively as 30 June 2023.



## 19. Cash and cash equivalents

|   | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|-----------------------------|---------------------------------|
| Time deposit and cash at bank   | 1,142,941                   | 1,431,878                       |
| Restricted cash (note)  | <u>56,852</u>               | <u>57,548</u>                   |
| Cash and cash equivalents in consolidated statement of financial position | 1,199,793                   | 1,489,426                       |
| Restricted cash   | (56,852)                    | (57,548)                        |
| Cash and cash equivalents in disposal group                               | <u>340,872</u>              | <u>638,245</u>                  |
| Cash and cash equivalents in the consolidated cashflow statement          | <u><u>1,483,813</u></u>     | <u><u>2,070,123</u></u>         |

Note: the Group has pledged bank deposit of approximately US\$55,468,000 (31 December 2022: US\$57,548,000) for bank borrowings of its joint venture, Shanghai Pulong Information Technology Co., Ltd. Besides, the Group and ZHEJIANG CENTURY HUATONG GROUP CO., LTD. have provided corporate guarantees for 50.1% and 49.9% of the above-mentioned bank borrowings respectively. As at 30 June 2023, the outstanding amount of the relevant bank borrowings was approximately US\$548,036,000 (31 December 2022: US\$574,333,000). As at and during the six-month period ended 30 June 2023, there was no overdue payment in respect of these bank borrowings.

As at 30 June 2023, bank deposit of US\$1,384,000 (31 December 2022: Nil) was pledged to secure for acquisitions of certain companies.

## 20. Share capital and capital management

### (a) Share capital

Issued share capital

|  | 30 June 2023/<br>31 December 2022 |                  |
|--|-----------------------------------|------------------|
|  | No. of<br>shares'000              | US\$'000         |
| <b>Ordinary shares, issued and fully paid:</b> | <u>6,950,825</u>                  | <u>6,950,825</u> |

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

## 20. Share capital and capital management (continued)

### (b) Capital management

The Group's objectives when managing capital are to build a strong capital base so as to sustain the future developments of its business and to maintain an optimal capital structure to maximize shareholder's value. The Group defines "capital" as including all components of equity plus loans from its intermediate holding company and related corporations with no fixed terms of repayment.

The Group's capital structure is regularly reviewed and managed with due regard to the capital management practices of the Group to which the Company belongs. Adjustments are made to the capital structure in light of changes in economic conditions, regulatory requirements and business strategies affecting the Group.

The Group also monitors capital using a net debt to equity ratio, and net debt to asset (excluding cash) ratio, which is defined as net borrowings divided by total equity (including non-controlling interests) or asset (excluding cash), respectively.

|   | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|-----------------------------|---------------------------------|
| Loans and borrowings                            | 9,626,675                   | 9,721,337                       |
| Loans from non-controlling interests            | 6,990                       | 32,511                          |
| Loans from third parties                        | 18,098                      | 2,348                           |
| Loans from joint ventures                       | 2,829                       | 2,829                           |
| Loan from associates                            | 21,695                      | -                               |
| Finance lease payable                           | 165,016                     | 151,213                         |
| Lease liabilities                               | 296,865                     | 289,803                         |
|   | <hr/>                       | <hr/>                           |
| Total debt                                      | 10,138,168                  | 10,200,041                      |
| Less: cash and cash equivalents                 | <u>(1,199,793)</u>          | <u>(1,489,426)</u>              |
| Net debt  | <u>8,938,375</u>            | <u>8,710,615</u>                |
| Total equity                                    | <u>19,893,622</u>           | <u>20,258,978</u>               |
| Total assets                                    | <u>37,216,353</u>           | <u>38,463,139</u>               |
| Net debt to total equity ratio                  | <u>44.93%</u>               | <u>43.00%</u>                   |
| Net debt to total assets (excluding cash) ratio | <u>24.82%</u>               | <u>23.56%</u>                   |

The Group seeks to strike a balance between the higher returns that might be possible with higher levels of borrowings and the liquidity and security afforded by a sound capital position.

There were no significant changes in the Group's approach to capital management during the period.

## 20. Share capital and capital management (continued)

During the six-month period ended 30 June 2023, the Group's strategy, which was unchanged from 31 December 2022, was to maintain either an adjusted net debt to total assets ratio of no more than 45% or net debt to total equity ratio of no more than 55%. In order to maintain or adjust the ratio, the Group may adjust the amount of dividends paid to shareholders, issue new shares or request new loans from other Group companies or sell assets to reduce debt.

All of the Group's banking facilities are subject to the fulfillment of covenants relating to certain of the Group's balance sheet ratios, as are commonly found in lending arrangements with financial institutions. If the Group were to breach the covenants the drawn down facilities would become payable on demand. The Group regularly monitors its compliance with these covenants. As at 30 June 2023, none of the covenants relating to drawn down facilities had been breached (31 December 2022: None).

## 21. Fair value measurement of financial instruments

### (a) *Financial assets and liabilities measured at fair value*

#### (i) Fair value hierarchy

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, Fair value measurement. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available
- Level 3 valuations: Fair value measured using significant unobservable inputs

The Group has a team headed by the finance manager performing valuations for the financial instruments, including the unlisted equity securities. The team reports directly to the chief financial officer. A valuation report with analysis of changes in fair value measurement is prepared by the team at each interim and annual reporting date, and is reviewed and approved by the chief financial officer.

## 21. Fair value measurement of financial instruments (continued)

|   | <i>Fair value at 30<br/>June<br/>2023</i>     | <i>Fair value measurements as at<br/>30 June 2023 categorised into</i>     |                          |                          |
|---|---|--|--------------------------|--------------------------|
|   | \$'000  | <i>Level 1</i><br>\$'000   | <i>Level 2</i><br>\$'000 | <i>Level 3</i><br>\$'000 |
| <b>Recurring fair value measurement</b> |   |  |                          |                          |
| Financial assets:                       |   |  |                          |                          |
| Other investments (note 15):            |   |  |                          |                          |
| - Listed equity securities              | 551,690                                       | 551,690  | -                        | -                        |
| - Unlisted equity securities            | 2,032,668                                     | -  | -                        | 2,032,668                |
| <br>                                    |   |  |                          |                          |
|   | <i>Fair value at 31<br/>December<br/>2022</i> | <i>Fair value measurements as at<br/>31 December 2022 categorised into</i> |                          |                          |
|   | \$'000  | <i>Level 1</i><br>\$'000   | <i>Level 2</i><br>\$'000 | <i>Level 3</i><br>\$'000 |
| <b>Recurring fair value measurement</b> |   |  |                          |                          |
| Financial assets:                       |   |  |                          |                          |
| Other investments (note 15):            |   |  |                          |                          |
| - Listed equity securities              | 648,375                                       | 648,375  | -                        | -                        |
| - Unlisted equity securities            | 1,864,263                                     | -  | -                        | 1,864,263                |

During the six-month period ended 30 June 2023, there were no transfers between Level 1 and Level 2. The Group's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

### (ii) Information about Level 3 fair value measurements

|                            | <i>Valuation<br/>techniques</i> | <i>Significant<br/>unobservable<br/>inputs</i> | <i>Range</i> |
|----------------------------|---------------------------------|--|--------------|
| Unlisted equity securities | Market approach                 | Discount for lack of marketability             | 0% - 32%     |
| Unlisted equity securities | Market approach                 | Price-to earnings ratio                        | 5.95x        |
| Unlisted equity securities | Market approach                 | EV/EBITDA ratio                                | 9.6x         |
| Unlisted equity securities | Dividend discount model method  | Discount rate                                  | 10%          |

The fair value of unlisted equity securities is determined using cost approach, market approach and discounted cash flow method. The fair value of unlisted equity securities using cost approach uses financial data. The fair value of unlisted equity securities using market approach uses the price/book ratios of comparable listed companies, post-money valuation and adjusted for lack of marketability discount. The fair value measurement is negatively correlated to the discount for lack of marketability. The fair value of unlisted equity securities using discounted cash flow uses discount rate.

## 21. Fair value measurement of financial instruments (continued)

The movement during the period in the balance of Level 3 fair value measurements is as follows:

|  | 30 June<br>2023<br>\$'000 | 31 December<br>2022<br>\$'000 |
|--|---------------------------|-------------------------------|
| Unlisted equity securities:  |                           |                               |
| At 1 January   | 1,864,263                 | 1,189,147                     |
| Additional securities acquired   | 202,685                   | 1,190,442                     |
| Reclassification from associates   | -                         | 105,294                       |
| Net unrealised gains recognised in profit or loss during the period/year                                 | 10,637                    | 27,566                        |
| Net unrealised losses recognised in OCI during the period/year   | (4,578)                   | -                             |
| Disposals  | -                         | (579,527)                     |
| Reclassification to listed equity securities   | -                         | (12,261)                      |
| Exchange differences   | (40,339)                  | (56,398)                      |
|  | <u>2,032,668</u>          | <u>1,864,263</u>              |
| At 30 June/31 December   |                           |                               |
| Total gains for the period included in profit or loss for assets held at the end of the reporting period | <u>10,637</u>             | <u>27,566</u>                 |

### (b) Fair value of financial assets and liabilities carried at other than fair value

The carrying amounts of the Group's financial instruments carried at cost or amortised cost are not materially different from their fair values as at 30 June 2023 and 31 December 2022.

## 22. Reserves

|                                    | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|------------------------------------|-----------------------------|---------------------------------|
| Capital reserve                    | 72,144                      | 67,548                          |
| Equity compensation reserve        | 36,849                      | 36,849                          |
| Currency translation reserve       | (1,605,868)                 | (1,134,147)                     |
| Fair value reserve (non-recycling) | 30,395                      | 107,484                         |
| Other reserve                      | (1,554,630)                 | (1,554,630)                     |
| Retained earnings                  | <u>9,676,004</u>            | <u>9,639,889</u>                |
|                                    | <u>6,654,894</u>            | <u>7,162,993</u>                |

The capital reserve comprises mainly equity transactions gain or loss from the changes in the Group's interests in subsidiaries that do not result in a loss of control and the Group's share of the PRC statutory reserve of its PRC-incorporated subsidiaries. Statutory reserve of its PRC-incorporated subsidiaries was transferred from retained earnings in accordance with the relevant PRC rules and regulations and the articles of association of these subsidiaries incorporated in PRC, and were approved by the respective board of directors.

The equity compensation reserve comprises the cumulative value of employee services received for the issue of the shares under the GLP Performance Share Plan and Restricted Share Plan.

The fair value reserve (non-recycling) comprises the cumulative net change in the fair value of listed equity securities carried at FVOCI until the securities are derecognised or impaired.

Other reserve mainly represents capital contributions from the intermediate holding company and the merger reserve which was the difference between the Company's share of the nominal value of the paid-up capital and capital reserve related to shareholders' injection of the subsidiaries acquired over the nominal value of the ordinary shares issued by the Company.



## 23. Loans and borrowings

|                                | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|--------------------------------|-----------------------------|---------------------------------|
| <b>Non-current liabilities</b> |                             |                                 |
| Secured bank loans             | 3,571,498                   | 3,316,745                       |
| Unsecured bank loans           | 734,420                     | 1,251,660                       |
| Unsecured bonds                | 1,246,052                   | 3,048,088                       |
|                                | <u>5,551,970</u>            | <u>7,616,493</u>                |
| <b>Current liabilities</b>     |                             |                                 |
| Secured bank loans             | 253,264                     | 258,189                         |
| Unsecured bank loans           | 1,689,259                   | 1,147,137                       |
| Unsecured bonds (Note 1)       | 2,132,182                   | 699,518                         |
|                                | <u>4,074,705</u>            | <u>2,104,844</u>                |

The secured bank loans and bonds are secured by mortgages on the borrowing subsidiaries' investment properties with aggregate carrying amount of approximately US\$11,473,764,000 (31 December 2022: US\$11,370,060,000) (note 9).

The effective interest rates for bank borrowings and bonds ranging from 1.78% to 8.18% (31 December 2022: 2.20% to 7.46%) per annum.

Note 1: Current unsecured bonds of approximately US\$304,465,000 have been subsequently repaid on 30 July 2023.

## 24. Other non-current liabilities

|  | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|--|-----------------------------|---------------------------------|
| Security deposits received   | 37,147                      | 41,028                          |
| Employee bonus and incentive payable                                     | 13,218                      | 11,758                          |
| Loans from non-controlling interests                                     | -                           | 406                             |
| Loans from third parties   | 18,098                      | 2,348                           |
| Lease liabilities (note 26)  | 267,835                     | 265,079                         |
| Deposits received for disposal of other investments                      | 56,281                      | 97,412                          |
| Consideration payable for acquisition of subsidiaries and joint ventures | 33,685                      | 34,948                          |
| Finance lease payable  | 165,016                     | 151,213                         |
| Amount due to other related party  | 98,810                      | 102,516                         |
| Others   | 4,631                       | 4,804                           |
|  | <u>694,721</u>              | <u>711,512</u>                  |

## 25. Trade and other payables

|  | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|--|-----------------------------|---------------------------------|
| Trade payables   | 26,540                      | 12,596                          |
| Notes payables   | 6,920                       | -                               |
| Accrued construction costs   | 434,663                     | 463,426                         |
| Accrued operating expenses   | 79,554                      | 118,021                         |
| Contract liabilities   | 39,355                      | 30,711                          |
| Interest payable   | 70,424                      | 83,946                          |
| Security deposits received   | 70,155                      | 93,634                          |
| Amounts due to:  |                             |                                 |
| - Intermediate holding company and other related parties (trade)             | 172,969                     | 169,326                         |
| - Intermediate holding company and other related parties (non-trade)         | 295,735                     | 249,615                         |
| - Non-controlling interests (trade)  | 2,742                       | 2,879                           |
| - Non-controlling interests (non-trade)                                      | 26,482                      | 25,318                          |
| - Joint ventures (trade)   | 228                         | 121                             |
| - Joint ventures (non-trade)   | 598                         | 614                             |
| - Associates (trade)   | 191                         | 74                              |
| - Associates (non-trade)   | 117,314                     | 141,438                         |
| Interest payable on loans from other related parties                         | 4,752                       | 4,930                           |
| Loans from joint ventures  | 2,829                       | 2,829                           |
| Loan from associates   | 21,695                      | -                               |
| Loans from non-controlling interests   | 6,990                       | 32,105                          |
| Interest payable on loans from non-controlling interests                     | 8,434                       | 6,685                           |
| Interest payable on loans from third parties                                 | 195                         | 202                             |
| Consideration payable for acquisitions of subsidiaries                       | 50,540                      | 60,418                          |
| Deposits received and accrued expenses for disposal of investment properties | 53,195                      | 55,190                          |
| Other payables   | 144,330                     | 138,626                         |
| Lease liabilities (note 26)  | 29,030                      | 24,724                          |
|  | <u>1,665,860</u>            | <u>1,717,428</u>                |

The non-trade amounts due to intermediate holding company and other related parties, joint ventures, associates and non-controlling interests are unsecured, interest-free and have no fixed repayment terms. The loans from joint ventures, associates and non-controlling interests are unsecured and repayable within the next 12 months. The interest-bearing loans from joint ventures, associates and non-controlling interests bear effective interest rates ranging from 4.00% to 8.00% (31 December 2022: 4.00% to 8.00%) per annum as at the reporting date.

## 26. Lease liabilities

The remaining contractual maturities of the Group's lease liabilities at the end of the reporting period are as follows:

|                                      | <i>At 30 June 2023</i>                                     |   |
|--------------------------------------|--|---|
|                                      | <i>Present value<br/>of the minimum<br/>lease payments</i> | <i>Total minimum<br/>lease payments</i> |
|                                      | \$'000   | \$'000                                  |
| Within 1 year                        | 29,030   | 42,521                                  |
| After 1 year but within 2 years      | 27,105   | 39,818                                  |
| After 2 years but within 5 years     | 74,831   | 105,528                                 |
| After 5 years                        | 165,899  | 196,300                                 |
|                                      | <u>296,865</u>   | <u>384,167</u>                          |
| Less: total future interest expenses |  | <u>(87,302)</u>                         |
| Present value of lease liabilities   |  | <u>296,865</u>                          |
|                                      | <i>At 31 December 2022</i>                                 |   |
|                                      | <i>Present value<br/>of the minimum<br/>lease payments</i> | <i>Total minimum<br/>lease payments</i> |
|                                      | \$'000   | \$'000                                  |
| Within 1 year                        | 24,724   | 38,501                                  |
| After 1 year but within 2 years      | 32,820   | 36,653                                  |
| After 2 years but within 5 years     | 93,146   | 100,952                                 |
| After 5 years                        | 139,113  | 206,204                                 |
|                                      | <u>289,803</u>   | <u>382,310</u>                          |
| Less: total future interest expenses |  | <u>(92,507)</u>                         |
| Present value of lease liabilities   |  | <u>289,803</u>                          |

## 27. Note to the consolidated statement of cash flows

### Acquisitions of subsidiaries

The primary reason for the Group's acquisitions of subsidiaries is to expand its portfolio of investment properties and data center business in the PRC.

The list of subsidiaries acquired during the six-month period ended 30 June 2023 is as follows:

| <i>Name of subsidiaries</i>                              | <i>Date acquired</i> | <i>Equity interest acquired %</i> |
|--|----------------------|-----------------------------------|
| Guangdong Tenglong Data Technology Co., Ltd.             | March 2023           | 100                               |
| Guangdong Tenglong Data Technology Development Co., Ltd. | March 2023           | 100                               |
| Dragon Guangdong I Pte. Ltd.                             | March 2023           | 60                                |
| Dragon Chongqing III Pte. Ltd.                           | May 2023             | 70                                |
| Tenglong Yunbo (Chongqing) Data Technology Co., Ltd.     | May 2023             | 70                                |
| Tenglong Chuangyun (Chongqing) Data Technology Co., Ltd. | May 2023             | 70                                |

### Effect of acquisitions

The cash flow and the net assets of the subsidiaries acquired during the six-month period ended 30 June 2023 are provided below:

|   | <i>Recognised values on acquisitions US\$'000</i> |
|---|---|
| Property, plant and equipment                                     | 186,123   |
| Trade and other receivables                                       | 31,935  |
| Cash and cash equivalents   | 1,085   |
| Trade and other payables  | (78,396)  |
| Loans and borrowings  | (49,422)  |
| Non-controlling interests   | (14,850)  |
| Net assets acquired   | 76,475  |
| Gain on acquisition of subsidiaries                               | -   |
| Purchase consideration  | 76,475  |
| Consideration payable   | (5,218)   |
| Cash of subsidiaries acquired                                     | (1,085)   |
| Payment of consideration in relation to prior years' acquisitions | 348,830   |
| <b>Cash outflow on acquisitions of subsidiaries</b>               | <b>419,002</b>                                    |

## 27. Note to the consolidated statement of cash flows (continued)

The total related acquisition costs for the above-mentioned subsidiaries amounted to approximately US\$ 76,475,000.

From the date of acquisition to 30 June 2023, the above-mentioned acquisitions contributed net loss of approximately US\$ 490,000 for the period, before accounting for financing costs attributable to the acquisition. Had the acquisition occurred on 1 January 2023, management estimates that the above-mentioned acquisitions would have contributed approximately US\$ 1,058,000 and US\$ 965,000 to the Group's revenue and net loss respectively for the six-month period ended 30 June 2023.

### Disposals of subsidiaries

During the six-month period ended 30 June 2023, the Group sold the below subsidiaries to related parties:

| <i>Name of subsidiaries</i>   | <i>Disposal date</i> | <i>Equity interest disposed %</i> |
|---|----------------------|-----------------------------------|
| SEA Fund I Investment 16 Pte. Ltd. (Note 1)   | January 2023         | 100                               |
| Haimei Holdings Limited   | February 2023        | 55                                |
| GLP (Qingdao) Qianwan Harbor International Logistics Development Co., Ltd. (Note 2) | June 2023            | 100                               |
| GLP Chongqing Banan Logistics facilities Co., Ltd. (Note 2)                         | June 2023            | 100                               |
| GLP Heshan Logistics Facilities Co., Ltd. (Note 2)                                  | June 2023            | 100                               |

Note 1: The Company was disposed to an associate.

Note 2: The Companies were disposed to CICC GLP REIT.

## 27. Note to the consolidated statement of cash flows (continued)

### Effect of disposals

The cash flow and the net assets of the subsidiaries and other assets disposed of during the six-month period ended 30 June 2023 are provided below:

|   | <i>Recognised<br/>values<br/>on disposals<br/>US\$'000</i> |
|---|--|
| Investment properties   | 231,869  |
| Deferred tax assets   | 161  |
| Other assets  | 68   |
| Property, plant and equipment   | 15   |
| Trade and other receivables   | 10,715   |
| Cash and cash equivalents   | 27,879   |
| Trade and other payables  | (124,321)  |
| Loans and borrowings - non-current  | (20,424)   |
| Current tax payable   | 523  |
| Deferred tax liabilities  | (20,464)   |
| Non-controlling interests   | 29   |
|   | 106,050  |
| Net assets disposed   | 106,050  |
| Gain on disposal of subsidiaries  | 35,881   |
|   | 141,931  |
| Disposal consideration  | 141,931  |
| Consideration receivable  | (137,519)  |
| Cash of the subsidiaries disposed   | (27,879)   |
| Receipt of consideration in relation to prior years' disposals              | 638,646  |
| Cash received in relation to dividend receivable and loan prior to disposal | 64,044   |
|   | 679,223  |
| <b>Cash inflow on disposals of subsidiaries</b>                             | <b>679,223</b>   |

From 1 January 2023 to the respective dates of disposals, the above-mentioned subsidiaries contributed approximately US\$ 7,130,000 and US\$ 1,850,000 to the Group's revenue and net loss respectively for the six-month period ended 30 June 2023.

|  |        |
|--|--------|
| Gain on disposal of above subsidiaries                     | 35,881 |
| Consideration adjustment related to prior year's disposals | 4,161  |
|  | 40,042 |
| Gain on disposal of subsidiaries for the period            | 40,042 |



## 28. Commitments

The Group had the following commitments as at the reporting date:

|  | <i>30 June</i><br>2023<br>US\$'000 | <i>31 December</i><br>2022<br>US\$'000 |
|--|------------------------------------|--|
| Commitments in relation to share capital of other investments not yet due and not provided for | <u>115,674</u>                     | <u>221,182</u>                         |
| Development expenditure contracted but not provided for  | <u>465,606</u>                     | <u>354,065</u>                         |

## 29. Significant related party transactions

### *Remuneration of key management personnel*

Key management personnel of the Group are those persons having the authority and responsibility for planning, directing and controlling the activities of the Group.

The key management personnel compensation included as part of staff costs for those key management personnel employed by the Group are as follows:

|   | <i>Six-month period ended</i>   |                                 |
|---|---------------------------------|---------------------------------|
|   | <i>30 June 2023</i><br>US\$'000 | <i>30 June 2022</i><br>US\$'000 |
| Salaries, bonuses, contributions to defined contribution plans and other benefits | <u>1,221</u>                    | <u>4,975</u>                    |

## 29. Significant related party transactions (continued)

In addition to the related party information disclosed elsewhere in the interim financial report, there were the following significant related party transactions which were carried out in the normal course of business on terms agreed between the parties during the period:

|   | <i>Six-month period ended</i>   |                                 |
|---|---------------------------------|---------------------------------|
|   | <i>30 June 2023</i><br>US\$'000 | <i>30 June 2022</i><br>US\$'000 |
| <b>Joint ventures</b>   |                                 |                                 |
| Asset management fee income from joint ventures   | 798                             | 12,169                          |
| Investment management fee income from joint ventures  | -                               | 2,165                           |
| Property management fee income from joint ventures  | -                               | 8,009                           |
| Development management fee income from joint ventures   | -                               | 3,891                           |
| Leasing management fee income from joint ventures   | -                               | 3,592                           |
| Acquisition management fee income from joint ventures   | -                               | 153                             |
| Interest income from joint ventures   | <u>16,185</u>                   | <u>16,374</u>                   |
| <b>Associates</b>   |                                 |                                 |
| Asset management fee income from associates   | 279                             | 17,397                          |
| Investment management fee income from associates  | -                               | 10,140                          |
| Property management fee income from associates  | -                               | 3,583                           |
| Development fee income from associates  | -                               | 5,240                           |
| Leasing management fee income from associates   | -                               | 1,861                           |
| Gain on disposal of subsidiaries  | 5,046                           | 26,839                          |
| Interest income from associates   | 3,395                           | 1,896                           |
| Interest expenses charged by associates   | <u>(16)</u>                     | <u>-</u>                        |
| <b>Intermediate holding company and other related parties</b>                                     |                                 |                                 |
| Management service fee charged by intermediate holding company and other related parties          | -                               | (3,045)                         |
| Asset and other management fees charged by intermediate holding company and other related parties | (56,968)                        | (4,858)                         |
| Asset management fee income from intermediate holding company and other related parties           | -                               | 3,208                           |
| Service fee income from intermediate holding company and other related parties                    | 53,131                          | -                               |
| Interest income from intermediate holding company and other related parties                       | 54,489                          | 3,425                           |
| Interest expenses charged by intermediate holding company and other related parties               | <u>(8,770)</u>                  | <u>(596)</u>                    |

## 30. Subsequent events

Subsequent to 30 June 2023, the following subsequent event occurred:


In July 2023, the Group established Shanghai Pumeng Private Equity Fund Partnership (LP) with planned total assets under management (“AUM”) of RMB5.2 billion (equivalent to approximately US\$720 million).

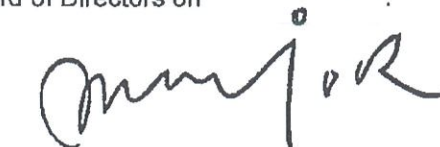
### 31. Company-level statement of financial position

As at 30 June 2023 - unaudited

|   | Note | 30 June<br>2023<br>US\$'000 | 31 December<br>2022<br>US\$'000 |
|---|------|-----------------------------|---------------------------------|
| <b>Non-current assets</b>                           |      |                             |                                 |
| Investments in subsidiaries                         |      | 20,395,048                  | 20,777,066                      |
| Loans to subsidiaries                               |      | 513,909                     | 848,237                         |
| Other non-current assets                            |      | 671                         | 957                             |
|   |      | <u>20,909,628</u>           | <u>21,626,260</u>               |
| <b>Current assets</b>                               |      |                             |                                 |
| Other receivables                                   |      | 5,216,907                   | 4,951,658                       |
| Cash and cash equivalents                           |      | 87,344                      | 149,694                         |
|   |      | <u>5,304,251</u>            | <u>5,101,352</u>                |
| <b>Total assets</b>                                 |      | <u>26,213,879</u>           | <u>26,727,612</u>               |
| <b>Equity attributable to owners of the Company</b> |      |                             |                                 |
| Share capital                                       | 20   | 6,950,825                   | 6,950,825                       |
| Reserves  |      | (584,668)                   | (150,251)                       |
| <b>Total equity</b>                                 |      | <u>6,366,157</u>            | <u>6,800,574</u>                |
| <b>Non-current liabilities</b>                      |      |                             |                                 |
| Loans and borrowings                                |      | 1,980,471                   | 4,299,749                       |
| <b>Current liabilities</b>                          |      |                             |                                 |
| Loans and borrowings                                |      | 3,722,731                   | 1,764,238                       |
| Other payables                                      |      | 14,129,642                  | 13,847,615                      |
| Current tax payable                                 |      | 14,878                      | 15,436                          |
|   |      | <u>17,867,251</u>           | <u>15,627,289</u>               |
| <b>Total liabilities</b>                            |      | <u>19,847,722</u>           | <u>19,927,038</u>               |
| <b>Total equity and liabilities</b>                 |      | <u>26,213,879</u>           | <u>26,727,612</u>               |

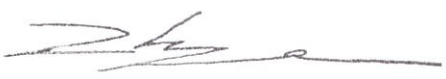
Approved and authorised for issue by the Board of Directors on **15 AUG 2023**

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

## 32. Company-level statement of comprehensive income

For the six-month period ended 30 June 2023 - unaudited

|  | <i>Six-month period ended</i> |                     |
|--|-------------------------------|---------------------|
|  | <u>30 June 2023</u>           | <u>30 June 2022</u> |
|  | US\$'000                      | US\$'000            |
|                           |                               |                     |
| <b>Revenue</b>   | 1,176                         | 27,222              |
| Other expenses   | <u>(5,993)</u>                | <u>(9,536)</u>      |
| <b>(Loss)/profit from operations</b>   | (4,817)                       | 17,686              |
| Finance costs  | (303,893)                     | (245,096)           |
| Finance income   | <u>36,596</u>                 | <u>19,437</u>       |
| Net finance costs  | <u>(267,297)</u>              | <u>(225,659)</u>    |
| <b>Loss before taxation</b>  | (272,114)                     | (207,973)           |
| Tax expense  | <u>(649)</u>                  | <u>(720)</u>        |
| <b>Loss for the period</b>   | (272,763)                     | (208,693)           |
| <b>Other comprehensive income for the period</b>   |                               |                     |
| <i>Item that may be reclassified subsequently to profit of loss:</i>                                       |                               |                     |
| Exchange differences on translation of financial statements from functional currency to reporting currency | <u>(237,629)</u>              | <u>(315,964)</u>    |
| <b>Total comprehensive loss for the period</b>   | <u>(510,392)</u>              | <u>(524,657)</u>    |



### 33. Company-level statement of cash flows

For the six-month period ended 30 June 2023 - unaudited

|   | <i>Six-month period ended</i> |                     |
|---|-------------------------------|---------------------|
|   | <u>30 June 2023</u>           | <u>30 June 2022</u> |
|   | US\$'000                      | US\$'000            |
| <b>Cash flows from operating activities</b>                   |                               |                     |
| Loss before taxation  | (272,114)                     | (207,973)           |
| Adjustments for:  |                               |                     |
| Net finance costs   | 267,297                       | 601,906             |
| Dividend income from a subsidiary                             | -                             | (27,222)            |
|   | <u>(4,817)</u>                | <u>366,711</u>      |
| Changes in working capital:                                   |                               |                     |
| Trade and other receivables                                   | (334,124)                     | (998,598)           |
| Trade and other payables                                      | 740,819                       | 602,463             |
|   | <u>740,819</u>                | <u>602,463</u>      |
| <b>Net cash generated from/(used in) operating activities</b> | <u>401,878</u>                | <u>(29,424)</u>     |
| <b>Cash flows from investing activities</b>                   |                               |                     |
| Interest income received                                      | 14,970                        | 8,577               |
| Repayment of loans from subsidiaries                          | 352,061                       | 368,422             |
| Loans to subsidiaries   | (17,972)                      | (626,811)           |
| Investments in subsidiaries                                   | (387,740)                     | (750,139)           |
|   | <u>(387,740)</u>              | <u>(750,139)</u>    |
| <b>Net cash used in investing activities</b>                  | <u>(38,681)</u>               | <u>(999,951)</u>    |



*[Handwritten signature]*

### 33. Company-level statement of cash flows (continued)

For the six-month period ended 30 June 2023 - unaudited

|   | <i>Six-month period ended</i> |                     |
|---|-------------------------------|---------------------|
|   | <i>30 June 2023</i>           | <i>30 June 2022</i> |
|   | US\$'000                      | US\$'000            |
| <b>Cash flows from financing activities</b>                                 |                               |                     |
| Proceeds from bank loans  | 419,796                       | 2,597,805           |
| Proceeds from issue of bonds  | -                             | 157,525             |
| Transaction costs on issue of bonds   | -                             | (346)               |
| Repayment of bank loans   | (401,478)                     | (1,060,655)         |
| Repayment of bonds  | (281,393)                     | (519,832)           |
| Redemption of bonds   | (7,000)                       | -                   |
| Interest paid   | (155,040)                     | (131,515)           |
| <b>Net cash (used in)/generated from financing activities</b>               | <u>(425,115)</u>              | <u>1,042,982</u>    |
| <b>Net (decrease)/ increase in cash and cash equivalents</b>                | (61,918)                      | 13,607              |
| Cash and cash equivalents at the beginning of the period                    | 149,694                       | 31,120              |
| Effect of exchange rate changes on cash balances held in foreign currencies | <u>(432)</u>                  | <u>(761)</u>        |
| <b>Cash and cash equivalents at the end of the period</b>                   | <u>87,344</u>                 | <u>43,966</u>       |

