GLP China Holdings Limited

Annual Report
For the year ended 31 December 2024

Directors' Report

The directors submit herewith their annual report together with the audited consolidated financial statements for the year ended 31 December 2024.

Principal place of business

GLP China Holdings Limited ("the Company") is a company incorporated and domiciled in Hong Kong and has its registered office and principal place of business at 14th Floor, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong.

Principal activities

The principal activity of the Company is investment holding. The principal activities of the Company and its subsidiaries ("the Group") are investment holding, provision of logistic facilities, fund management and solar energy business and data center business. Further discussion and analysis of these activities as required by Schedule 5 to the Hong Kong Companies Ordinance, including a discussion of the principal risks and uncertainties facing the Group and an indication of likely future developments in the Group's business, can be found in the Business Review set out on pages 4 to 11 of this Annual Report. This discussion forms part of this directors' report.

Financial statements

The profit of the Group for the year ended 31 December 2024 and the state of the Company's affairs as at that date are set out in the financial statements on pages 22 to 122.

Transfers to reserves and dividends

Loss attributable to owners of RMB6,462,787,000 (2023: profit of RMB612,985,000) has been transferred to reserves. Other movements in reserves are set out in the statement of changes in equity.

Share capital

Details of the movements in share capital of the Company are set out in note 23(a) to the financial statements.

Directors

The directors during the financial year were:

Mei, Ming Zhi	
Higashi Michihiro	
Zhuge Wenjing	(resigned on 1 May 2024 as alternate director to MOK Chi Ming Victor and appointed as alternate director to Nicholas Regan JOHNSON)
Fang Fenglei	
MOK Chi Ming	(resigned on 1 May 2024 as alternate director to Mark Tan and Higashi Michihiro)
Mark Tan	
Nicholas Regan JOHNSON	(appointed on 1 May 2024)

There being no provision in the Company's articles of association in connection with the retirement of directors, all existing directors continue in office for the following year.

Indemnity of directors

A permitted indemnity provision (as defined in section 469 of the Hong Kong Companies Ordinance) for the benefit of the directors of the Company is currently in force and was in force throughout this year.

Directors' interest and short positions in shares, underlying shares and debentures

None of the directors of the Company or any of their spouses or children under eighteen years of age has interests or short positions in the shares, underlying shares or debentures of the Company, or any of its holding companies, subsidiaries or other associated corporations.

Directors' interests in transactions, arrangements or contracts

No transaction, arrangement or contract of significance to which the Company, or any of its holding companies, subsidiaries or fellow subsidiaries was a party, and in which a director of the Company had a material interest, subsisted at the end of the year or at any time during the year.

Auditors

KPMG retire and, being eligible, offer themselves for re-appointment. A resolution for the re-appointment of KPMG as auditors of the Company is to be proposed at the forthcoming Annual General Meeting.

By order of the board

N.C. Johnson

Director

Director

Date: 03 APR 2025

GLP China Holdings Limited

Business Review

GLP China Holdings Limited ("GLP China") is a leading global business builder, owner, developer and operator in logistics properties, data centers, renewable energy and related technologies and services. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for all of its customers, partners and investors.

GLP China is the developer and operator of over 450 logistics, manufacturing and R&D facilities across 70 cities in China, data centers with 1,400 MW secured IT capacity, and over 2GW of accumulated renewable energy generating capacity. GLP China's assets under management reached US$79 billion[1]. GLP C-REIT is one of the first public offerings of infrastructure REITs in China and is one of the few C-REITs to have successfully completed their first follow-on offerings.

- Logistics Sector

  GLP China owns and operates a national network of logistics properties strategically located in key logistics hubs, industrial zones and urban distribution centers. We are a trusted partner to a truly diverse customer base nationwide and work with blue-chip brands in a wide range of sectors from third-party logistics services, ecommerce, high-end manufacturing, pharmaceutical, automobile to renewable energy.

  Our well-located, high-quality facilities are designed to create value, drive efficiency while supporting our customers to achieve their sustainability goals. Our scale and outreach have resulted in a "Network Effect" enabling companies to expand and optimize their distribution network throughout prime warehouse locations in key markets nationally.

- Digital Infrastructure

  GLP China is a leading independent data center owner-operators in China, with a staff force of approximately 800 professionals. Founded in 2018, GLP China's data center business has 1,400 MW of secured IT capacity.

  By leveraging our existing logistics sector portfolio, land acquisition capabilities, expertise in developing high-quality modern logistics facilities, and ecosystem partnerships, we are well-positioned to drive innovation and operational efficiency within the data center infrastructure in China.

  With a focus on sustainability, safety & security, as well as community development, GLP China is focused on delivering resilient and secure data centers in China, as well as innovative, sustainable solutions that support the business growth of its customers.

[1] Including the equity-weighted AUM of China Merchants Capital, which is jointly managed by GLP and China Merchants Group

- Renewable Energy

  Energy transition is accelerating, leading to increased demand for renewable energy nationally. GLP China has launched a number of initiatives to pursue renewable energy development including rooftop solar on our logistics sector portfolio, ground solar, wind assets and energy storage solutions.

- Private equity investment

  The private equity investment of GLP China is mainly managed by the private equity investment arm, Hidden Hill Capital, complementing to GLP China's ecosystem in infrastructure investment, development and operations and related services and technologies. Hidden Hill Capital has been focusing on three investment themes, namely, logistics services, digital supply chain capabilities, logistics and renewable technologies. The investment portfolios not only represent the advanced technologies benefiting the future industry development and automation upgrade, but also focus on the top players in the respective fields, which will bring up synergies to other businesses of GLP China, as well as expected returns to the investors through the focused investment strategies.

  The global supply chain evolution has been calling for reconfiguration of the solutions. In the past few years, cross-border e-commerce and high-end manufacturing reshoring have become mainstream practices, thus fuelling the growth of offshore markets. The strong and robust logistics and supply chain systems of Chinese enterprises have proven to be winners in the highly competitive offshore markets as well. Besides, another strength of Hidden Hill Capital is its participation in a few mixed-ownership restructure projects for large state-owned enterprises, sharpening the competitive edges of these enterprises, and paving ways for the future capitalization.

Market overview

China's economy sustained steady growth in 2024, with full-year GDP expanding by 5%, meeting the official target and remaining among the fastest-growing major economies across the global. Foreign trade saw robust expansion, increasing by RMB2.1 trillion, equivalent to the annual economic output of a medium-sized country, which shows vibrant growth of cross-border online shopping. Supported by various economic stabilization policies, domestic consumption and the service sector have rebounded significantly, with online retail sales of physical goods rising by 6.5% and express delivery volume surging by 21%. This recovery bolstered the confidence of both businesses and consumers, providing strong momentum for economic growth.

- Logistics Sector

  In 2024, the new supply of high-standard warehouses decreased by 10% year-on-year ("YoY") but still exceeded 16 million square meters ("sqm"), keeping short-term rental price under pressure. However, the overall market supply growth has gradually slowed down, representing a nearly 80% YoY drop in land acquisitions by the market players. Meanwhile, the economic upturn has stimulated demand across multiple sectors. Key cities recorded a net absorption of over 12 million square meters in high-standard warehouse, indicating a 20% YoY increase. A strong recovery momentum has been echoed:

Market overview (continued)

1. **Cross-border e-commerce** accounted for nearly 30% of net absorption, upholding high occupancy rates in South China. Despite looming tariffs imposed by U.S., leading e-commerce hubs still manage to maintain a competitive edge over offshore peers by optimizing supply chains. Additionally, strategies such as entering new markets in more countries as well as expanding to overall GMV are expected to sustain prominent growth rates, with minimal impact on domestic warehousing demand.

2. **The recovering consumer market** drove demand for third-party logistics services that engaged by consumer goods brands and e-commerce platforms, contributing 40% to net absorption. Policies like promoting appliance replacements led to 1.2 million square meters of contract logistics leases, while demand from snack business also topped 1 million square meters.

3. **The electric vehicle (EV) sector** saw its penetration rate exceed 40% as of December 2024, with 30 million units in operation. The growing need for delivery centers and after-sales services like spare parts storage further fueled flourishing demand for high-standard warehouses.

- Digital Infrastructure

1. With the rise of generative AI, the market demands a more comprehensive portfolio of high-performance power and cooling solutions, combined with scale, which will enable customers to deploy AI data centers faster, more efficiently and with higher flexibility.

2. The widespread adoption of artificial intelligence applications is one of the key drivers of IDC industry growth. Its expanding applications across virtually all industries, including healthcare, financial services, transportation, and manufacturing, are continually driving up the demand for data center infrastructure.

Overview of operational results

- **Resilient logistics sector**

  GLP China owns and manages a sizeable portfolio of 49 million sqm GFA across China. Our portfolio contains completed and stabilised properties valued at RMB 227 billion, representing over 85% of total portfolio with a strong lease rate of 87% as of 31 December 2024.

  The development of modern logistics facilities is one of our key growth engines of growth with a recurring and stable development profit contributed to our earnings stream. In the current year, we completed developments totalling RMB12.3 billion in value or 2.6 million sqm in GFA (including the properties held by the funds under our management).

  GLP China signed 29 million sqm of new and renewed leases of logistics and industrial facilities in 2024 with a 12% increase YoY. Our modern logistics facilities and value-added property management services continue to drive the sound customer retention ratio. We serve nearly 3,000 domestic and international customers, spanning production supply chain, consumer supply chain, and import-export trade business.

- **Rapid growth of digital infrastructure**

  By the end of 2024, there are 14 data centers owned and operated by GLP China IDC platform, with steady growth in total delivered IT capacity. The customer base has been further expanded with a 47% YoY rise in the number of customers. Furthermore, our IT value-added services have been further enhanced, serving over 50% of retail customers.

- **Active fundraising activities**

  GLP China Income Fund XII ("CIF XII") was established in January 2024 with RMB 10 billion of assets under management. CIF XII is seeded with 25 logistics and business park assets with total leasable area of over 2.2 million sqm, and located in strategic clusters including the Yangtze River Economic Belt, the Beijing-Tianjin-Hebei and the Greater Bay Area regions where government policies are highly supportive of the development of new economy sectors. The CIF XII portfolio is anchored by a diversified blue-chip tenant base including e-commerce, automotive, third-party logistics players, alternative energy and intelligent and high-tech manufacturing companies.

  Hidden Hill PE RMB Fund II ("HH RMB II") announced the final close in January 2024, raising capital amounted to RMB8 billion. HH RMB II invests in high potential companies with a focus on modern logistics services, digital supply chain, renewable energy, and related technologies.

Overview of operational results (continued)

GLP China Advanced Research Manufacturing Value-Add Partners ("CAVP") was established in February 2024. CAVP offers an initial investment capacity exceeding US$350 million (equivalent to RMB2,516 million) and will target industrial park investments with an Advanced Research Manufacturing focus in China's core economic hubs.

Hidden Hill VC Fund I ("HH VC") announced the final close in September 2024, raising capital amounted to RMB1.1 billion. HH VC focuses on investing in emerging technology projects applied in logistics and supply chain scenarios, including renewable energy, smart equipment, vertical industry enterprise services, digital technology, artificial intelligence, and the Internet of Things.

GLP China Income Fund XIII ("CIF XIII") was established in December 2024 with RMB2.8 billion of assets under management. CIF XIII portfolio assets are located in strategic logistics and R&D clusters across the Greater Bay Area, the Yangtze River Delta and the Mid-Western Region and serve customers in the third-party logistics, e-commerce, clean energy, pharmaceuticals, technology and high-end manufacturing industries.

Financial review

Revenue amounted to RMB7,818 million (2023: RMB9,173 million). Thereof, rental and related income of logistics sector was RMB4,068 million (2023: RMB5,889 million). The decrease was mainly due to the change of consolidation scope. Irrespective of the impact from the scope change, aggregate rental and related income contributed by all the logistic properties under GLP's management remained over RMB12.1billion in 2024. Meanwhile, our digital infrastructure service has experienced significant growth in recent year, the respective income of which surged to RMB1,377 million in 2024 (2023: RMB953 million). The data centers managed by GLP contributed a 54% YoY increase in service income, which was driven by the reliable delivery capacities and efficient operational management.

Other expenses amounted to RMB2,276 million (2023: RMB1,773 million). The increase was primarily attributable to the impairment loss of RMB718 million recognized due to lower market price and slower move-in within fixed lease terms for the leased properties related to data center, which was partially offset by the continuous cost control initiatives to tackle with the market challenges.

Changes in fair value of investment properties recorded in a loss amounted to RMB7,942 million (2023: gain amounted to RMB935 million). GLP China has proactively adjusted the valuation of investment properties in the regions with short-term imbalanced supply-demand dynamics, aiming to objectively reflect the market environment and present the fair value of investment properties in a prudent manner. This adjustment also reflected in share of results (net of tax expenses) of joint ventures by RMB493 million, resulting a loss of RMB564 million (2023: gain of RMB339 million).

Finance costs amounted to RMB3,132 million (2023: RMB4,654 million). The decline of interest expenses was driven by the continuous deleverage initiatives.

Gain on disposal of subsidiaries amounted to RMB349 million (2023: RMB2,151 million). The disposal gain of RMB1,485 million was recognized in 2023 related to one non-recurring equity transaction.

Profit from the recurring business remained robust in 2024. Operational EBITDA[2] increased to RMB3,387 million (2023: RMB3,215 million), mainly due to our steady core operating performance.

We have implemented prudent financial management policies that enable us to maintain a sound credit profile, disciplined investment approach and a strong balance sheet with sustainable growth. We have benefited from accesses to diversified and multi-channel financing solutions including but not limited to bilateral loans, syndicated loans, capital markets, funds and other borrowings and equity. As of 31 December 2024, we have a total debt of RMB60.7 billion (2023: RMB65.7 billion) and net debt to equity ratio was decreased to 40.41% as of 31 December 2024 (2023: 42.13%).

[2] Operational EBITDA is based on EBITDA and excludes items such as changes in fair value of investment properties, changes in fair value of financial assets, gain on disposal of subsidiaries and etc., which represents a fair view of the EBITDA generated from main course of operation and business management. The figure for year 2023 was adjusted to exclude the impact of change in consolidation scope, to increase comparability between two years.

Risk management

We place a paramount emphasis on risk management. We believe that effective risk management not only minimizes downside risk, but also enables us to strategically take on the necessary risks to grow and create value. We are committed to cultivating a robust risk governance culture which encourages proactive identification and management of these risks.

The process of risk management is incorporated into day-to-day operations and constitutes an integral part of all decision-making processes within GLP China.

For example, as for the liquidity risk management, we closely monitor cash inflow from operating activities, implementing monetization strategies, as well as proactively manage capital expenditures, maintaining a safe cash balance and a healthy short-term debt ratio. This approach will enable us to achieve a balanced and optimized liquidity position, to meet the needs of business development and repayment of all debt due.

In addition, our operation in China is inherently exposed to foreign exchange rate fluctuations, and our pre-tax profit is subject to currency risks through sales and purchases that result in receivables, payables and cash balances denominated in foreign currencies, primarily United States dollars. In respect of the monetary assets and liabilities denominated in foreign currencies, we ensure that net exposures to this risk is kept at an acceptable level by continuously monitoring the currency gap and keep reducing our exposure by holding monetary assets and liabilities denominated in foreign currencies in short-term period.

We are also exposed to interest rate risk arising primarily from variable-rate borrowings and cash balances. To mitigate this risk, we proactively manage net exposure by maintaining sufficient lines of credit to obtain acceptable lending costs and monitoring the exposure to such risks on an ongoing basis.

Individual operating entities within GLP China are responsible for their own cash management, including the short-term investment of cash surpluses and the raising of loans to cover expected cash demands. Our policy involves regularly monitoring liquidity requirements and compliance with lending covenants, ensuring maintenance of sufficient reserves of cash and adequate committed lines of funding from major financial institutions to meet liquidity requirements in both short and long term.

Environmental social and governance

In 2024, GLP China's logistics and industrial facilities achieved 15 green certifications of standards e.g. LEED, BREEAM and China Green Building Label. As of December 2024, GLP China reached 460 MW of solar energy capacity from onsite solar panels installed across GLP properties, resulting in a 34% YoY increase in total solar capacity. In addition, GLP China has sponsored Spring Charity program in China since 2014, it has benefitted over 70 rural schools and more than 53,000 students till now.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, create value for our shareholders and investors, support our employees and customers, and show respect to the local communities in which we work. We believe ESG is our corporate responsibility as business builders and investors as well as an opportunity to promote good business ethics and focus on a more sustainable and resilient future.

We focus on improving efficiency across our businesses through the use and integration of data and technology. As a result, we are able to reduce consumption, better manage assets and invest capital more efficiently, which in turn generates better returns for our shareholders and investors, reduces costs for our customers and partners, and helps our global employees by increasing motivation and productivity to enhance an individual's livelihood.

We aim to be a global leader on integrated ESG commitments because we believe that sustainability is an essential part of our long-term success as global corporate citizens. To be a global leader we are committed to continuously improving our ESG policy to meet or exceed evolving standards and expectations of our shareholders, investors, customers, employees and communities.

Building business and investing responsibility means embedding ESG into our investment and decision-making process. This helps us identify and avoid ESG risks. We understand and identify how our activities can impact material ESG factors and how these can affect our reputation, capital value and stakeholders. We focus on how we can best manage our workforce, whether it is our own employees or contractors and suppliers. We recognize how we can work with the communities where we invest and operate business and how we can enhance our presence through economic development, limiting our environmental impact and seeking a community's license to operate.

ESG also is considered after the development, acquisition or investment decision. Our teams across investment management, asset management and corporate management are empowered to prioritize, act, track and monitor the sustainability performance of our assets and in certain instances collaborate with our workforce, partners and communities. Consistent ESG performance across an asset's lifestyle helps us to actively manage the sustainability of assets.

As a leading global investment manager and business builder, our mission is to build sustainable businesses and generate attractive risk-adjusted returns to shareholders and investors over the long term, while providing exceptional investment and operational services that enhance value. Our asset management teams are responsible for enhancing the value of our assets through effective operations.

Environmental social and governance (continued)

Additionally, we develop and invest in technologies and innovations that enhance the efficiency of our assets including data analytics, robotics, automated clearance systems, digital loading docks, smart sorting, telematics, energy-efficient fleet management systems, Internet of Things, resource conservation and our transition to renewable energy.

To provide our global customers with increased opportunities to enhance their sustainability endeavors, we focus on sustainability initiatives that increase resource conservation, leverage climate action, improve health and well-being and support local communities.

We are committed to maintaining the highest standards of corporate governance as a means of enhancing corporate performance and accountability. To demonstrate our commitment towards excellence in corporate governance, we have established a series of well-defined policies and processes to protect our stakeholders' interests. Our leadership team recognizes the importance of strong corporate governance and the maintenance of high standards of accountability to our shareholders and remains firmly committed to seeing that those standards are satisfied through an evolving suite of governance practices that are woven into the fabric of our business.

We continually review and refine its processes in light of best practice, consistent with the needs and circumstances of the Group. We maintain a zero-tolerance approach to bribery and corruption and require all management and employees to comply with our Code of Business Conduct at all times and provide annual certification.

We aim to incorporate health and well-being throughout our organization and assets in support of our employees, customers and the communities in which we work. By focusing on promoting well-being we can enhance an individual's livelihood, increase motivation and productivity as well as bring communities together.

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Independent auditor's report to the members of GLP China Holdings Limited

(Incorporated in Hong Kong with limited liability)

GLP China Holdings Limited

Opinion

We have audited the consolidated financial statements of GLP China Holdings Limited ("the Company") and its subsidiaries ("the Group") set out on pages 22 to 122, which comprise the consolidated statement of financial position as at 31 December 2024, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated cash flow statement for the year ended 31 December 2024 and notes, comprising material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024 and of its consolidated financial performance and its consolidated cash flows for the year ended 31 December 2024 in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* ("the Code") and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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Independent auditor's report to the members of GLP China Holdings Limited (continued)

(Incorporated in Hong Kong with limited liability)

GLP China Holdings Limited

Key audit matters (continued)

Valuation of investment properties	
Refer to note 11 to the consolidated financial statements and the accounting policies on note 2(j).	
The key audit matter	**How the matter was addressed in our audit**
As at 31 December 2024, the Group had a significant portfolio of investment properties with respect to logistics and warehousing facilities located in Mainland China with a carrying amount of RMB83,152 million, representing 39% of the Group's total assets. These investment properties are stated at their fair values with reference to the valuation performed by external property valuers, with changes in fair value recognised in profit or loss. The valuation results are sensitive to key assumptions and parameters such as terminal yield capitalisation rate, capitalisation rate and discount rate. We identified valuation of investment properties as a key audit matter because the valuation involves significant judgment in determining the appropriate valuation methodologies to be used, and in estimating the underlying assumptions and parameters to be applied.	Our audit procedures to assess the valuation of investment properties included the following: • obtaining an understanding of the Group's process of, and assessing the design and implementation of the key internal controls over determining the fair value of investment properties; • obtaining and inspecting the valuation reports prepared by the external property valuers engaged by management on which the directors' assessment of the fair values of investment properties was based; • assessing the external property valuers' qualifications, experience and expertise in the properties being valued and considering their objectivity; • with the assistance of our internal valuation specialist, assessing the appropriateness of the valuation methodologies with reference to the prevailing accounting standards and the appropriateness of the key assumptions and parameters adopted by the external valuers by comparing these assumptions against historical rates and available industry and market data, taking into consideration comparability and other factors; • comparing significant input data used in the valuation to supporting documentation, on a sample basis, and • assessing the reasonableness of the disclosures in the consolidated financial statements in respect of valuation of investment properties with reference to requirements of the prevailing accounting standards.

Independent auditor's report to the members of GLP China Holdings Limited (continued)

(Incorporated in Hong Kong with limited liability)

GLP China Holdings Limited

Key audit matters (continued)

Accounting for interests in limited liability partnerships	
Refer to notes 12, 13 and 14 to the consolidated financial statements and the accounting policies on note 2(d) and 2(f).	
The key audit matter	**How the matter was addressed in our audit**
The Group holds interests in limited liability partnerships and acts as the limited partners of these partnerships, and the Group's fellow subsidiaries act as the general partner of these partnerships. These limited liability partnerships are formed to invest in and operate various types of assets and businesses. Based on management analysis of the respective partnership's governance structure and decision-making mechanism, the Group's ability to control or influence the significant decisions of the partnership, and the level and variability of the Group's returns, the Group determines whether it should account for interests in these partnerships as subsidiaries, associates or joint ventures. We identified accounting for interests in limited liability partnerships as a key audit matter because the governance structure and decision-making mechanism of these partnerships vary and significant judgement is involved in assessing Group's ability to control or exercise significant influence over the significant decisions of these partnerships and the degree of linkage between the Group's decision-making abilities and returns, which could lead to different accounting treatment and different financial statement presentation.	Our audit procedures to assess the appropriateness of accounting for interests in limited liability partnerships included the following: • obtaining an understanding of the Group's process of classifying and accounting for equity interest in each limited liability partnership, understanding the purpose and design of each limited liability partnership and its relevant activities; • assessing management's analysis of the relevant activities of limited liability partnerships that affect the financial returns, as well as the Group's ability to control or exercise significant influence over the relevant activities that significantly affect the Group's financial returns; • inspecting legal and contractual documents and evaluating whether the decision-making mechanism as well as the scope of decisions where general partner and limited partners of these limited liability partnerships are empowered to make are consistent with the Group's analysis; • assessing whether the Group's classification and accounting for interests in limited liability partnerships are appropriate with reference to the prevailing accounting standards; and • assessing the reasonableness of disclosures and presentation in the consolidated financial statements in respect of the interests in limited liability partnerships with reference to requirements of the prevailing accounting standards.

Independent auditor's report to the members of GLP China Holdings Limited (continued)

(Incorporated in Hong Kong with limited liability)

GLP China Holdings Limited

Key audit matters (continued)

Valuation of unquoted equity investments	
Refer to notes 18 and 30(f) to the consolidated financial statements and the accounting policies on note 2(h).	
The key audit matter	**How the matter was addressed in our audit**
At 31 December 2024, the Group held a portfolio of unquoted equity instruments of RMB14,791 million. The fair value of these unquoted equity investments is measured at Level 3 of the fair value hierarchy. The fair value of the Group's unquoted equity investments is derived from valuation models with unobservable inputs and estimates, which involve significant management judgement and estimation. We identified valuation of unquoted equity investments as a key audit matter because of the degree of complexity involved in valuing these unquoted equity investments and because of the significant degree of judgment exercised by management in determining the valuation models to be used and the inputs and assumptions used in the valuation models.	Our audit procedures to assess the valuation of unquoted equity investments included the following: • obtaining an understanding of the Group's process of, and assessing the design and implementation of the key internal controls over determining the valuation of unquoted equity investments; • with the assistance of our internal valuation specialists, on a sample basis, assessing the appropriateness of the valuation models with reference to the prevailing accounting standards and the key inputs and assumptions adopted in the valuation models by comparing these inputs and assumptions with market data derived from comparative companies or comparative transactions, or other publicly available information; • comparing, on a sample basis, investees' financial data adopted in the valuation models to their respective financial statements; and • assessing the reasonableness of the disclosures in the consolidated financial statements in respect of the valuation of unquoted equity investments with reference to requirements of the prevailing accounting standards.

GLP China Holdings Limited

Key audit matters (continued)

Impairment assessment of goodwill and property, plant and equipment associated with data center business	
Refer to notes 16 and 17 to the consolidated financial statements and the accounting policies on note 2(m).	
The key audit matter	**How the matter was addressed in our audit**
At 31 December 2024, carrying amounts of the Group's goodwill and property, plant and equipment associated with data center business, were RMB 1,968 million and RMB 11,147 million, respectively. The Group assesses goodwill for impairment at least annually and more frequently upon the occurrence of certain triggering events. The Group tests impairment of property, plant and equipment, whenever events or changes in circumstances indicate that the carrying amount of an asset group may not be recoverable. The Group allocates goodwill, and property plant and equipment to cash generating units ("CGUs") and assesses the recoverable amounts of these CGUs. The recoverable amount is the higher of its fair value less costs of disposal and value-in-use. Value-in-use was determined using discounted cash flow forecast of the relevant CGUs. The Group engaged an external valuation firm in assisting in the goodwill impairment assessment.	Our audit procedures to assess the impairment assessments of goodwill and property, plant and equipment associated with data center business included the following: • obtaining an understanding of the Group's process of, and assessing the design and implementation of the key internal controls over impairment assessment of goodwill and property, plant and equipment associated with data center business; • evaluating the appropriateness of management's identification of CGUs and the amounts of goodwill and property, plant and equipment allocated to each CGU with reference to requirements of the prevailing accounting standards; • obtaining and inspecting the valuation report prepared by the external valuation firm for the goodwill impairment assessment and property, plant and equipment impairment assessments prepared by the management; • assessing the external valuation firm's competence, capability and objectivity; • with the assistance of our internal valuation specialists, evaluating the appropriateness of the valuation methodology adopted with reference to requirements of the prevailing accounting standards and assessing whether the discount rates applied are within the range adopted by other companies in the same industry;

Key audit matters (continued)

Impairment assessment of goodwill and property, plant and equipment associated with data center business	
Refer to notes 16 and 17 to the consolidated financial statements and the accounting policies on note 2(m).	
The key audit matter	**How the matter was addressed in our audit**
The Group also assesses recoverable amounts of property, plant and equipment for certain data centers with impairment indicators using discounted cash flow forecasts. As a result, impairment losses of property, plant and equipment of RMB718 million associated with these data centers have been recognised at 31 December 2024. The preparation of discounted cash flow forecasts involves a significant degree of management judgement, particularly in determining the key assumptions adopted, including forecast utilisation rates and discount rates. We identified the impairment assessments of goodwill and property, plant and equipment associated with data center business as a key audit matter because the impairment assessments of these assets involve a significant degree of management judgement in relation to the key assumptions adopted, which are inherently uncertain and may be subject to management bias.	Our audit procedures to assess the impairment assessment of goodwill and property, plant and equipment assets associated with data center business included the following: • challenging the reasonableness of forecast utilisation rates by comparing with historical utilisation rates, financial budgets approved by management and those rates indicated by industry research institutions; • performing a retrospective review of management's prior year's cash flow forecasts and comparing the forecast utilisation rates with the current year's actual results to assess the reliability of management's forecasting process and whether there were any indicators of management bias; • obtaining from management sensitivity analyses of the key assumptions adopted in the discounted cash flow forecasts and assessing the impact of changes in these key assumptions to the conclusions reached in the impairment assessment and whether there were any indicators of management bias; and • evaluating the reasonableness of the disclosures in the consolidated financial statements in respect of the impairment assessment of goodwill and property, plant and equipment associated with data center business with reference to requirements of the prevailing accounting standards.

Independent auditor's report to the members of GLP China Holdings Limited (continued)

(Incorporated in Hong Kong with limited liability)

GLP China Holdings Limited

Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all the information included in the annual report, other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the Hong Kong Companies Ordinance and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Independent auditor's report to the members of GLP China Holdings Limited (continued)

(Incorporated in Hong Kong with limited liability)

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

KPMG
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Independent auditor's report to the members of GLP China Holdings Limited (continued)

(Incorporated in Hong Kong with limited liability)

GLP China Holdings Limited

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Shum Man Kwong Alex.

KPMG

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

Date: 03 APR 2025

Consolidated Statement of Comprehensive Income for the year ended 31 December 2024

	Note	Year ended 31 December 2024 RMB'000	Year ended 31 December 2023 RMB'000 (Restated)
Revenue	4	7,817,724	9,173,457
Other income	5	511,267	405,067
Cost of goods sold		(12,600)	(17,768)
Property-related and other business expenses		(4,431,435)	(4,559,080)
Other expenses		(2,276,060)	(1,772,829)
Changes in fair value of investment properties		(7,942,341)	935,368
Share of results (net of tax expense) of joint ventures		(564,333)	338,842
Share of results (net of tax expense) of associates and loss on disposal of associates		(357,434)	(185,740)
(Loss)/profit from operations		(7,255,212)	4,317,317
Finance costs	6	(3,131,981)	(4,653,657)
Finance income	6	879,938	1,059,774
Net finance costs	6	(2,252,043)	(3,593,883)
Gain on disposal of subsidiaries	29	348,583	2,151,465
(Loss)/gain on disposal of investment properties		(14,958)	463,681
(Loss)/profit before taxation	7	(9,173,630)	3,338,580
Tax expense	8	253,066	(1,568,705)
(Loss)/profit for the year		(8,920,564)	1,769,875
(Loss)/profit attributable to:			
Owners of the Company		(6,462,787)	612,985
Non-controlling interests		(2,457,777)	1,156,890
(Loss)/profit for the year		(8,920,564)	1,769,875

The notes on pages 31 to 122 form part of these financial statements.

Consolidated Statement of Comprehensive Income for the year ended 31 December 2024 (continued)

	Note	Year ended 31 December 2024 RMB'000	Year ended 31 December 2023 RMB'000 (Restated)
(Loss)/profit for the year		(8,920,564)	1,769,875
Other comprehensive income for the year	10		
Items that will not be reclassified to profit or loss:			
Change in fair value of other investments		(192,795)	(677,812)
Items that may be reclassified subsequently to profit or loss:			
Exchange differences on translation of financial statements to reporting currency		104,509	45,186
Share of other comprehensive income of joint ventures		20,116	15,141
Share of other comprehensive income of associates		6,479	(18,720)
Surplus on revaluation of buildings held for own use carried at fair value		3,590	-
Other comprehensive income for the year		(58,101)	(636,205)
Total comprehensive income for the year		(8,978,665)	1,133,670
Total comprehensive income attributable to:			
Owners of the Company		(6,556,908)	(33,339)
Non-controlling interests		(2,421,757)	1,167,009
Total comprehensive income for the year		(8,978,665)	1,133,670

The notes on pages 31 to 122 form part of these financial statements.

Consolidated Statement of Financial Position as at 31 December 2024

	Note	31 December 2024 RMB'000	31 December 2023 RMB'000 (Restated)	31 December 2022 RMB'000 (Restated)
Non-current assets				
Investment properties	11	83,152,117	86,053,975	96,671,330
Joint ventures	13	20,226,097	19,823,516	19,565,987
Associates	14	20,038,291	20,268,799	19,812,301
Deferred tax assets	15	900,999	507,418	379,345
Property, plant and equipment	16	14,192,216	13,158,430	9,419,314
Intangible assets	17	4,682,782	4,802,799	4,902,713
Other investments	18	16,945,787	18,585,862	17,499,517
Other non-current assets	19	14,204,089	11,003,441	13,898,847
		174,342,378	174,204,240	182,149,354
Current assets				
Trade and other receivables	20	23,676,488	36,539,965	29,332,137
Assets classified as held for sale	21	7,138,515	15,780,246	46,025,622
Cash and cash equivalents	22	8,948,176	8,018,117	10,373,258
		39,763,179	60,338,328	85,731,017
Total assets		214,105,557	234,542,568	267,880,371
Equity attributable to owners of the Company				
Share capital	23	42,857,520	42,857,520	42,857,520
Reserves	24	48,739,361	55,412,497	55,439,574
		91,596,881	98,270,017	98,297,094
Non-controlling interests		36,467,006	38,657,277	42,798,582
Total equity		128,063,887	136,927,294	141,095,676

The notes on pages 31 to 122 form part of these financial statements.

GLP China Holdings Limited

Consolidated Statement of Financial Position as at 31 December 2024 (continued)

	Note	*31 December 2024* RMB'000	*31 December 2023* RMB'000 (Restated)	*31 December 2022* RMB'000 (Restated)
Non-current liabilities				
Loans and borrowings	25	44,037,763	34,002,282	53,045,831
Deferred tax liabilities	15	7,627,070	8,804,474	9,875,523
Other non-current liabilities	26	5,325,443	5,338,664	4,955,398
		56,990,276	48,145,420	67,876,752
Current liabilities				
Loans and borrowings	25	12,227,531	27,743,194	14,659,396
Trade and other payables	27	12,863,739	13,555,530	11,961,194
Current tax payable		1,460,503	1,815,928	2,753,451
Liabilities classified as held for sale	21	2,499,621	6,355,202	29,533,902
		29,051,394	49,469,854	58,907,943
Total liabilities		86,041,670	97,615,274	126,784,695
Total equity and liabilities		214,105,557	234,542,568	267,880,371

Approved and authorised for issue by the Board of Directors on 03 APR 2025

N.C. Johnson

Director

Director

The notes on pages 31 to 122 form part of these financial statements.

Consolidated Statement of Changes in Equity for the year ended 31 December 2024

	Share capital RMB'000	Capital and PRC statutory reserve RMB'000	Equity compensation reserve RMB'000	Currency translation reserve RMB'000	Fair value reserve (non-recycling) RMB'000	Other reserve RMB'000	Retained earnings RMB'000	Total attributable to owners of the Company RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
At 1 January 2023 (Restated)	42,857,520	416,713	240,416	172,165	1,124,677	(9,535,408)	63,021,011	98,297,094	42,798,582	141,095,676
Total comprehensive income for the year										
Profit for the year	-	-	-	-	-	-	612,985	612,985	1,156,890	1,769,875
Other comprehensive income										
Exchange differences on translation of financial statements to reporting currency	-	-	-	35,067	-	-	-	35,067	10,119	45,186
Changes in fair value of other investments	-	-	-	-	(677,812)	-	-	(677,812)	-	(677,812)
Share of other comprehensive income of joint ventures	-	15,141	-	-	-	-	-	15,141	-	15,141
Share of other comprehensive income of associates	-	(18,720)	-	-	-	-	-	(18,720)	-	(18,720)
Total other comprehensive income	-	(3,579)	-	35,067	(677,812)	-	-	(646,324)	10,119	(636,205)
Total comprehensive income for the year	-	(3,579)	-	35,067	(677,812)	-	612,985	(33,339)	1,167,009	1,133,670
Transactions with owners, recorded directly in equity										
Capital contribution from non-controlling interests	-	-	-	-	-	-	-	-	2,859,838	2,859,838
Transfer to reserves	-	55,134	-	-	-	-	(55,134)	-	-	-
Acquisition of subsidiaries (note 29)	-	-	-	-	-	-	-	-	192,394	192,394
Acquisition of interests in subsidiaries from non-controlling interests	-	3,779	-	-	-	-	-	3,779	(18,294)	(14,515)
Disposal of subsidiaries (note 29)	-	-	-	-	-	-	-	-	(7,617,553)	(7,617,553)
Disposal of interest in subsidiaries to non-controlling interests	-	18,584	-	-	-	-	-	18,584	31,251	49,835
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	(755,950)	(755,950)
Other changes	-	-	-	-	-	-	(16,101)	(16,101)	-	(16,101)
Total transactions with owners	-	77,497	-	-	-	-	(71,235)	6,262	(5,308,314)	(5,302,052)
At 31 December 2023 (Restated)	42,857,520	490,631	240,416	207,232	446,865	(9,535,408)	63,562,761	98,270,017	38,657,277	136,927,294

The notes on pages 31 to 122 form part of these financial statements.

Consolidated Statement of Changes in Equity for the year ended 31 December 2024 (continued)

	Share capital RMB'000	Capital and PRC statutory reserve RMB'000	Equity compensation reserve RMB'000	Property revaluation reserve RMB'000	Currency translation reserve RMB'000	Fair value reserve (non-recycling) RMB'000	Other reserve RMB'000	Retained earnings RMB'000	Total attributable to owners of the Company RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
At 1 January 2024 (Restated)	42,857,520	490,631	240,416	-	207,232	446,865	(9,535,408)	63,562,761	98,270,017	38,657,277	136,927,294
Total comprehensive income for the year											
Loss for the year	-	-	-	-	-	-	-	(6,462,787)	(6,462,787)	(2,457,777)	(8,920,564)
Other comprehensive income											
Exchange differences on translation of financial statements to reporting currency	-	-	-	-	68,489	-	-	-	68,489	36,020	104,509
Changes in fair value of other investments	-	-	-	-	-	(192,795)	-	-	(192,795)	-	(192,795)
Share of other comprehensive income of joint ventures	-	20,116	-	-	-	-	-	-	20,116	-	20,116
Share of other comprehensive income of associates	-	6,479	-	-	-	-	-	-	6,479	-	6,479
Surplus on revaluation of buildings held for own use carried at fair value	-	-	-	3,590	-	-	-	-	3,590	-	3,590
Total other comprehensive income	-	26,595	-	3,590	68,489	(192,795)	-	-	(94,121)	36,020	(58,101)
Total comprehensive income for the year	-	26,595	-	3,590	68,489	(192,795)	-	(6,462,787)	(6,556,908)	(2,421,757)	(8,978,665)
Transactions with owners, recorded directly in equity											
Capital contribution from non-controlling interests	-	-	-	-	-	-	-	-	-	1,296,252	1,296,252
Transfer to reserves	-	29,299	-	-	-	-	-	(29,299)	-	-	-
Acquisition of subsidiaries (note 29)	-	(44,891)	-	-	-	-	-	-	(44,891)	120,083	75,192
Acquisition of interests in subsidiaries from non-controlling interests	-	(46,442)	-	-	-	-	-	-	(46,442)	(190,817)	(237,259)
Disposal of subsidiaries (note 29)	-	-	-	-	-	-	-	-	-	(518,709)	(518,709)
Disposal of interest in subsidiaries to non-controlling interests	-	(24,895)	-	-	-	-	-	-	(24,895)	24,895	-
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(500,218)	(500,218)
Disposal of other investments	-	-	-	-	-	(521,070)	-	521,070	-	-	-
Total transactions with owners	-	(86,929)	-	-	-	(521,070)	-	491,771	(116,228)	231,486	115,258
At 31 December 2024	42,857,520	430,297	240,416	3,590	275,721	(267,000)	(9,535,408)	57,591,745	91,596,881	36,467,006	128,063,887

The notes on pages 31 to 122 form part of these financial statements.

Consolidated Cash Flow Statement for the year ended 31 December 2024

	Year ended 31 December 2024 RMB'000	Year ended 31 December 2023 RMB'000 (Restated)
Cash flows from operating activities		
(Loss)/profit before taxation	(9,173,630)	3,338,580
Adjustments for:		
Amortisation of intangible assets	117,952	121,529
Amortisation of deferred management cost	1,423	-
Depreciation of property, plant and equipment	807,768	731,704
Loss on disposal of property, plant and equipment	53,204	29,999
Gain on disposal of subsidiaries	(348,583)	(2,151,465)
Loss/(gain) on disposal of investment properties	14,958	(463,681)
Share of results (net of tax expense) of joint ventures	564,333	(338,842)
Share of results (net of tax expense) of associates and loss on disposal of associates	357,434	185,740
Changes in fair value of investment properties	7,942,341	(935,368)
Changes in fair value and loss on disposal of financial assets	(32,514)	34,115
Impairment losses on trade and other receivables	78,899	24,484
Impairment losses on property, plant and equipment	717,819	-
Net finance costs	2,137,524	3,442,352
Dividend income	(205,693)	(209,531)
	3,033,235	3,809,616
Changes in working capital:		
Trade and other receivables	(251,798)	(684,894)
Trade and other payables	1,117,289	1,473,658
Cash generated from operations	3,898,726	4,598,380
Tax paid	(229,541)	(551,631)
Net cash generated from operating activities	3,669,185	4,046,749

The notes on pages 31 to 122 form part of these financial statements.

Consolidated Cash Flow Statement for the year ended 31 December 2024 (continued)

	Note	Year ended 31 December 2024 RMB'000	Year ended 31 December 2023 RMB'000 (Restated)
Cash flows from investing activities			
Acquisitions of subsidiaries, net of cash acquired	29	(807,090)	(3,668,725)
Disposal of subsidiaries, net of cash disposed	29	5,472,019	8,970,471
Capital contribution to joint ventures		(1,351,855)	(709,599)
Capital contribution to associates		(762,951)	(1,615,213)
Dividends received from joint ventures		224,529	179,167
Dividends received from associates		675,605	767,957
Dividends received from other investments		187,812	209,531
Payment for purchase of property, plant and equipment		(1,264,980)	(2,102,420)
Payment for purchase of other investments		(290,183)	(2,660,976)
Proceeds from disposal of property, plant and equipment		9,523	17,768
Proceeds from disposal of investment properties		1,422,736	2,065,573
Proceeds from disposal of other investments		1,704,910	918,819
Proceeds from disposal of associates and joint ventures		68,286	89,903
Withholding tax paid on disposal gain, dividend and interest income from subsidiaries		(752,768)	(2,214,135)
Development expenditure on investment properties		(2,034,329)	(4,177,559)
Deposits received for disposal of joint venture		112,000	-
Deposits refunded/(paid) for acquisitions of investment properties		32,071	(11,037)
Loans to joint ventures		(52,417)	(15,805)
Loans to associates		(82,500)	(102,089)
Loans to non-controlling interests		(42,000)	(12,900)
Loans to third parties		(60)	-
Loans to intermediate holding company and other related parties		(243,222)	(2,655,372)
Repayment of loans from joint ventures		899,680	415,814
Repayment of loans from associates		846,505	922,900
Repayment of loans from non-controlling interests		-	100,000
Repayment of loans from third parties		-	65,590
Repayment of loans from intermediate holding company and other related parties		5,774,626	1,612,478
Interest income received		311,250	340,078
Deposits pledged for construction projects		(91,838)	(33,464)
Net cash generated from/(used in) investing activities		9,965,359	(3,303,245)

The notes on pages 31 to 122 form part of these financial statements.

Consolidated Cash Flow Statement for the year ended 31 December 2024 (continued)

	Note	*Year ended 31 December 2024* RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Cash flows from financing activities			
Capital contribution from non-controlling interests		1,296,252	2,859,838
Deposits received from issue of co-invest shares		-	15,440
Dividends paid to co-invest shareholders		(33,791)	(99,182)
Proceeds of loans from non-controlling interests	22(b)	6,850	22,000
Repayment of loans from non-controlling interests	22(b)	-	(249,675)
Proceeds of loans from third parties	22(b)	1,800	116,190
Repayment of loans from joint ventures	22(b)	(374,000)	-
Proceeds of loans from associates	22(b)	232,607	516,784
Repayment of loans from associates	22(b)	(330,237)	(614,346)
Proceeds of loans from other related parties	22(b)	1,087,431	735,314
Repayment of loans from other related parties	22(b)	(821,765)	(809,650)
Proceeds from bank loans and other financial institutions	22(b)	24,821,644	37,705,117
Repayment of bank loans and other financial institutions	22(b)	(20,046,192)	(37,019,330)
Repayment of bonds	22(b)	(14,554,953)	(4,900,000)
Redemption of bonds	22(b)	-	(388,470)
Interest paid	22(b)	(3,233,958)	(4,297,691)
Cash payments for principal portion of lease liabilities	22(b)	(154,914)	(189,439)
Cash payments for interest portion of lease liabilities	22(b)	(131,746)	(107,541)
Dividends paid to non-controlling interests		(645,218)	(575,950)
Acquisition of interests in subsidiaries from non-controlling interests		(234,653)	(7,767)
Proceeds received from amounts due to related parties	22(b)	508,372	-
Proceeds from disposal of interests in subsidiaries to non-controlling interests		-	34,884
Deposits pledged for bank loans		(2,070,000)	(427,830)
Net cash used in financing activities		(14,676,471)	(7,681,304)
Net decrease in cash and cash equivalents		(1,041,927)	(6,937,800)
Cash and cash equivalents at beginning of year		7,511,130	14,417,582
Effect of exchange rate changes on cash balances held in foreign currencies		10,080	31,348
Cash and cash equivalents at end of year	22	6,479,283	7,511,130

The notes on pages 31 to 122 form part of these financial statements.

Notes to the Financial Statements

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 Limited. 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 (former name “Iowa China Asset Holdings (Hong Kong) 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 immediate 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. On 31 December 2023, the deed of transfer was terminated by collective agreement of CLH Limited and its related corporation as part of strategic decision of the Company.

2. Material accounting policies

(a) Statement of compliance

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the requirements of the Hong Kong Companies Ordinance. Material accounting policies adopted by the Group are disclosed below.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group and the Company. Note 2(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these financial statements.

(b) Basis of preparation of the financial statements

The consolidated financial statements for the year ended 31 December 2024 comprise the Group and the Group's interests in associates and joint ventures.

The measurement basis used in the preparation of the financial statements is the historical cost basis except that the following assets and liabilities are stated at their fair value as explained in the accounting policies set out below:

- equity investments (see note 2(h)); and

- investment properties (see note 2(j)).

Non-current assets and disposal groups held for sale are stated at the lower of carrying amount and fair value less costs to sell (see note 2(x)).

The functional currency of the Company is Chinese Renminbi Yuan ("RMB"). These financial statements are presented in RMB and rounded to the nearest thousand.

Change of presentation currency

The consolidated financial statements were presented in United States dollars ("USD") in prior years. Starting from 17 December 2024, the Group changed its presentation currency for the preparation of its consolidated financial statements from USD to RMB. The directors of the Company considered that the majority of the Group's transactions are denominated and settled in RMB. This change of reporting currency enables shareholders and potential investors of the Company to have a more accurate understanding of the Group's financial performance and therefore the directors of the Company considers that it is more appropriate to adopt RMB as the presentation currency for the consolidated financial statements of the Group.

The change in presentation currency have been applied retrospectively for the year from 1 January 2024 to 31 December 2024. The comparative figures for year 2023 in the consolidated financial statements of the Group are restated in RMB. The Group has also presented the consolidated statement of financial position in RMB as at 31 December 2022 without related notes.

2. Material accounting policies (continued)

The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the 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.

Judgements made by management in the application of HKFRSs that have significant effect on the financial statements and major sources of estimation uncertainty are discussed in note 3.

(c) Changes in accounting policies

(i) New and amended HKFRSs

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

- Amendments to HKAS 1, *Presentation of financial statements – Classification of liabilities as current or non-current* ("2020 amendments") and amendments to HKAS 1, *Presentation of financial statements – Non-current liabilities with covenants* ("2022 amendments")
- Amendments to HKFRS 16, *Leases – Lease liability in a sale and leaseback*
- Amendments to HKAS 7, *Statement of cash flows and HKFRS 7, Financial instruments: Disclosures – Supplier finance arrangements*

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period. Impacts of the adoption of the amended HKFRSs are discussed below:

2. Material accounting policies (continued)

Amendments to HKAS 1, *Presentation of financial statements* (the 2020 and 2022 amendments, collectively the "HKAS 1 amendments")

The HKAS 1 amendments impact the classification of a liability as current or non-current, and have been applied retrospectively as a package.

The 2020 amendments primarily clarify the classification of a liability that can be settled in its own equity instruments. If the terms of a liability could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instruments and that conversion option is accounted for as an equity instrument, these terms do not affect the classification of the liability as current or non-current. Otherwise, the transfer of equity instruments would constitute settlement of the liability and impact classification.

The 2022 amendments specify that conditions with which an entity must comply after the reporting date do not affect the classification of a liability as current or non-current. However, the entity is required to disclose information about non-current liabilities subject to such conditions.

Upon the adoption of the HKAS 1 amendments, the Group has reassessed the classification of its liabilities as current or non-current, and concluded the amendments do not have a material impact on these financial statements.

Amendments to HKFRS 16, *Leases – Lease liability in a sale and leaseback*

The amendments clarify how an entity accounts for a sale and leaseback after the date of the transaction. The amendments require the seller-lessee to apply the general requirements for subsequent accounting of the lease liability in such a way that it does not recognise any gain or loss relating to the right of use it retains. A seller-lessee is required to apply the amendments retrospectively to sale and leaseback transactions entered into after the date of initial application. The amendments do not have a material impact on these financial statements as the Group has not entered into significant sale and leaseback transactions.

Amendments to HKAS 7, *Statement of cash flows and HKFRS 7, Financial instruments: disclosures – Supplier finance arrangements*

The amendments introduce new disclosure requirements to enhance transparency of supplier finance arrangements and their effects on an entity's liabilities, cash flows and exposure to liquidity risk. The amendments do not have a material impact on these financial statements as the Group has not entered into any supplier finance arrangements.

2. Material accounting policies (continued)

(d) Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

Intra-group balances and transactions, and any unrealised income and expenses (except for foreign currency transaction gains or losses) arising from intra-group transactions, are eliminated. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

For each business combination, the Group can elect to measure any non-controlling interests ("NCI") either at fair value or at the NCI's proportionate share of the subsidiary's net identifiable assets. NCI are presented in the consolidated statement of financial position within equity, separately from equity attributable to the equity shareholders of the Company. NCI in the results of the Group are presented on the face of the consolidated statement of comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between NCI and the equity shareholders of the Company. Loans from holders of NCI and other contractual obligations towards these holders are presented as financial liabilities in the consolidated statement of financial position in accordance with notes 2(p) or (q) depending on the nature of the liability.

Changes in the Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

When the Group loses control of a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in that former subsidiary is measured at fair value when control is lost.

2. Material accounting policies (continued)

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses (see note 2(m)), unless it is classified as held for sale (or included in a disposal group classified as held for sale) (see note 2(x)).

(e) Business combination for entities under common control

Business combinations arising from transfers of interests in entities that are under the control of the shareholder that controls the Group are accounted for as if the acquisition had occurred at the beginning of the earliest comparative period presented or, if later, at the date that common control was established. The assets and liabilities acquired are recognised at the carrying amounts recognised previously in the Group's controlling shareholder's consolidated financial statements. The components of equity of the acquired entities are added to the same components within Group's equity except that any share capital of the acquired entities is recognised as part of merger reserves in other reserves.

(f) Associates and joint ventures

An associate is an entity in which the Group or the Company has significant influence, but not control or joint control, over the financial and operating policies. A joint venture is an arrangement in which the Group or the Company has joint control, whereby the Group or the Company has the rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

An interest in an associate or a joint venture is accounted for using the equity method, unless it is classified as held for sale (or included in a disposal group classified as held for sale) (see note 2(x)). They are initially recognised at cost, which includes transaction costs. Subsequently, the consolidated financial statements include the Group's share of the profit or loss and other comprehensive income ("OCI") of those investees, until the date on which significant influence or joint control ceases.

When the Group's share of losses exceeds its interest in the associate or the joint venture, the Group's interest is reduced to nil and recognition of further losses is discontinued except to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the investee. For this purpose, the Group's interest is the carrying amount of the investment under the equity method, together with any other long-term interests that in substance form part of the Group's net investment in the associate or the joint venture, after applying the ECL model to such other long-term interests where applicable (see note 2(h)).

Unrealised gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent there is no evidence of impairment.

In the Company's statement of financial position, an investment in an associate or a joint venture is stated at cost less impairment losses (see note 2(m)), unless it is classified as held for sale (or included in a disposal group classified as held for sale) (see note 2(x)).

2. Material accounting policies (continued)

(g) Goodwill

Goodwill arising on acquisition of businesses is measured at cost less accumulated impairment losses and is tested annually for impairment (see note 2(m)).

(h) Other investments in debt and equity securities

The Group's policies for investments in securities, other than investments in subsidiaries, associates and joint ventures, are set out below.

Investments in securities are recognised/derecognised on the date the Group commits to purchase/sell the investment. The investments are initially stated at fair value plus directly attributable transaction costs, except for those investments measured at FVPL for which transaction costs are recognised directly in profit or loss. For an explanation of how the Group determines fair value of financial instruments, see note 30(f). These investments are subsequently accounted for as follows, depending on their classification.

(i) Non-equity investments

Non-equity investments held by the Group are classified into one of the following measurement categories:

- amortised cost, if the investment is held for the collection of contractual cash flows which represent solely payments of principal and interest. Expected credit losses, interest income calculated using the effective interest method (see note 2(u)(vi)), foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

- FVOCI - recycling, if the contractual cash flows of the investment comprise solely payments of principal and interest and the investment is held within a business model whose objective is achieved by both the collection of contractual cash flows and sale. Expected credit losses, interest income (calculated using the effective interest method) and foreign exchange gains and losses are recognised in profit or loss and computed in the same manner as if the financial asset was measured at amortised cost. The difference between the fair value and the amortised cost is recognised in OCI. When the investment is derecognised, the amount accumulated in OCI is recycled from equity to profit or loss.

- FVPL if the investment does not meet the criteria for being measured at amortised cost or FVOCI (recycling). Changes in the fair value of the investment (including interest) are recognised in profit or loss.

2. Material accounting policies (continued)

(ii) Equity investments

An investment in equity securities is classified as FVPL, unless the investment is not held for trading purposes and on initial recognition the Group makes an irrevocable election to designate the investment at FVOCI (non-recycling) such that subsequent changes in fair value are recognised in OCI. Such elections are made on an instrument-by-instrument basis, but may only be made if the investment meets the definition of equity from the issuer's perspective. If such election is made for a particular investment, at the time of disposal, the amount accumulated in the fair value reserve (non-recycling) is transferred to retained earnings and not recycled through profit or loss. Dividends from an investment in equity securities, irrespective of whether classified as at FVPL or FVOCI, are recognised in profit or loss as other income (see note 2(u)(v)).

(i) Property, plant and equipment

The following properties held for own use are stated at their revalued amount, being their fair value at the date of the revaluation less any subsequent accumulated depreciation:

- buildings held for own use

The following items of property, plant and equipment are stated at cost, which includes capitalised borrowing costs, less accumulated depreciation and any accumulated impairment losses (see note 2(m)):

- right-of-use assets arising from leases over freehold or leasehold properties where the Group is not the registered owner of the property interest; and

- items of plant and equipment, including right-of-use assets arising from leases of underlying plant and equipment (see note 2(l)).

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components).

Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss. Any related revaluation surplus is transferred from the revaluation reserve to retained profits and is not reclassified to profit or loss.

Depreciation is calculated to write off the cost or valuation of items of property, plant and equipment less their estimated residual values, if any, using the straight-line method over their estimated useful lives, and is generally recognised in profit or loss.

2. Material accounting policies (continued)

The estimated useful lives for the current and comparative periods are as follows:

Buildings held for own use stated at fair value is not depreciated.

Furniture, fittings and equipment	1 - 40 years
Buildings held for own use carried at amortised cost	40 years
Right-of-use assets	over the term of the lease terms

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

(j) Investment properties

Investment property is initially measured at cost, and subsequently at fair value with changes therein recognised in profit or loss.

Any gain or loss on disposal of investment property is recognised in profit or loss. Rental income from investment properties is recognised in accordance with note 2(u)(i).

Investment properties comprise completed investment properties, investment properties under re-development, properties under development and land held for development.

Land held for development represents lease prepayments for acquiring rights to use land in the PRC with periods ranging from 40 to 50 years. Such rights granted with consideration are recognised initially at acquisition cost.

(i) Completed investment properties and investment properties under re-development

Completed investment properties and investment properties under re-development are measured at fair value with any changes therein recognised in profit or loss. Rental income from investment properties is accounted for in the manner described in note 2(u)(i).

(ii) Properties under development and land held for development

Property that is being constructed or developed for future use as investment property is initially recognised at cost, including transaction costs, and subsequently at fair value with any change therein recognised in profit or loss.

The cost of properties under development comprises specifically identified cost, including the acquisition cost of land use rights for properties under development, aggregate cost of development, materials and supplies, wages and other direct expenses, an appropriate proportion of overheads and borrowing costs capitalised (see note 2(w)).

When an investment property is disposed of, the resulting gain or loss recognised in profit or loss is the difference between net disposal proceeds and the carrying amount of the property.

2. Material accounting policies (continued)

(k) Intangible assets (other than goodwill)

Expenditure on research activities is recognised in profit or loss as incurred. Development expenditure is capitalised only if the expenditure can be measured reliably, the product or process is technically and commercially feasible, future economic benefits are probable and the Group intends to and has sufficient resources to complete development and to use or sell the resulting asset. Otherwise, it is recognised in profit or loss as incurred. Capitalised development expenditure is subsequently measured at cost less accumulated amortisation and any accumulated impairment losses.

Other intangible assets, including license rights, customer relationship and trademarks, that are acquired by the Group and have finite useful lives are measured at cost less accumulated amortisation and any accumulated impairment losses (see note 2(m)).

Expenditure on internally generated goodwill and brands, is recognised in profit or loss as incurred.

Amortisation is calculated to write off the cost of intangible assets less their estimated residual values using the straight-line method over their estimated useful lives, if any, and is generally recognised in profit or loss.

The estimated useful lives for the current and comparative periods are as follows:

Trademarks	20 years
License rights	over the term of the license period
Customer relationship	10 years

Amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

2. Material accounting policies (continued)

(l) Leased assets

At inception of a contract, the Group assesses whether the contract is, or contains, a lease. This is the case if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to direct the use of the identified asset and to obtain substantially all of the economic benefits from that use.

(i) As a lessee

Where the contract contains lease component(s) and non-lease component(s), the Group has elected not to separate non-lease components and accounts for each lease component and any associated non-lease components as a single lease component for all leases.

At the lease commencement date, the Group recognises a right-of-use asset and a lease liability, except for leases that have a short lease term of 12 months or less, and leases of low-value items such as laptops and office furniture. When the Group enters into a lease in respect of a low-value item, the Group decides whether to capitalise the lease on a lease-by-lease basis. If not capitalised, the associated lease payments are recognised in profit or loss on a systematic basis over the lease term.

Where the lease is capitalised, the lease liability is initially recognised at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. After initial recognition, the lease liability is measured at amortised cost and interest expense is recognised using the effective interest method. Variable lease payments that do not depend on an index or rate are not included in the measurement of the lease liability, and are charged to profit or loss as incurred.

The right-of-use asset recognised when a lease is capitalised is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received. The right-of-use asset is subsequently stated at cost less accumulated depreciation and impairment losses (see notes 2(i) and 2(m)(iii)), except for the following types of right-of-use asset:

- right-of-use assets that meet the definition of investment property are carried at fair value (see note 2(j)); and

- right-of-use assets related to leasehold land and buildings where the Group is the registered owner of the leasehold interest are carried at fair value (see note 2(i)); and

- right-of-use assets related to interests in leasehold land where the interest in the land is held as inventory are carried at the lower of cost and net realisable value.

2. Material accounting policies (continued)

Refundable rental deposits are accounted for separately from the right-of-use assets in accordance with the accounting policy applicable to investments in non-equity securities carried at amortised cost (see notes 2(h)(i), 2(u)(vi) and 2(m)(i)). Any excess of the nominal value over the initial fair value of the deposits is accounted for as additional lease payments made and is included in the cost of right-of-use assets.

The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or if the Group changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The lease liability is also remeasured when there is a lease modification, which means a change in the scope of a lease or the consideration for a lease that is not originally provided for in the lease contract, if such modification is not accounted for as a separate lease. In this case, the lease liability is remeasured based on the revised lease payments and lease term using a revised discount rate at the effective date of the modification.

In the statement of financial position, the current portion of long-term lease liabilities is determined as the principal portion of contractual payments that are due to be settled within twelve months after the reporting period.

(ii) As a lessor

The Group determines at lease inception whether each lease is a finance lease or an operating lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to the ownership of an underlying assets to the lessee. Otherwise, the lease is classified as an operating lease.

When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. The rental income from operating leases is recognised in accordance with note 2(u)(i).

When the Group is an intermediate lessor, the sub-leases are classified as a finance lease or as an operating lease with reference to the right-of-use asset arising from the head lease. If the head lease is a short-term lease to which the Group applies the exemption described in note 2(l)(i), then the Group classifies the sub-lease as an operating lease.

2. Material accounting policies (continued)

(m) Credit losses and impairment of assets

(i) Credit losses from financial instruments, contract assets and lease receivables

The Group recognises a loss allowance for expected credit losses (“ECL”s) on:

- financial assets measured at amortised cost (including cash and cash equivalents, trade receivables and other receivables, including those loans to associates and joint ventures that are held for the collection of contractual cash flows which represent solely payments of principal and interest);

- contract assets;

- non-equity securities measured at FVOCI (recycling) (recycling) (see note 2(h)(i));

- lease receivables; and

- loan commitments issued, which are not measured at FVPL.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Generally, credit losses are measured as the present value of all expected cash shortfalls between the contractual and expected amounts.

For undrawn loan commitments, expected cash shortfalls are measured as the difference between (i) the contractual cash flows that would be due to the Group if the holder of the loan commitment draws down on the loan and (ii) the cash flows that the Group expects to receive if the loan is drawn down.

The expected cash shortfalls are discounted using the following rates if the effect is material:

- fixed-rate financial assets, trade and other receivables and contract assets: effective interest rate determined at initial recognition or an approximation thereof;

- variable-rate financial assets: current effective interest rate;

- lease receivables: discount rate used in the measurement of the lease receivable;

- loan commitments: current risk-free rate adjusted for risks specific to the cash flows.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

2. Material accounting policies (continued)

ECLs are measured on either of the following bases:

- 12-month ECLs: these are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months); and

- lifetime ECLs: these are the ECLs that result from all possible default events over the expected lives of the items to which the ECL model applies.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-months ECLs:

- financial instruments that are determined to have low credit risk at the reporting date; and

- other financial instruments (including loan commitments issued) for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECLs.

Significant increases in credit risk

When determining whether the credit risk of a financial instrument (including a loan commitment) has increased significantly since initial recognition and when measuring ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group’s historical experience and informed credit assessment, that includes forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.

For loan commitments, the date of initial recognition for the purpose of assessing ECLs is considered to be the date that the Group becomes a party to the irrevocable commitment. In assessing whether there has been a significant increase in credit risk since initial recognition of a loan commitment, the Group considers changes in the risk of default occurring on the loan to which the loan commitment relates.

The Group considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or

- the financial asset is 90 days past due.

2. Material accounting policies (continued)

The Group considers a financial instrument to have low credit risk when its credit risk rating is equivalent to the globally understood definition of “investment grade”.

ECLs are remeasured at each reporting date to reflect changes in the financial instrument’s credit risk since initial recognition. Any change in the ECL amount is recognised as an impairment gain or loss in profit or loss. The Group recognises an impairment gain or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in non-equity securities that are measured at FVOCI (recycling), for which the loss allowance is recognised in OCI and accumulated in the fair value reserve (recycling) does not reduce the carrying amount of the financial asset in the statement of financial position (see note 2(h)).

Credit-impaired financial assets

At each reporting date, the Group assesses whether a financial asset is credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable events:

- significant financial difficulties of the debtor;

- a breach of contract, such as a default or being more than 90 days past due;

- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;

- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or

- the disappearance of an active market for a security because of financial difficulties of the issuer.

2. Material accounting policies (continued)

Write-off policy

The gross carrying amount of a financial asset, lease receivable or contract asset is written off to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

Subsequent recoveries of an asset that was previously written off are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

(ii) Credit losses from financial guarantees issued

Financial guarantees are contracts that require the issuer (i.e. the guarantor) to make specified payments to reimburse the beneficiary of the guarantee (the “holder”) for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Financial guarantees issued are initially recognised within “trade and other payables at fair value, which is determined by reference to fees charged in an arm’s length transaction for similar services, when such information is obtainable, or to interest rate differentials, by comparing the actual rates charged by lenders when the guarantee is made available with the estimated rates that lenders would have charged, had the guarantees not been available, where reliable estimates of such information can be made. Where consideration is received or receivable for the issuance of the guarantee, the consideration is recognised in accordance with the Group’s policies applicable to that category of asset. Where no such consideration is received or receivable, an immediate expense is recognised in profit or loss.

The amount initially recognised as deferred income is subsequently amortised in profit or loss over the term of the guarantee as income.

The Group monitors the risk that the specified debtor will default on the contract and remeasures the above liability at a higher amount when ECLs on the financial guarantees are determined to be higher than the carrying amount in respect of the guarantees.

A 12-month ECL is measured unless the risk that the specified debtor will default has increased significantly since the guarantee is issued, in which case a lifetime ECL is measured. The same definition of default and the same assessment of significant increase in credit risk as described in note 2(m)(i) apply.

As the Group is required to make payments only in the event of a default by the specified debtor in accordance with the terms of the instrument that is guaranteed, an ECL is estimated based on the expected payments to reimburse the holder for a credit loss that it incurs less any amount that the Group expects to receive from the holder of the guarantee, the specified debtor or any other party. The amount is then discounted using the current risk-free rate adjusted for risks specific to the cash flows.

2. Material accounting policies (continued)

(iii) Impairment of other non-current assets

At each reporting date, the Group reviews the carrying amounts of its non-financial assets (other than property carried at revalued amounts, investment property, inventories and other contract costs, contract assets and deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. Goodwill is tested annually for impairment.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units ("CGU"s). Goodwill arising from a business combination is allocated to CGUs or groups of CGUs that are expected to benefit from the synergies of the combination.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs of disposal. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its recoverable amount.

Impairment losses are recognised in profit or loss. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. For other assets, an impairment loss is reversed only to the extent that the resulting carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(n) Trade and other receivables

A receivable is recognised when the Group has an unconditional right to receive consideration and only the passage of time is required before payment of that consideration is due.

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. Trade receivables that contain a significant financing component and other receivables are initially measured at fair value plus transaction costs. All receivables are subsequently stated at amortised cost (see note 2(m)(i)).

Insurance reimbursement is recognised and measured in accordance with note 2(t).

2. Material accounting policies (continued)

(o) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, property pre-sale proceeds held by solicitors that are held for meeting short-term cash commitments, and other short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated cash flow statement.

(p) Trade and other payables

Trade and other payables are initially recognised at fair value. Except for financial guarantee liabilities, trade and other payables are subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at invoice amounts.

(q) Interest-bearing borrowings

Interest-bearing borrowings are measured initially at fair value less transaction costs. Subsequently, these borrowings are stated at amortised cost using the effective interest method. Interest expense is recognised in accordance with note 2(w).

(r) Employee benefits

(i) Short-term employee benefits and contributions to defined contribution retirement plans

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Obligations for contributions to defined contribution retirement plans are expensed as the related service is provided.

(ii) Termination benefits

Termination benefits are expensed at the earlier of when the Group can no longer withdraw the offer of those benefits and when the Group recognises costs for a restructuring.

(s) Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or items recognised directly in equity or in OCI.

2. Material accounting policies (continued)

Current tax comprises the estimated tax payable or receivable on the taxable income or loss for the year and any adjustments to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects any uncertainty related to income taxes. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities are offset only if certain criteria are met.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences;

- temporary differences related to investment in subsidiaries, associates and joint venture to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future;

- taxable temporary differences arising on the initial recognition of goodwill; and

- those related to the income taxes arising from tax laws enacted or substantively enacted to implement the Pillar Two model rules published by the Organisation for Economic Co-operation and Development.

The Group recognised deferred tax assets and deferred tax liabilities separately in relation to its lease liabilities and right-of-use assets.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognise a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for individual subsidiaries in the Group. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

2. Material accounting policies (continued)

Where investment properties are carried at their fair value in accordance with note 2(j), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date, unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if certain criteria are met.

(t) Provisions and contingent liabilities

Generally provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and the risks specific to the liability.

A provision for warranties is recognised when the underlying products or services are sold, based on historical warranty data and a weighting of possible outcomes against their associated probabilities.

A provision for onerous contracts is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract, which is determined based on the incremental costs of fulfilling the obligation under that contract and an allocation of other costs directly related to fulfilling that contract. Before a provision is established, the Group recognises any impairment loss on the assets associated with that contract (see note 2(m)(iii)).

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, a separate asset is recognised for any expected reimbursement that would be virtually certain. The amount recognised for the reimbursement is limited to the carrying amount of the provision.

Contingent liabilities assumed in business combinations

Contingent liabilities assumed in a business combination which are present obligations at the date of acquisition are initially recognised at fair value, provided the fair value can be reliably measured. After their initial recognition at fair value, such contingent liabilities are recognised at the higher of the amount initially recognised, less accumulated amortization where appropriate, and the amount that would be determined in accordance with note 2(t). Contingent liabilities assumed in a business combination that cannot be reliably fair valued or were not present obligations at the date of acquisition are disclosed in accordance with note 2(t).

2. Material accounting policies (continued)

(u) Revenue recognition and other income

Income is classified by the Group as revenue when it arises from the sale of goods, the provision of services or the use by others of the Group's assets under leases in the ordinary course of the Group's business.

The Group is the principal for its revenue transactions and recognises revenue on a gross basis, except for the revenue related to providing utilities to tenants. In determining whether the Group acts as a principal or as an agent, it considers whether it obtains control of the products before they are transferred to the customers. Control refers to the Group's ability to direct the use of and obtain substantially all of the remaining benefits from the products.

Further details of the Group's revenue and other income recognition policies are as follows:

(i) Rental income from operating leases

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are earned.

(ii) Freezer services

The Group is involved in providing freezer services, including warehousing and transport services. The Group charges the customers based on parcel's size, weight, route to the end recipient's destination and other factors. Revenue from above services is recognised over time as customers receive and consume the benefits simultaneously.

(iii) Data center services

Certain contracts with customers for data center services provide for variable considerations that are primarily based on the usage of such services. Revenues on such contracts are recognised based on the agreed usage-based fees as the actual services are rendered throughout the contract term. Certain contracts with remaining customers provide for a fixed consideration over the contract service period. Revenues on such contracts are recognized on a straight-line basis over the term of the contract.

In certain colocation service contracts, the Group agrees to charge customers for their actual power consumption. Relevant revenue is recognised based on actual power consumption during each period. In certain other colocation service contracts, the Group agrees a fixed power consumption limit each month for customers. If a customer's actual power consumption is below the limit, no additional fee is charged. If the actual power consumption is above the limit, the relevant revenue is recognised each month based on actual additional power consumption fees.

2. Material accounting policies (continued)

(iv) Management fee income

Management fee income is recognised in profit or loss as and when services are rendered.

(v) Dividends

Dividend income is recognised in profit or loss on the date on which the Group's right to receive payment is established.

(vi) Interest income

Interest income is recognised using the effective interest method. The "effective interest rate" is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of the financial asset. In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired). However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

(vii) Government grants

Government grants are recognised in the statement of financial position initially when there is reasonable assurance that they will be received and that the Group will comply with the conditions attaching to them.

Grants that compensate the Group for expenses incurred are recognised as income in profit or loss on a systematic basis in the same periods in which the expenses are incurred.

Grants that compensate the Group for the cost of an asset are deducted from the carrying amount of the asset and consequently are effectively recognised in profit or loss over the useful life of the asset by way of reduced depreciation expense.

(v) Translation of foreign currencies

Transactions in foreign currencies are translated into the respective functional currencies of group companies at the exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Foreign currency differences are generally recognised in profit or loss.

2. Material accounting policies (continued)

However, foreign currency differences arising from the translation of the following items are recognised in OCI:

- an investment in equity securities designated as at FVOCI;

- a financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective; and

- qualifying cash flow hedges to the extent that the hedges are effective.

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated into RMB at the exchange rates at the reporting date. The income and expenses of foreign operations are translated into RMB at the exchange rates at the dates of the transactions.

Foreign currency differences are recognised in OCI and accumulated in the exchange reserve, except to the extent that the translation difference is allocated to NCI.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the exchange reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. On disposal of a subsidiary that includes a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation that have been attributed to the NCI shall be derecognised, but shall not be reclassified to profit or loss. If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to NCI. When the Group disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

(w) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

2. Material accounting policies (continued)

(x) Non-current assets held for sale and discontinued operations

(i) Non-current assets held for sale

Non-current assets, or disposal group comprising assets and liabilities, are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.

Such assets, or disposal groups, are generally measured at the lower of their carrying amount and fair value less costs to sell. Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro-rata basis, except that no loss is allocated to deferred tax assets, employee benefits assets, financial assets (other than investments in subsidiaries, associates and joint ventures) and investment properties, which continue to be measured in accordance with the Group's other accounting policies. Impairment losses on initial classification as held for sale or held for distribution and subsequent gains and losses on remeasurement are recognised in profit or loss.

Once classified as held for sale, intangible assets and property, plant and equipment are no longer amortised or depreciated, and any equity-accounted investee is no longer equity accounted.

(y) Asset acquisition

Groups of assets acquired and liabilities assumed are assessed to determine if they are business or asset acquisitions. On an acquisition-by-acquisition basis, the Group chooses to apply a simplified assessment of whether an acquired set of activities and assets is an asset rather than business acquisition, when substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

2. Material accounting policies (continued)

(z) Related parties

(a) A person, or a close member of that person's family, is related to the Group if that person:

  (i) has control or joint control over the Group;

  (ii) has significant influence over the Group; or

  (iii) is a member of the key management personnel of the Group or the Group's parent.

(b) An entity is related to the Group if any of the following conditions applies:

  (i) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).

  (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).

  (iii) Both entities are joint ventures of the same third party.

  (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.

  (v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.

  (vi) The entity is controlled or jointly controlled by a person identified in (a).

  (vii) A person identified in (a)(ii) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

  (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the Group's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

3. Accounting estimates and judgements

The following critical accounting policies involve the most significant judgements and estimates used in the preparation of the consolidated financial statements.

(a) Valuation of investment properties

An external independent valuation company, has appropriate recognised professional qualifications and recent experience in the locations and categories of property being valued, values the Group's investment property portfolio every three months. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in arms' length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In the absence of current prices in an active market, the valuations are prepared by considering the aggregate of the estimated cash flows expected to be received from renting out the property. A yield that reflects the specific risks inherent in the net cash flows then is applied to the net annual cash flows to arrive at the property valuation.

Valuations reflect, where appropriate: the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting vacant accommodation, and the market's general perception of their creditworthiness; the allocation of maintenance and insurance responsibilities between the Group and the lessee; and the remaining economic life of the property. When rent reviews or lease renewals are pending with anticipated reversionary increases, it is assumed that all notices and where appropriate counter-notices have been served validly and within the appropriate time.

Investment property under construction or development is valued by estimating the fair value of the completed investment property and then deducting from that amount the estimated costs to complete construction or development, financing costs and a reasonable profit margin.

3. Accounting estimates and judgements (continued)

(b) Impairment of non-financial assets

If circumstances indicate that the carrying amounts of non-financial assets (other than investment properties and deferred tax assets) may not be recoverable, the assets may be considered impaired and are tested for impairment. An impairment loss is recognised when the asset's recoverable amount has declined below its carrying amount. The recoverable amount is the greater of the fair value less costs to sell and value in use. In determining the recoverable amount which requires significant judgements, the Group estimates the future cash flows to be derived from continuing use and ultimate disposal of the asset and applies an appropriate discount rate to these future cash flows.

(c) Recognition of deferred tax assets

The Group has recognised deferred tax assets in relation to the unused tax losses as set out in note 15. The ability to realise the deferred tax assets mainly depends on whether it is probable that future taxable profits will be available against which related tax benefits under the deferred tax assets can be utilised. In cases where the actual future taxable profits generated are less than expected, a reversal of deferred tax assets may arise, which will be recognised in profit or loss for the period in which such a reversal takes place.

(d) Valuation of unlisted financial instruments

For financial instruments without an active market, the Group adopts valuation techniques that are applicable in the current circumstances and sufficiently supported by available data and other information, and selects inputs that are consistent with the characteristics of the assets or liabilities considered by the market participants in the transactions of the relevant assets or liabilities, and prioritizes the use of relevant observable inputs. Unobservable inputs are used only if the relevant observable inputs are unavailable or not reasonably available.

4. Revenue

	2024 RMB'000	*2023* RMB'000 (Restated)
Revenue from rental and related service income	3,245,630	4,600,094
Other rental related service income (Note)	822,453	1,288,739
	4,068,083	5,888,833
Revenue from contracts with customers within the scope of HKFRS 15		
Disaggregated by major products or service lines		
Management fee income	1,463,920	1,417,487
Data center service income	1,376,837	953,500
Freezer related services income	863,095	874,595
Sales of goods	45,789	39,042
	3,749,641	3,284,624
Disaggregated by timing of revenue recognition		
Point in time	45,789	39,042
Over time	3,703,852	3,245,582
	3,749,641	3,284,624
	7,817,724	9,173,457

Note: other rental related service income is revenue from contracts with customers within the scope of HKFRS 15 and recognised over time.

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

5. Other income

	2024 RMB'000	*2023* RMB'000 (Restated)
Dividend income	205,693	209,531
Government grants	186,317	125,788
Changes in fair value and loss on disposal of financial assets	32,514	(34,115)
Loss on disposal of property, plant and equipment	(53,204)	(29,999)
Others	139,947	133,862
	511,267	405,067

6. Net finance costs

GLP China Holdings Limited

	2024	*2023*
	RMB'000	RMB'000 (Restated)
Interest income on:		
- Fixed deposits and cash at bank	41,999	45,899
- Loans to joint ventures	173,356	213,066
- Loans to associates	22,776	55,977
- Loans to non-controlling interests	2,034	2,007
- Loans to intermediate holding company and other related parties	636,024	739,987
- Loans to third parties	3,749	2,838
Interest income	879,938	1,059,774
Amortisation of transaction costs of loans from banks and other financial institutions	(131,948)	(200,759)
Amortisation of transaction costs of bonds	(19,103)	(28,012)
Interest expenses on:		
- Loans from banks and other financial institutions	(2,688,023)	(3,090,907)
- Bonds	(377,615)	(1,011,292)
- Loans from joint ventures	(130)	-
- Loans from associates	(4,797)	(1,623)
- Loans from non-controlling interests	(3,319)	(2,690)
- Loans from intermediate holding company and other related parties	(32,823)	(107,379)
- Loans from third parties	(9,484)	(10,496)
- Lease liabilities	(202,522)	(177,574)
Total borrowing costs	(3,469,764)	(4,630,732)
Less: borrowing costs capitalised	137,364	209,964
Net borrowing costs	(3,332,400)	(4,420,768)
Foreign exchange gain/(loss)	200,419	(232,889)
Net finance costs recognised in profit or loss	(2,252,043)	(3,593,883)

7. (Loss)/profit before taxation

The following items have been included in arriving at (loss)/profit before taxation:

	2024 RMB'000	2023 RMB'000 (Restated)
(a) Staff costs		
Wages and salaries	(559,972)	(710,966)
In which: contributions to defined contribution plans, included in wages and salaries	(70,641)	(86,592)
(b) Other expenses		
Amortisation of intangible assets	(117,952)	(121,529)
Depreciation of property, plant and equipment:		
- Owned property, plant and equipment	(561,620)	(518,573)
- Right-of-use assets	(344,680)	(285,340)
Less: Right-of-use assets depreciation expense capitalised	98,532	72,209
Impairment loss on trade and other receivables	(78,899)	(24,484)
Impairment loss on property, plant and equipment	(717,819)	-
Auditors' remuneration – audit services	(28,643)	(26,525)

8. Tax expense

(a) Taxation in the consolidated statement of comprehensive income represents:

	2024 RMB'000	2023 RMB'000 (Restated)
Current tax	528,094	1,069,571
Withholding tax on foreign-sourced income	510,946	224,534
	1,039,040	1,294,105
Deferred tax		
Origination and reversal of temporary differences	(1,292,106)	274,600
	(253,066)	1,568,705

8. Tax expense (continued)

(b) Reconciliation of expected to actual tax:

	2024 RMB'000	*2023* RMB'000 (Restated)
(Loss)/profit before taxation	(9,173,630)	3,338,580
Less: share of results (net of tax expense) of joint ventures	564,333	(338,842)
Less: share of results (net of tax expense) of associates and loss on disposal of associates	357,434	185,740
(Loss)/profit before share of results of joint ventures and associates (net of tax expense)	(8,251,863)	3,185,478
Tax (credit)/expense using PRC tax rate of 25%	(2,062,966)	796,370
Effect of different tax from subsidiaries	9,956	(81,146)
Net income not subject to tax	(288,540)	(593,895)
Non-deductible expenses	631,542	619,521
Deferred tax assets not recognised	970,742	615,062
Recognition of previously unrecognised tax losses	(24,746)	(11,741)
Withholding tax on foreign-sourced income	510,946	224,534
	(253,066)	1,568,705

9. Directors' remuneration

Directors' remuneration disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of information about Benefits of Directors) Regulation is as follows:

	2024 RMB'000	*2023* RMB'000 (Restated)
Executive Directors		
Salaries allowance and benefits in kind	5,226	5,083
Discretionary bonuses	612	817
Long-term incentive plan	444	2,253
Total	6,282	8,153

10. Other comprehensive income

(a) Tax effects relating to other comprehensive income

	2024			*2023*		
	Before-Tax amount RMB'000	*Tax expense* RMB'000	*Net-of-Tax amount* RMB'000	*Before-Tax amount* RMB'000 (Restated)	*Tax expense* RMB'000 (Restated)	*Net-of-Tax amount* RMB'000 (Restated)
Exchange differences on translation of financial statements to reporting currency	104,509	-	104,509	45,186	-	45,186
Change in fair value of other investments	(222,666)	29,871	(192,795)	(729,327)	51,515	(677,812)
Share of other comprehensive income of jointly ventures and associates	26,595	-	26,595	(3,579)	-	(3,579)
Surplus on revaluation of buildings held for own use carried at fair value	4,786	(1,196)	3,590	-	-	-
Total other comprehensive income	(86,776)	28,675	(58,101)	(687,720)	51,515	(636,205)

(b) Components of other comprehensive income, including reclassification adjustments

	2024 RMB'000	*2023* RMB'000 (Restated)
Exchange differences on translation of financial statements to reporting currency	104,509	45,186
Change in fair value of other investments	(192,795)	(677,812)
Share of other comprehensive income of jointly ventures and associates	26,595	(3,579)
Surplus on revaluation of buildings held for own use carried at fair value	3,590	-
Net movement during the year recognised in other comprehensive income	(58,101)	(636,205)

11. Investment properties

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
At 1 January	86,053,975	96,671,330
Additions	1,050,371	4,385,222
Disposals	(968,000)	(3,079,000)
Acquisition of subsidiaries (note 29)	4,986,400	1,546,000
Disposal of subsidiaries (note 29)	(3,349,000)	(8,313,491)
Borrowing cost capitalised (note 6)	41,892	177,967
Changes in fair value	(7,942,341)	935,368
Reclassification from assets held for sale (note 21)	6,666,000	485,000
Reclassification to assets held for sale (note 21)	(3,409,000)	(6,768,679)
Effect of movements in exchange rates	21,820	14,258
At 31 December	83,152,117	86,053,975
Comprising:		
Completed investment properties	74,165,296	70,085,654
Properties under development	3,783,500	8,569,000
Land held for development	5,203,321	7,399,321
	83,152,117	86,053,975

Fair value measurement of properties

(a) Fair value hierarchy

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

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date

- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available

- Level 3 valuations: Fair value measured using significant unobservable inputs

11. Investment properties (continued)

31 December 2024

	The Group			
	Level 1 RMB'000	*Level 2* RMB'000	*Level 3* RMB'000	*Total* RMB'000
Investment properties	-	-	83,152,117	83,152,117

31 December 2023

	The Group			
	Level 1 RMB'000 (Restated)	*Level 2* RMB'000 (Restated)	*Level 3* RMB'000 (Restated)	*Total* RMB'000 (Restated)
Investment properties	-	-	86,053,975	86,053,975

During the year ended 31 December 2024, there were no transfers between Level 1 and Level 2, or transfers into or out of Level 3 (year ended 31 December 2023: Nil). 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.

As at 31 December 2024, the valuations were carried out by independent firms of surveyors, Jones Lang LaSalle Corporate Appraisal and Advisory Limited, Colliers International (Hong Kong) Limited and Cushman & Wakefield plc which have among their staff fellows of the Hong Kong Institute of Surveyors with recent experience in the locations and categories of property being valued.

(b) Information about Level 3 fair value measurements

In determining fair value, a combination of approaches were 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.

In relying on the valuation reports of Jones Lang LaSalle Corporate Appraisal and Advisory Limited, Colliers International (Hong Kong) Limited and Cushman & Wakefield plc, management has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

11. Investment properties (continued)

	Valuation Techniques	*Unobservable input*	*Range*
Investment properties without facilities	Income Capitalisation method	Capitalisation rate	4.00% - 7.25%
	Discounted cash flow and Residual value	Discount rate	5.10% - 10.25%
	Discounted cash flow and Residual value	Terminal yield capitalisation rate	3.10% - 7.25%

Descriptions of the sensitivity in unobservable inputs and inter-relationship:

The fair value measurement is negatively correlated to the unobservable input that the lower the factor will result in a higher fair value.

Fair value adjustment of investment properties is recognised in the line item “changes in fair value of investment properties” on the face of the consolidated statement of comprehensive income.

Investment properties are held mainly for leasing to 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.

Interest capitalised as costs of investment properties amounted to approximately RMB 41,892,000 (31 December 2023: RMB 177,967,000) during the year. The capitalisation rates of borrowings range from 2.40% to 4.53% per annum for the year ended 31 December 2024 (31 December 2023: 3.05% to 4.90%).

Investment properties with carrying value totalling approximately RMB 77,582,117,000 as at 31 December 2024 (31 December 2023: RMB 75,605,321,000) were mortgaged to secure credit facilities for the Group (note 25).

Operating lease rental receivables

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

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Lease payments receivable:		
- Within 1 year	3,170,081	2,902,490
- After 1 year but within 5 years	4,775,880	4,795,653
- After 5 years	1,515,165	1,719,502
	9,461,126	9,417,645

12. Investments in subsidiaries

The following list contains only the particulars of subsidiaries which principally affected the results, assets or liabilities of the Group for the current reporting period. The class of shares held is ordinary unless otherwise stated.

	Proportion of ownership interest					
Name of subsidiaries	*Place of incorporation and business*	*Group's effective interest*	*Held by the Company*	*Held by a subsidiary*	*Registered capital*	*Principal activities*
CLF Fund II, LP ("CLF II")	Cayman Islands/PRC	30.93% (Note)	-	30.93%	US$'000 3,725,000	Property investment
GLP Investment (Shanghai) Co. Ltd	PRC	100.00%	-	100.00%	US$'000 1,700,000	Property management
CLH 20 (Cayman) Limited	Cayman Islands.	100.00%	100.00%	-	US$'000 0.001	Investment holding
Zhuhai Puyin Logistic Investment Partnership (LP)	PRC	99.98%	-	99.98%	RMB'000 6,590,000	Investment holding
Airport City Development Co., Ltd. ("ACL")	PRC	53.14%	-	53.14%	RMB'000 1,800,000	Property investment
GLP Thor LP Limited	Cayman Islands.	100.00%	-	100.00%	US$'000 0.001	Investment holding
Shanghai Yinshan Zhineng Corporation Management Partnership (LP)	PRC	82.18%	-	82.18%	RMB'000 7,000,100	Investment holding
Zhuhai Puxing Logistic Industry Equity Investment Partnership (LP)	PRC	99.00%	-	99.00%	RMB'000 1,121,450	Property investment
Xiamen Mingsi Junju Investment Fund LLP	PRC	100.00%	-	100.00%	RMB'000 2,500,000	Investment holding
Beijing Lihao Science & Technology Co., Ltd.	PRC	88.00%	-	88.00%	RMB'000 650,944	Property investment
Zhejiang Transfar Logistics Base Co., Ltd.	PRC	60.00%	-	60.00%	RMB'000 185,500	Property investment
Hidden Hill Fund I, L.P.	Cayman Islands	100.00%	-	100.00%	US$'000 206,271	Investment holding
Shanghai Fuhe Industrial Development Co., Ltd.	PRC	70.00%	-	70.00%	RMB'000 2,000,000	Property investment
Beijing Sifang Tianlong Medicine Logistic Co., Ltd.	PRC	100.00%	-	100.00%	RMB'000 185,000	Property investment
GLP Capital Investment 4 (HK) Limited	Hong Kong	100.00%	-	100.00%	US$'000 168,124	Investment holding
Zhuhai Puwen Logistic Industrial Investment LLP	PRC	99.00%	-	99.00%	RMB'000 1,662,889	Property investment
Shenzhen Lingxian Technology Co., Ltd.	PRC	100.00%	-	100.00%	RMB'000 40,000	Property investment
Pengcheng Jinyun Technology Co., Ltd.	PRC	100.00%	-	100.00%	RMB'000 100,000	Data center business
GLP Xujing Logistics Co.Ltd.	PRC	100.00%	-	100.00%	US$'000 20,200	Property investment
Guofu Huijin (Tianjin) Investment Management LLP	PRC	100.00%	-	100.00%	RMB'000 3,000,000	Property investment
Beijing City Power Warehousing Co.Ltd.	PRC	60.00%	-	60.00%	RMB'000 174,497	Property investment
Dexin Telecommunications Technology (Hangzhou) Co., Ltd.	PRC	100.00%	-	100.00%	US$'000 67,000	Property investment
Global Freezer Services Company Limited	Hong Kong	95.42%	-	95.42%	US$'000 160,023	Investment holding
Zhuhai Puhang Equity Investment Fund Partnership (LP)	PRC	31.89% (Note)	-	31.89%	RMB'000 3,600,000	Property investment
Shanghai Puze Private Equity Fund Partnership (Limited Partnership)	PRC	100.00%	-	100.00%	RMB'000 11,500,000	Property investment
CLF3 Sponsor Limited	Cayman Islands	100.00%	-	100.00%	US$'000 0.001	Investment holding
Wuxi Xiangrui Changhong Equity Investment Partnership (Limited Partnership)	PRC	63.41%	-	63.41%	RMB'000 1,066,500	Investment holding
Hidden Hill Investment 115	Cayman Islands	10.93% (Note)	-	10.93%	US$'000 2.87	Investment holding
China Logistic Investment Holding (2) Limited	Cayman Islands	63.55%	-	63.55%	US$'000 115,001	Investment holding

Note: based on management analysis of the respective entities' governance structure and decision-making mechanism, the Group's ability to control the significant decisions of the entities, and the level and variability of the Group's returns, the Group determines that it should account for interests in these entities as subsidiaries.

12. Investments in subsidiaries (continued)

The following table lists out the information relating to changes in non-controlling interests ("NCI"), and the subsidiaries of the Group which have material NCI.

	CLF II RMB'000	*ACL* RMB'000	*CIF VI* RMB'000	*HH RMB II* RMB'000	*Subsidiaries without material NCI after elimination* RMB'000	*Total* RMB'000
Balance at 1 January 2023 (Restated)	19,318,700	3,822,284	2,213,935	2,603,824	14,839,839	42,798,582
Profit for the year	468,901	101,971	277,954	92,071	215,993	1,156,890
Exchange differences on translation of financial statements to reporting currency	-	-	-	-	10,119	10,119
Capital contribution from NCI	269,740	-	305,466	1,724,758	559,874	2,859,838
Acquisition of interests in subsidiaries from NCI	(34,881)	-	-	-	16,587	(18,294)
Acquisition of subsidiaries (note 29)	-	-	-	-	192,394	192,394
Disposal of subsidiaries (note29)	-	-	-	-	(7,617,553)	(7,617,553)
Disposal of interest in a subsidiary to NCI	-	-	21,243	(18,972)	28,980	31,251
Dividends paid to non-controlling interests	-	-	(162,663)	-	(593,287)	(755,950)
Balance at 31 December 2023 and 1 January 2024 (Restated)	20,022,460	3,924,255	2,655,935	4,401,681	7,652,946	38,657,277
(Loss)/profit for the year	(2,017,869)	(137,311)	(68,686)	336,228	(570,139)	(2,457,777)
Exchange differences on translation of financial statements to reporting currency	-	-	-	-	36,020	36,020
Capital contribution from NCI	10,180	-	-	738,060	548,012	1,296,252
Acquisition of interests in subsidiaries from NCI	(4,205)	-	-	-	(186,612)	(190,817)
Acquisition of subsidiaries (note 29)	-	-	-	-	120,083	120,083
Disposal of subsidiaries (note29)	-	-	-	-	(518,709)	(518,709)
Disposal of interest in a subsidiary to NCI	-	-	-	4,376	20,519	24,895
Dividends paid to non-controlling interests	(8,943)	-	(101,223)	(116,661)	(273,391)	(500,218)
Balance at 31 December 2024	18,001,623	3,786,944	2,486,026	5,363,684	6,828,729	36,467,006

12. Investments in subsidiaries (continued)

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
CLF II		
NCI percentage	69.07%	69.07%
Current assets	2,115,934	2,200,255
Non-current assets	43,132,125	46,151,029
Current liabilities	(3,729,113)	(3,782,495)
Non-current liabilities	(15,751,653)	(15,925,996)
Non-controlling interests	(754,682)	(784,827)
Net assets	25,012,611	27,857,966
Carrying amount of NCI	18,001,623	20,022,460

	2024 RMB'000	*2023* RMB'000 (Restated)
Revenue	1,660,094	1,497,496
(Loss)/profit for the year	(2,872,018)	656,042
Total comprehensive income	(3,276,394)	173,765
(Loss)/profit allocated to NCI	(2,017,869)	468,901
Net cash decrease	(135,827)	(66,882)

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
ACL		
NCI percentage	46.86%	46.86%
Current assets	906,158	758,071
Non-current assets	12,180,518	13,063,605
Current liabilities	(536,134)	(837,690)
Non-current liabilities	(4,397,898)	(4,538,325)
Net assets	8,152,644	8,445,661
Carrying amount of NCI	3,786,944	3,924,255

	2024 RMB'000	*2023* RMB'000 (Restated)
Revenue	661,214	652,296
(Loss)/profit for the year	(293,018)	217,598
Total comprehensive income	(293,018)	217,598
(Loss)/profit allocated to NCI	(137,311)	101,971
Net cash increase	111,974	97,000

12. Investments in subsidiaries (continued)

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
CIF VI		
NCI percentage	68.11%	68.11%
Current assets	538,402	751,149
Non-current assets	6,725,469	6,890,045
Current liabilities	(585,537)	(290,119)
Non-current liabilities	(3,274,551)	(3,748,664)
Non-controlling interests	(3,490)	(11,130)
Net assets	3,400,293	3,591,281
Carrying amount of NCI	2,486,026	2,655,935

	2024 RMB'000	*2023* RMB'000 (Restated)
Revenue	435,996	511,779
(Loss)/profit for the year	(97,343)	410,704
Total comprehensive income	(97,343)	410,704
(Loss)/profit allocated to NCI	(68,686)	277,954
Net cash decrease	(236,822)	(1,439,539)

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
HH RMB II		
NCI percentage	68.65%	64.22%
Current assets	846,895	429,739
Non-current assets	6,360,139	5,617,206
Current liabilities	(56,415)	(33,483)
Non-current liabilities	(209,668)	(68,707)
Non-controlling interests	(1,777,125)	(1,592,222)
Net assets	5,163,826	4,352,533
Carrying amount of NCI	5,363,684	4,401,681

	2024 RMB'000	*2023* RMB'000 (Restated)
Revenue	-	-
Profit for the year	401,207	71,460
Total comprehensive income	401,207	71,460
Profit allocated to NCI	336,228	92,071
Net cash increase/(decrease)	417,156	(69,388)

13. Joint ventures

	Notes	*31 December 2024* RMB'000	*31 December 2023* RMB'000 (Restated)
China Merchants Capital Investment Co., Ltd. ("CMCI")	(a)	5,625,531	5,663,176
GLP Thor Fund I, L.P ("Thor Fund")	(b)	4,273,600	4,187,624
Beijing Jintonggang Real Estate Development Co., Ltd. ("Z3 project")	(c)	2,309,988	2,311,507
GLP Guoyi (Zhuhai) Acquisition Fund (LP) ("CVA I Fund")	(d)	1,575,516	1,638,119
Others	(e)	6,441,462	6,023,090
		20,226,097	19,823,516

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

(a) CMCI

On 24 March 2020, the Group entered into an investment partnership with China Merchants Group ("CMG") by acquiring 50% equity interest in China Merchants Capital Investment Co., Ltd. ("CMCI"), CMG's private equity investment vehicle incorporated in the PRC. Thereafter CMCI becomes a joint venture of the Group.

As at 31 December 2024, the shares of CMCI with carrying value totalling approximately RMB5,625,531,000(31 December 2023: Nil) were pledged as security for bank loans.

Summarised financial information of CMCI, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Non-current assets	14,958,167	15,117,265
Current assets	2,812,751	2,616,146
Non-current liabilities	(7,947,158)	(2,377,892)
Current liabilities	(1,261,000)	(6,696,161)
Non-controlling interests	(183,263)	(155,852)
Equity attributed to equity shareholders	8,379,497	8,503,506
Group's effective interest	50.00%	50.00%
Carrying amount in the consolidated financial statements	5,625,531	5,663,176
Included in the above assets and liabilities:		
Cash and cash equivalents	2,067,564	1,864,639
Current financial liabilities (excluding trade and other payables)	(950,056)	(6,379,251)
Non-current financial liabilities (excluding trade and other payables)	(7,068,333)	(1,532,829)

13. Joint ventures (continued)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Revenue	614,064	665,605
(Loss)/profit for the year from continuing operation	(37,156)	255,214
Profit attributable to NCI	(89,736)	(89,988)
(Loss)/profit attributable to equity shareholders	(126,892)	165,226
Total comprehensive income	12,561	273,706
Total comprehensive income attributable to equity shareholders	(75,590)	182,840
Group's effective interest	50.00%	50.00%
Share of results (net of tax expense) of joint ventures	(63,446)	82,613
Included in the above profit:		
Interest expense	(400,616)	(440,676)
Interest income	34,091	47,956
Income tax expense	(43,986)	(183,390)

(b) Thor Fund

In June 2021, the Group completed the formation of Thor Fund with Grand Master Technology Limited ("Grand Master"), in which the Group injects capital of RMB4,000,000,000 for 50.1% equity interest of the Thor Fund. The Thor Fund invests in a portfolio of data centers, including properties and related infrastructure. As the general partner and the key decision making of Thor Fund's underlying operating entities are jointly controlled by the Group and Grand Master, Thor Fund is accounted for as a joint venture of the Group upon its formation.

According to the agreement between the Group and Grand Master, after the defined business conditions are met, the Group may obtain the power to control key decision-making of the underlying operating entities. Further, the Group may be required to pay contingent consideration when certain financial performance is achieved by the underlying operating entities.

As at 31 December 2024, these underlying data centers are partially under construction and partially in operation, and the conditions for paying contingent consideration are not met.

13. Joint ventures (continued)

Summarised financial information of Thor Fund, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Non-current assets	9,077,029	8,972,364
Current assets	438,830	550,552
Non-current liabilities	(4,550,942)	(4,771,813)
Current liabilities	(424,653)	(382,452)
Equity attributed to equity shareholders	4,540,264	4,368,651
Group's effective interest	50.10%	50.10%
Carrying amount in the consolidated financial statements	4,273,600	4,187,624
Included in the above assets and liabilities:		
Cash and cash equivalents	53,945	112,034
Non-current financial liabilities (excluding trade and other payables)	(4,550,942)	(4,771,813)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Revenue	607,605	378,566
Loss for the year from continuing operation	(108,389)	(134,818)
Total comprehensive income	(108,389)	(134,818)
Group's effective interest	50.10%	50.10%
Share of results (net of tax expense) of joint ventures	(54,305)	(66,819)
Included in the above profit:		
Interest expense	(212,910)	(213,732)
Interest income	1,181	1,394

13. Joint ventures (continued)

(c) Z3 Project

Beijing Jintonggang Real Estate Development Co., Ltd. (referred to as “Jintonggang”) is a property developer and constructor incorporated in the PRC. The Group obtained joint control of Jintonggang through acquiring 100% shares of five limited partnerships which hold equity interests in Jintonggang, namely Beijing Zhengqi Shangcheng Investment Center LLP, Beijing Zhengqi Shangxin Investment Center LLP, Beijing Zhengqi Shangde Investment Center LLP, Beijing Zhengqi Shangyu Investment Center LLP and Beijing Zhengqi Shanghui Investment Center LLP, jointly referred to as “Z3 Project”, in November 2019. On 27 April 2023, Z3 Project obtained the certificate of construction.

Summarised financial information of Z3 Project, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	31 December 2024 RMB’000	*31 December 2023* RMB’000 (Restated)
Non-current assets	7,709,446	7,377,418
Current assets	59,690	30,068
Non-current liabilities	(770,434)	(527,812)
Current liabilities	(187,576)	(64,079)
Equity attributed to equity shareholders	6,811,126	6,815,595
Group’s effective interest	34.00%	34.00%
Carrying amount in the consolidated financial statements	2,309,988	2,311,507
Included in the above assets and liabilities:		
Cash and cash equivalents	15,828	9,274
Non-current financial liabilities (excluding trade and other payables)	(746,939)	(511,035)

	Year ended 31 December 2024 RMB’000	*Year ended 31 December 2023* RMB’000 (Restated)
Revenue	2,834	-
(Loss)/profit for the year from continuing operation	(4,468)	18,070
Total comprehensive income	(4,468)	18,070
Group’s effective interest	34.00%	34.00%
Share of results (net of tax expense) of joint venture	(1,519)	6,144
Included in the above profit:		
Interest expense	(16,291)	(21,027)
Income tax expense	(5,075)	(13,173)

13. Joint ventures (continued)

(d) CVA I Fund

CVA I Fund is a limited partnership established in the PRC in February 2018 by the Group and another third party investor with total equity commitments of RMB9.8 billion. The Fund engages in acquisition and management of completed logistics and industrial estate assets in China.

Summarised financial information of CVA I Fund, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Total assets	23,200,927	23,672,992
Total liabilities	(11,504,942)	(11,657,977)
Non-controlling interests	(1,942,709)	(1,908,953)
Equity attributed to equity shareholders	9,753,276	10,106,062
Group's effective interest	18.36%	18.36%
Carrying amount in the consolidated financial statements	1,575,516	1,638,119
Included in the above assets and liabilities:		
Cash and cash equivalents	558,099	859,754
Total liabilities (excluding trade and other payables)	(11,320,229)	(11,347,461)

13. Joint ventures (continued)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Revenue	1,371,347	1,424,240
Profit for the year from continuing operations	269,249	687,054
Less: profit attributable to NCI	(84,680)	(133,197)
Profit attributable to equity shareholders	184,569	553,857
Total comprehensive income	269,249	687,054
Total comprehensive income attributable to equity shareholders	184,569	553,857
Group's effective interest	18.36%	18.36%
Share of results (net of tax expense) of joint venture	33,707	100,655
Included in the above profit:		
Depreciation and amortisation	(258)	(300)
Interest expense	(458,848)	(452,180)
Interest income	4,428	10,145
Income tax expense	(225,065)	(410,562)

(e) Other individually immaterial joint ventures

Summarised financial information of other individually immaterial joint ventures, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
(Loss)/profit for the year from continuing operations	(1,540,522)	642,660
Less: Loss attributable to NCI	89,232	12,515
(Loss)/profit attributable to equity shareholders	(1,451,290)	655,175
Total comprehensive income	(1,546,691)	642,660
Total comprehensive income attributable to equity shareholders	(1,457,460)	655,175
Aggregate amount of the share of results of joint ventures	(478,770)	216,260

14. Associates

	Notes	*31 December 2024* RMB'000	*31 December 2023* RMB'000 (Restated)
Zhuhai Hidden Hill Logistic Equity Investment Fund (LP) ("Hidden Hill Fund")	(a)	3,856,094	4,251,303
GLP Jianfa (Xiamen) Investment Fund LLP ("Jian Fa Fund")	(b)	2,166,075	2,586,922
Golden Lincoln Holdings II Limited (Cayman) ("Li & Fung")	(c)	2,388,449	2,320,509
Zhongjin Jiaye (Tianjin) Commercial Real Estate Investment Center LLP ("Zhongjin Jiaye")	(d)	1,362,641	1,363,578
Others	(e)	10,265,032	9,746,487
		20,038,291	20,268,799

(a) Hidden Hill Fund

In May 2018, the Group invested in 30.76% equity interest of Hidden Hill Fund, which is focusing on logistics ecology. The Group held 36.45% equity interest in Hidden Hill Fund as at 31 December 2024 (31 December 2023: 36.45%). The Hidden Hill Fund is primarily controlled by its consulting committee board and investing committee board consisting of five members with one of them appointed by the Group. Resolutions at any meeting of these committees shall be decided by two-thirds of the voting members and the Group has significant influence in it by virtue of its one membership in these boards.

Summarised financial information of the Hidden Hill Fund, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Non-current assets	10,617,882	12,105,016
Current assets	88,505	40,889
Non-current liabilities	(202,162)	(608,830)
Current liabilities	(24,027)	(3,748)
Net assets attributable to equity shareholders	10,480,198	11,533,327
Group's interest in associate	36.45%	36.45%
Carrying amount in the consolidated financial statements	3,856,094	4,251,303
Included in the above assets and liabilities:		
Cash and cash equivalents	24,721	5,041

14. Associates (continued)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Loss	(1,212,712)	(184,960)
Loss for the year from continuing operations	(930,933)	(114,972)
Total comprehensive income	(930,933)	(114,972)
Group's effective interest	36.45%	36.45%
Share of results (net of tax expense) of associate	(349,993)	(36,523)
Included in the above profit:		
Net interest income	54	443

(b) Jian Fa Fund

In November 2020, the Group invested in 49.76% equity interest of Jian Fa Fund, which is a private equity investment vehicle formed in the PRC. The Group held 47.75% equity interest in Jian Fa Fund as at 31 December 2024 (31 December 2023: 47.75%). The general partner and the key decision making of Jian Fa Fund is primarily controlled by its general partner's board of directors, which consists of seven members with two of them appointed by the Group. Resolutions at any meeting of these committees shall be decided by two-thirds of the voting members and the Group has significant influence in it by virtue of its two members in these boards.

Summarised financial information of the Jian Fa Fund, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Non-current assets	3,837,617	3,953,948
Current assets	629,856	1,357,946
Current liabilities	(12,810)	(16,446)
Net assets attributable to equity shareholders	4,454,663	5,295,448
Group's interest in associate	47.75%	47.75%
Carrying amount in the consolidated financial statements	2,166,075	2,586,922
Included in the above assets and liabilities:		
Cash and cash equivalents	611,517	1,344,027

14. Associates (continued)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Loss	(27,067)	(95,407)
Loss for the year from continuing operation	(125,069)	(165,799)
Total comprehensive income	(125,069)	(165,799)
Group's effective interest	47.75%	47.75%
Share of results (net of tax expense) of associate	(59,716)	(81,369)
Included in the above profit:		
Interest income	16,927	26,438

(c) Li & Fung

Golden Lincoln Holdings II Limited ("Golden Lincoln II") is a limited liability company incorporated in the Cayman Islands. It was formed for the purpose of privatising Li & Fung Limited ("Li & Fung"). Li & Fung Limited is a limited liability company incorporated in Bermuda whose main business is retail and supply-chain service.

In December 2022, the Group acquired 20.09% equity interest of Li & Fung through acquiring 100% equity interest of one limited partner of Golden Lincoln II. The Group held 20.09% equity interest as at 31 December 2024 (31 December 2023: 20.09%). Since the Group has 40% voting right of Golden Lincoln Holdings II Limited, therefore Golden Lincoln Holdings II Limited (Cayman) is an associate of the Group.

Summarised financial information of Li & Fung, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Non-current assets	17,669,554	17,539,322
Current assets	12,793,339	10,984,092
Non-current liabilities	(1,422,455)	(2,624,240)
Current liabilities	(12,412,555)	(9,622,762)
Non-controlling interests	(4,754,199)	(4,657,385)
Net assets attributed to equity shareholders	11,873,684	11,619,027
Group's interest in associate	20.09%	20.09%
Carrying amount in the consolidated financial statements	2,388,449	2,320,509
Included in the above assets and liabilities:		
Cash and cash equivalents	3,896,278	2,653,824

14. Associates (continued)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Revenue	51,282,787	45,332,891
Profit for the year from continuing operations	402,159	297,539
Less: profit attributable to NCI	(238,162)	(237,479)
Profit attributable to equity shareholders	163,997	60,060
Total comprehensive income	521,332	287,102
Total comprehensive income attributable to equity shareholders	280,272	49,137
Group's effective interest	20.09%	20.09%
Share of results (net of tax expense) of associate	32,947	(56)
Included in the above profit:		
Interest income	193,589	246,550
Interest expense	(238,020)	(281,052)

(d) Zhongjin Jiaye

Zhongjin Jiaye (Tianjin) Commercial Real Estate Investment Center LLP (referred to as "Zhongjin Jiaye") is limited partnership established in the PRC. The purpose of the limited partnership is to seek capital appreciation by investing in the Z3 project (see note 13(c)).

In April 2019, the Group acquired 58.63% equity interest of Zhongjin Jiaye through acquiring 100% equity interest of one limited partner of Zhongjin Jiaye. Zhongjin Jiaye is primarily controlled by its consulting committee board and investing committee board and the Group has significant influence in it through its membership in these boards.

Summarised financial information of Zhongjin Jiaye, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

14. Associates (continued)

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Non-current assets	2,325,420	2,326,938
Current assets	2,047	2,160
Current liabilities	(3,331)	(3,364)
Net assets attributed to equity shareholders	2,324,136	2,325,734
Group's interest in associate	58.63%	58.63%
Carrying amount in the consolidated financial statements	1,362,641	1,363,578
Included in the above assets and liabilities:		
Cash and cash equivalents	1,689	1,806

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Revenue	-	-
(Loss)/profit for the year from continuing operations	(1,598)	12,308
Total comprehensive income	(1,598)	12,308
Group's effective interest	58.63%	58.63%
Share of results (net of tax expense) of associate	(937)	7,216
Included in the above profit:		
Interest income	3	14,331

(e) Other individually immaterial associates

Summarised financial information of other individually immaterial associates, adjusted for any differences in accounting policies, and a reconciliation to the carrying amount in the consolidated financial statements, are disclosed below:

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Profit for the year from continuing operations	339,644	993,774
Total comprehensive income	342,072	1,026,050
Aggregate amount of the results of associates	20,265	(75,008)

15. Deferred tax

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

	At 1 January	*Acquisition of subsidiaries (note 29)*	*Disposal of subsidiaries (note 29)*	*Recognised in other comprehensive income (note 10)*	*Recognised in profit or loss*	*Reclassified to assets held for sale*	*At 31 December*
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Deferred tax assets							
31 December 2023 (Restated)							
Unutilised tax losses	238,028	-	-	-	(77,825)	15,126	175,329
Lease liabilities	237,541	-	-	-	95,243	-	332,784
Others	29,610	369	(6,549)	-	91,781	-	115,211
	505,179	369	(6,549)	-	109,199	15,126	623,324
31 December 2024							
Unutilised tax losses	175,329	-	-	-	49,178	-	224,507
Investment properties	-	-	-	-	324,917	-	324,917
Lease liabilities	332,784	-	-	-	119,359	-	452,143
Others	115,211	2	-	-	(2,824)	33,431	145,820
	623,324	2	-	-	490,630	33,431	1,147,387
Deferred tax liabilities							
31 December 2023 (Restated)							
Investment properties	(8,948,851)	(226,679)	725,173	-	(278,928)	914,767	(7,814,518)
Other investments	(270,603)	-	-	51,515	(51,985)	-	(271,073)
Right-of-use assets	(220,887)	-	-	-	(72,883)	-	(293,770)
Others	(561,016)	-	-	-	19,997	-	(541,019)
	(10,001,357)	(226,679)	725,173	51,515	(383,799)	914,767	(8,920,380)
31 December 2024							
Investment properties	(7,814,518)	(591,724)	450,464	-	1,070,521	378,502	(6,506,755)
Other investments	(271,073)	-	-	31,068	(221,133)	-	(461,138)
Right-of-use assets	(293,770)	-	-	-	(94,562)	-	(388,332)
Office buildings held for own use carried at fair value	-	(21,667)	-	(1,197)	-	-	(22,864)
Others	(541,019)	-	-	-	46,650	-	(494,369)
	(8,920,380)	(613,391)	450,464	29,871	801,476	378,502	(7,873,458)

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 statement of financial position as follows:

	31 December 2024	*31 December 2023*
	RMB'000	RMB'000 (Restated)
Deferred tax assets	900,999	507,418
Deferred tax liabilities	(7,627,070)	(8,804,474)

15. Deferred tax (continued)

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 there from:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Tax losses	6,307,750	5,858,165

Tax losses are subject to agreement by the tax authorities and compliance with tax regulations in the respective countries in which the subsidiaries operate. As at 31 December 2024, unrecognised tax losses amounting to approximately RMB6,307,750,000 (31 December 2023: RMB5,858,165,000) 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. As at 31 December 2024, the Group has not recognised a deferred tax liability amounting to approximately RMB484,139,000 (31 December 2023: RMB396,482,000) in respect of undistributed earnings of PRC subsidiaries because the Group can control the timing of the distribution and it is probable that the dividend will not be distributed to their holding companies outside the PRC in the foreseeable future.

16. Property, plant and equipment

	Furniture, fittings and equipment RMB'000	*Assets under construction* RMB'000	*Buildings held for own use carried at amortised cost* RMB'000	*Buildings held for own use carried at fair value* RMB'000	*Right-of-use assets* RMB'000	*Total* RMB'000
Cost						
At 1 January 2023 (Restated)	4,405,347	1,883,925	548,503	-	3,334,786	10,172,561
Acquisition of subsidiaries	477,510	1,093,698	-	-	234,585	1,805,793
Additions	359,724	1,742,696	-	-	790,020	2,892,440
Interest and right-of-use asset depreciation expenses capitalised	26,560	77,646	-	-	-	104,206
Disposal of subsidiaries	(11,503)	-	-	-	-	(11,503)
Disposals	(14,063)	(2,873)	-	-	(335,393)	(352,329)
Transfers	777,225	(911,210)	-	-	133,985	-
Reclassification to asset held for sale	(559)	4	-	-	-	(555)
At 31 December 2023 (Restated)	6,020,241	3,883,886	548,503	-	4,157,983	14,610,613
Acquisition of subsidiaries (note 29)	14,493	-	-	896,600	-	911,093
Additions	377,047	887,933	-	-	506,212	1,771,192
Interest and right-of-use asset depreciation expenses capitalised	-	194,005	-	-	-	194,005
Disposal of subsidiaries (note 29)	(14)	-	-	-	-	(14)
Disposals	(65,945)	(42,698)	-	(53,187)	(248,087)	(409,917)
Transfers	2,185,217	(2,185,217)	-	-	-	-
Changes in fair value recognised in OCI	-	-	-	4,787	-	4,787
Reclassification from asset held for sale	19,791	268	-	-	-	20,059
At 31 December 2024	8,550,830	2,738,177	548,503	848,200	4,416,108	17,101,818
Accumulated depreciation and impairment						
At 1 January 2023 (Restated)	(340,783)	-	(66,436)	-	(346,028)	(753,247)
Acquisition of subsidiaries	(15,480)	-	-	-	-	(15,480)
Charge for the year	(510,177)	-	(8,396)	-	(285,340)	(803,913)
Disposal of subsidiaries	589	-	-	-	-	589
Disposals	1,536	-	-	-	115,751	117,287
Reclassification to asset held for sale	2,581	-	-	-	-	2,581
At 31 December 2023 (Restated)	(861,734)	-	(74,832)	-	(515,617)	(1,452,183)
Acquisition of subsidiaries (note 29)	(13,402)	-	-	-	-	(13,402)
Charge for the year	(545,695)	-	(15,925)	-	(344,680)	(906,300)
Disposal of subsidiaries (note 29)	14	-	-	-	-	14
Disposals	45,916	-	-	-	145,323	191,239
Impairment	(229,175)	(108,108)	-	-	(380,536)	(717,819)
Reclassification from asset held for sale	(11,151)	-	-	-	-	(11,151)
At 31 December 2024	(1,615,227)	(108,108)	(90,757)	-	(1,095,510)	(2,909,602)
Carrying amounts						
At 31 December 2023 (Restated)	5,158,507	3,883,886	473,671	-	3,642,366	13,158,430
At 31 December 2024	6,935,603	2,630,069	457,746	848,200	3,320,598	14,192,216

Property, plant and equipment with carrying value totalling approximately RMB 4,506,842,000 as at 31 December 2024 (31 December 2023: RMB 3,023,395,000) were mortgaged to secure credit facilities for the Group (note 25).

Interest capitalised as costs of property, plant and equipment amounted to approximately RMB 95,472,000 (31 December 2023: RMB 89,018,000) during the year. The capitalisation rates of borrowings range from 3.43% to 4.90% per annum for the year ended 31 December 2024 (31 December 2023: 4.15% to 4.75%).

16. Property, plant and equipment (continued)

Impairment loss

During the year ended 31 December 2024, management assesses recoverable amounts of property, plant and equipment for certain data centers with impairment indicators using discounted cash flow forecasts. As a result, impairment losses of property, plant and equipment of RMB718 million (2023: Nil) associated with these data centers have been recognised at 31 December 2024. The aggregated recoverable amounts of these data centers based on their value-in-use amounted to RMB450,608,000 as at 31 December 2024, which was determined using a post-tax discount rate of 8.90%.

17. Intangible assets

	Goodwill RMB'000	*Trademark* RMB'000	*License rights* RMB'000	*Customer relationship* RMB'000	*Total* RMB'000
Cost					
At 1 January 2023 (Restated)	3,878,311	162,855	96,128	932,020	5,069,314
Additions	-	-	-	3,084	3,084
Effect of movements in exchange rates	15,353	(79)	-	-	15,274
At 31 December 2023 (Restated)	3,893,664	162,776	96,128	935,104	5,087,672
Effect of movements in exchange rates	(1,444)	-	-	-	(1,444)
At 31 December 2024	3,892,220	162,776	96,128	935,104	5,086,228
Accumulated amortisation					
At 1 January 2023 (Restated)	-	(105,696)	(11,171)	(49,734)	(166,601)
Charge for the year	-	(12,190)	(7,557)	(101,782)	(121,529)
Effect of movements in exchange rates	-	3,257	-	-	3,257
At 31 December 2023 (Restated)	-	(114,629)	(18,728)	(151,516)	(284,873)
Charge for the year	-	(8,807)	(8,135)	(101,010)	(117,952)
Effect of movements in exchange rates	-	(621)	-	-	(621)
At 31 December 2024	-	(124,057)	(26,863)	(252,526)	(403,446)
Carrying amounts:					
At 31 December 2023 (Restated)	3,893,664	48,147	77,400	783,588	4,802,799
At 31 December 2024	3,892,220	38,719	69,265	682,578	4,682,782

Impairment tests for cash-generating units containing goodwill

Goodwill is allocated to the Group's cash-generating units (CGU) identified according to country of operation and operating segment, carrying amount of each CGU is as follows:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Data Center Group	1,968,373	1,968,373
GLP China (Note)	1,548,856	1,550,300
ACL Group	374,991	374,991
Total	3,892,220	3,893,664

Note: Relates to the leasing of logistic facilities and provision of asset management services in China and excludes the ACL Group and Data Center Group.

17. Intangible assets (continued)

(a) Data Center Group

The recoverable amount of the CGU is determined based on value in use calculation. The value in use calculation is a discounted cash flow model using cash flow projections based on the most recent budgets and forecasts approved by management covering ten years. Cash flows beyond these periods are extrapolated using the estimated terminal growth rate. The discount rate applied is the weighted average cost of capital from the relevant business segment. The terminal growth rate used does not exceed management's expectation of the long-term average growth rate of the respective industry and country in which the CGU operates. The post-tax discount rate and terminal growth rate used as at 31 December 2024 are 8.90% and 2.00% respectively (31 December 2023: 9.74% and 2.00%). The Group believes that any reasonably possible changes in the above key assumptions applied are not likely to materially cause the recoverable amount to be lower than its carrying amount.

(b) GLP China

The recoverable amount of the CGU is determined based on fair value less costs of disposal. The CGU comprises following categories: development business, fund management, investment properties and other investments as at 31 December 2024. In determining fair value, a combination of approaches were used, including the direct comparison, income capitalisation, discounted cash flow and residual approaches. The direct comparison approach involves the analysis of comparable properties or public companies, the Group invests in companies listed in active markets, and these equity securities are stated at their fair values at the reporting date. The income capitalisation approach capitalises an income stream into a present value using single-year capitalisation 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 approach 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 approach 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.

As at 31 December 2024, key assumptions on which management has based its determination of fair value less costs to sell or disposal are capitalisation rate 3.10% - 7.25% (31 December 2023: 3.10% - 7.00%), discount rate 4.31% - 10.25% (31 December 2023: 5.10% - 10.00%), terminal yield capitalisation rate 3.10% - 7.25% (31 December 2023: 3.10% - 7.00%). The Group believes that any reasonably possible changes in the above key assumptions applied are not likely to cause the recoverable amount to be materially lower than its carrying amount.

17. Intangible assets (continued)

(c) ACL Group

The recoverable amount of the CGU is determined based on value in use calculation. The value in use calculation is a discounted cash flow model using cash flow projections based on the most recent budgets and forecasts approved by management covering ten years. Cash flows beyond these periods are extrapolated using the estimated terminal growth rate. The discount rate applied is the weighted average cost of capital from the relevant business segment. The terminal growth rate used does not exceed management's expectation of the long-term average growth rate of the respective industry and country in which the CGU operates. The post-tax discount rate and terminal growth rate used as at 31 December 2024 are 6.50% and 3.00% respectively (31 December 2023: 7.50% and 3.00%). The Group believes that any reasonably possible changes in the above key assumptions applied are not likely to materially cause the recoverable amount to be lower than its carrying amount.

18. Other investments

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Listed equity securities - at FVOCI (non-recycling)	-	1,306,913
Listed REIT securities - at FVOCI (non-recycling)	1,292,826	1,321,899
Listed equity securities - at FVTPL	862,071	1,316,333
Unlisted equity securities - at FVTPL	14,416,728	14,263,036
Unlisted equity securities - at FVOCI (non-recycling)	374,162	377,681
	16,945,787	18,585,862

As at 31 December 2023, listed equity securities included equity interests in two listed companies which the Group designated as investments at FVOCI (non-recycling), because these investments were held for strategic purposes. These securities were disposed of during the year ended 31 December 2024, resulting in disposal gains of RMB521,070,000.

As at 31 December 2024, listed REIT securities included 387,653,737 Units (31 December 2023: 387,653,737) 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 RMB75,467,000 were received on these listed investments during the year ended 31 December 2024 (year ended 31 December 2023: RMB106,612,000).

Other investments with carrying value totaling approximately RMB801,325,000 as at 31 December 2024 (31 December 2023: RMB Nil) were mortgaged to secure credit facilities for the Group (note 25).

19. Other non-current assets

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Trade receivables	174,423	206,772
Prepayments	28,935	51,739
Deferred management costs	8,175	425
Loans to joint ventures	2,413,638	11,686
Loans to other related parties	-	50,650
Loans to non-controlling interests	56,101	50,650
Consideration receivables due from other related parties	10,205,251	9,687,649
Deposits	140,097	138,568
Amount due from joint ventures (non-trade)	444,747	-
Other investments held for disposal	348,705	400,129
Other non-current receivables	384,017	405,173
	14,204,089	11,003,441

As at 31 December 2024, The loans to joint ventures are repayable after one year, and bear interest at 5.50%-5.70% (31 December 2023: the amount was due within one year and bore interest at 5.70%-7.90%) per annum, except for a loan of RMB11,860,000 (31 December 2023: RMB11,686,000) which is interest-free at the reporting period end.

Consideration receivables due from other related parties, including loan notes with principal amounts of RMB 9,300,202,000 (31 December 2023: RMB9,163,449,000) are unsecured, bear a fixed interest rate of 4.00% per annum.

20. Trade and other receivables

	31 December 2024 RMB'000	31 December 2023 RMB'000 (Restated)
Net trade receivables:		
- Trade receivables	1,345,623	1,001,357
- Impairment losses	(46,412)	(29,510)
	1,299,211	971,847
Amounts due from joint ventures:		
- Trade	45,466	56,326
- Non-trade	387,837	1,578,718
- Loans to joint ventures	22,261	3,272,069
	455,564	4,907,113
Amounts due from associates:		
- Trade	57,028	40,160
- Non-trade	696,643	390,566
- Loans to associates	1,109,782	1,426,769
	1,863,453	1,857,495
Amounts due from non-controlling interests:		
- Non-trade	93,619	37,164
- Loans to non-controlling interests	115,574	115,574
	209,193	152,738
Amounts due from intermediate holding companies and other related parties:		
- Trade	24,575	37,773
- Non-trade	15,831,423	24,040,141
	15,855,998	24,077,914
Loans to third parties	137,614	159,642
Deposits	918,142	949,932
Net other receivables:		
- Other receivables	2,843,230	3,407,621
- Impairment losses	(39,195)	(30,841)
	2,804,035	3,376,780
Prepayments	133,278	86,504
	23,676,488	36,539,965

The non-trade amounts due from joint ventures, associates, non-controlling interests, intermediate holding companies 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.

On 31 December 2023, the Group disposed all of its interest (34.70%) in CIP V to a fellow subsidiary at a consideration of US$727,651,000, (equivalent to RMB5,230,647,000). As at 31 December 2024, this consideration is expected to be settled in cash before 31 December 2025 (see note 29).

20. Trade and other receivables (continued)

The loans to joint ventures, associates and non-controlling interests are unsecured, bear effective interests ranging from 4.00% to 10.00% (31 December 2023: 1.50% to 10.00%) per annum, except for an amount of approximately RMB573,466,000 (31 December 2023: RMB897,724,000) which is interest-free.

The loans to third parties in relation to acquisition of new investments are secured, repayable within the next 12 months, and bear effective interest rates ranging from 5.00% to 10.00% (31 December 2023: 10.00%) per annum, except for an amount of approximately RMB33,524,000 (31 December 2023: RMB56,264,000) which is interest-free upon completion of the acquisition.

Deposits include an amount of approximately RMB825,830,000 (31 December 2023: RMB833,830,000) in relation to the acquisition of new investments. Other receivables comprise principally interest receivable and VAT recoverable.

Trade receivables are due on the date of billing. Further details on the Group's credit policy are set out in note 30(a).

Trade receivables with carrying value totalling approximately RMB101,884,000 as at 31 December 2024 (31 December 2023: RMB53,235,000) were pledged as security for bank loans.

(a) Impairment of trade and other receivables

The Group measures loss allowances for trade receivables and contract assets at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables as at 31 December 2023 and 31 December 2024:

		31 December 2023	
	Expected loss rate %	*Gross carrying amount* RMB'000 (Restated)	*Loss allowance* RMB'000 (Restated)
Within 1 month	1.36	861,341	(11,701)
1 to 2 months	6.83	50,752	(3,466)
2 to 3 months	10.23	29,967	(3,067)
3 to 6 months	7.46	44,600	(3,329)
7 to 12 months	31.29	9,824	(3,074)
Over 12 months	100.00	4,873	(4,873)
		1,001,357	(29,510)

20. Trade and other receivables (continued)

	Expected loss rate	*31 December 2024* *Gross carrying amount*	*Loss allowance*
	%	RMB'000	RMB'000
Within 1 month	0.57	1,152,427	(6,580)
1 to 2 months	10.77	78,157	(8,420)
2 to 3 months	26.47	24,629	(6,518)
3 to 6 months	18.79	35,247	(6,621)
7 to 12 months	24.43	48,814	(11,924)
Over 12 months	100.00	6,349	(6,349)
		1,345,623	(46,412)

Expected loss rates are based on actual loss experience over the past 12 months. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

Movement in the loss allowance account in respect of trade and other receivables during the year is as follows:

	31 December 2024	*31 December 2023*
	RMB'000	RMB'000 (Restated)
Balance at 1 January	60,351	39,810
Impairment loss recognised	78,899	24,484
Amounts written off	(53,643)	-
Disposal of subsidiaries	-	(3,943)
Balance at 31 December	85,607	60,351

Credit risk arising from loans to joint ventures, loans to associates, loans to non-controlling interests and loans to third parties.

The loans to joint ventures, the loans to associates, the loans to non-controlling interests and the loans to third parties are repayable within the next 12 months. The Group considers that the credit risk arising from these loans are insignificant as the loans are within the credit period.

21. Assets classified as held for sale and disposal group held for sale

	Note	*31 December 2024* RMB'000	*31 December 2023* RMB'000 (Restated)
Assets of disposal groups held for sale	(a)	7,138,515	15,780,246
Liabilities of disposal groups held for sale	(b)	(2,499,621)	(6,355,202)
		4,638,894	9,425,044

During the period from August 2023 to December 2024, the Group initiated and committed to plans to dispose of groups of subsidiaries and joint venture to related parties and third parties. The disposal consideration will be based on the fair value of the subsidiaries and joint venture. 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 and joint venture in the disposal groups are presented as assets held for sale and liabilities held for sale respectively as at 31 December 2024 and 2023.

(a) Assets of disposal groups held for sale comprise:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Investment properties	6,793,000	14,716,000
Cash at bank	127,209	846,276
Other assets	218,306	217,970
Assets held for sale	7,138,515	15,780,246

(b) Liabilities of disposal groups held for sale comprise:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Loans and borrowings	(1,426,851)	(4,604,020)
Deferred tax liabilities	(737,495)	(1,104,934)
Other liabilities	(335,275)	(646,248)
Liabilities held for sale	(2,499,621)	(6,355,202)

22. Cash and cash equivalents

(a) Cash and cash equivalents comprise:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Cash at bank	6,352,074	6,664,854
Restricted cash (note)	2,596,102	1,353,263
Cash and cash equivalents in consolidated statement of financial position	8,948,176	8,018,117
Restricted cash	(2,596,102)	(1,353,263)
Cash and cash equivalents in disposal groups	127,209	846,276
Cash and cash equivalents in the consolidated cashflow statement	6,479,283	7,511,130

The effective interest rates relating to certain cash at bank balances at reporting date for the Group ranged from 0.01% to 4.50% (31 December 2023: 0.01% to 4.50%) per annum respectively.

Note:

The Group has pledged bank deposit of RMB 501,000,000 (2023: RMB 400,800,000) 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 31 December 2024, the outstanding amount of the relevant bank borrowings was approximately RMB 3,840,000,000 (31 December 2023: RMB 3,920,000,000). As at and during the year ended 31 December 2024, there was no overdue payment in respect of these bank borrowings (2023: Nil) and the amount added this year is further collateral deposited in the amount of RMB 100,200,000.

The Group has pledged bank deposit of RMB 2,070,000,000 (2023: Nil) for bank borrowings of GLP China Holdings Limited. The Group's subsidiary, GLP Investment (Shanghai) Co. Ltd., has provided corporate guarantees for the above-mentioned bank borrowings. As at 31 December 2024, the outstanding amount of the relevant bank borrowings was approximately RMB 1,570,000,000 (31 December 2023: Nil). As at and during the year ended 31 December 2024, there was no overdue payment in respect of these bank borrowings (2023: Nil). These bank borrowings have been fully paid in January 2025, and the restricted bank deposit and corporate guarantees have been released following the full repayment of the bank borrowings.

As at 31 December 2024, bank deposit of RMB23,081,000 (31 December 2023: RMB 33,463,000) was pledged as performance guarantees for construction projects of certain companies.

As at 31 December 2024, bank deposit of RMB2,020,000 (31 December 2023: Nil) was restricted due to litigation.

22. Cash and cash equivalents (continued)

(b) Reconciliation of liabilities arising from financing activities:

The table below details changes in the Group's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the cash flow statement as cash flows from financing activities.

	Loans and borrowings (note 25) RMB'000	*Loans from non-controlling interests, joint ventures, associate, third parties and other related parties* (notes 26 and 27) RMB'000	*Lease liabilities* (note 28) RMB'000	*Interest payable* (note 27) RMB'000	*Total* RMB'000
At 1 January 2023 (Restated)	67,705,227	262,482	2,018,358	666,953	70,653,020
Changes from financing cash flows:					
Proceeds from bank loans and other financial institutions	37,705,117	-	-	-	37,705,117
Repayment of bank loans and other financial institutions	(37,019,330)	-	-	-	(37,019,330)
Repayment of bonds	(4,900,000)	-	-	-	(4,900,000)
Redemption of bonds	(388,470)	-	-	-	(388,470)
Proceeds of loans from non-controlling interests	-	22,000	-	-	22,000
Repayment of loans from non-controlling interests	-	(249,675)	-	-	(249,675)
Proceeds of loans from associates	-	516,784	-	-	516,784
Repayment of loans from associates	-	(614,346)	-	-	(614,346)
Proceeds of loans from third parties	-	116,190	-	-	116,190
Proceeds of loans from other related parties	-	735,314	-	-	735,314
Repayment of loans from other related parties	-	(809,650)	-	-	(809,650)
Cash payments for principal portion of lease liabilities	-	-	(189,439)	-	(189,439)
Cash payments for interest portion of lease liabilities	-	-	(107,541)	-	(107,541)
Interest paid	-	-	-	(4,297,691)	(4,297,691)
Total changes from financing cash flows	(4,602,683)	(283,383)	(296,980)	(4,297,691)	(9,480,737)
Other changes:					
Acquisition of subsidiaries (note 29)	704,632	-	-	17,219	721,851
Disposal of subsidiaries (note 29)	(18,507,962)	-	-	(3,932)	(18,511,894)
Additions	-	-	597,859	-	597,859
Interest expense	-	-	113,492	4,288,470	4,401,962
Effect of movements in exchange rates	534,038	-	-	30,438	564,476
Amounts reclassified as held for sale	15,912,224	1,490,315	-	-	17,402,539
Total other changes	(1,357,068)	1,490,315	711,351	4,332,195	5,176,793
At 31 December 2023 (Restated)	61,745,476	1,469,414	2,432,729	701,457	66,349,076

22. Cash and cash equivalents (continued)

	Loans and borrowings (note 25) RMB'000	*Loans from non-controlling interests, joint ventures, associates third parties and amounts due to other related parties* (notes 26 and 27) RMB'000	*Lease liabilities* (note 28) RMB'000	*Interest payable* (note 27) RMB'000	*Total* RMB'000
At 1 January 2024	61,745,476	1,469,414	2,432,729	701,457	66,349,076
Changes from financing cash flows:					
Proceeds from bank loans and other financial institutions	24,821,644	-	-	-	24,821,644
Repayment of bank loans and other financial institutions	(20,046,192)	-	-	-	(20,046,192)
Repayment of bonds	(14,554,953)	-	-	-	(14,554,953)
Proceeds of loans from non-controlling interests	-	6,850	-	-	6,850
Repayment of loans from joint ventures	-	(374,000)	-	-	(374,000)
Proceeds of loans from associates	-	232,607	-	-	232,607
Repayment of loans from associates	-	(330,237)	-	-	(330,237)
Proceeds of loans from third parties	-	1,800	-	-	1,800
Proceeds of loans from other related parties	-	1,087,431	-	-	1,087,431
Repayment of loans from other related parties	-	(821,765)	-	-	(821,765)
Proceeds received from amount due to related parties	-	508,372	-	-	508,372
Cash payments for principal portion of lease liabilities	-	-	(154,914)	-	(154,914)
Cash payments for interest portion of lease liabilities	-	-	(131,746)	-	(131,746)
Interest paid	-	-	-	(3,233,958)	(3,233,958)
Total changes from financing cash flows	(9,779,501)	311,058	(286,660)	(3,233,958)	(12,989,061)
Other changes:					
Acquisition of subsidiaries (note 29)	1,622,277	-	-	-	1,622,277
Disposal of subsidiaries (note 29)	(732,872)	-	-	-	(732,872)
Additions	-	-	343,031	-	343,031
Interest expense	-	-	202,522	3,116,191	3,318,713
Disposals	-	-	(63,651)	-	(63,651)
Effect of movements in exchange rates	166,738	-	-	41,890	208,628
Amounts reclassified as held for sale	3,243,176	1,236,235	-	-	4,479,411
Total other changes	4,299,319	1,236,235	481,902	3,158,081	9,175,537
At 31 December 2024	56,265,294	3,016,707	2,627,971	625,580	62,535,552

23. Share capital and capital management

(a) Movements in components of equity

The reconciliation between the opening and closing balances of each component of the Group's consolidated equity is set out in the consolidated statement of changes in equity. Details of the changes in the Company's individual components of equity between the beginning and the end of the year are set out below:

Company	*Share capital* RMB'000	*Retained earnings* RMB'000	*Total* RMB'000
Balance at 1 January 2023 (Restated)	42,857,520	5,032,217	47,889,737
Total comprehensive income for the year	-	(2,496,304)	(2,496,304)
Balance at 31 December 2023 (Restated)	42,857,520	2,535,913	45,393,433
Total comprehensive income for the year	-	(1,708,368)	(1,708,368)
Balance at 31 December 2024	42,857,520	827,545	43,685,065

(b) Share capital

Issued share capital

	31 December	
	No. of shares '000	RMB'000
Ordinary shares, issued and fully paid:	6,950,825	42,857,520

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 regarding to the Company's residual assets.

(c) Dividends

The Board of Directors has not declared any dividend in respect of the years ended 31 December 2024 and 2023.

23. Share capital and capital management (continued)

(d) 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 maximise shareholder's value. The Group defines "capital" as including all components of equity plus loans from its holding companies 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 larger 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, which is defined as net borrowings divided by total equity (including non-controlling interests).

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Loans and borrowings	56,265,294	61,745,476
Loans from non-controlling interests	74,449	44,390
Loans from third parties	31,143	30,909
Loans from joint ventures	20,334	20,035
Loans from associates	441,248	286,440
Finance lease payable	1,232,365	1,151,381
Lease liabilities	2,627,971	2,432,729
Total debt	60,692,804	65,711,360
Less: cash and cash equivalents	(8,948,176)	(8,018,117)
Net debt	51,744,628	57,693,243
Total equity	128,063,887	136,927,294
Total assets	214,105,557	234,542,568
Net debt to equity ratio	40.41%	42.13%
Net debt to asset (excluding cash) ratio	25.22%	25.47%

23. Share capital and capital management (continued)

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 changes in the Group's approach to capital management during the year.

During year 2024, the Group's strategy, which was unchanged from the year ended 31 December 2023, was to maintain net debt-to-asset ratio of no more than 45% or net debt-to-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 fulfilment 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. Further details of the Group's management of liquidity risk are set out in note 30(b). As at and during the year ended 31 December 2024, none of the covenants relating to drawn down facilities had been breached (31 December 2023: none).

24. Reserves

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Capital reserve	430,297	490,631
Equity compensation reserve	240,416	240,416
Currency translation reserve	275,721	207,232
Fair value reserve (non-recycling)	(267,000)	446,865
Property revaluation reserve	3,590	-
Other reserve	(9,535,408)	(9,535,408)
Retained earnings	57,591,745	63,562,761
	48,739,361	55,412,497

The capital reserve comprises mainly equity transactions gain or loss from the changes in the Group's interest in a subsidiary that do not result in a loss of control and the Group's share of the 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 the Company's 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.

24. Reserves (continued)

The property revaluation reserve has been set up and is dealt with in accordance with the accounting policies adopted for land and buildings held for own use in 2(i).

The fair value reserve (non-recycling) comprises the cumulative net change in the fair value of equity investments designated at FVOCI under HKFRS 9 that are held at the end of the reporting period (see note 2(h)).

Other reserve mainly represents capital contributions from the immediate 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.

As at 31 December 2024, retained earnings include an amount of approximately RMB 2,133,994,000 (31 December 2023: RMB1,874,196,000) to be transferred to statutory reserve before distribution of any dividends to shareholders in the future.

25. Loans and borrowings

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Non-current liabilities		
Secured loans from banks and other financial institutions	29,690,419	23,561,533
Unsecured loans from banks and other financial institutions	9,353,763	3,965,126
Unsecured bonds	4,993,581	6,475,623
	44,037,763	34,002,282
Current liabilities		
Secured loans from banks and other financial institutions	3,568,688	2,578,144
Unsecured loans from banks and other financial institutions	7,103,789	10,641,814
Unsecured bonds	1,555,054	14,523,236
	12,227,531	27,743,194

The weighted average interest rates for bank borrowings and bonds is 4.84% (2023: 4.70%) per annum.

Subsequent to the end of the reporting period and up to the approval date of these financial statements, current unsecured bonds of approximately RMB1,000,000,000 have been repaid.

26. Other non-current liabilities

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Deposits received	264,002	211,322
Employee bonus and incentive payable	-	82,408
Loans from non-controlling interests	4,400	5,220
Loans from third parties	25,148	30,909
Loans from associates	441,248	286,440
Lease liabilities (note 28)	2,420,009	2,231,020
Deposits received for disposal of other investments	348,705	400,129
Consideration payable for acquisition of subsidiaries and joint ventures	-	243,398
Finance lease payable	998,240	1,077,521
Amounts due to other related parties	713,982	713,982
Deferred income	51,530	-
Others	58,179	56,315
	5,325,443	5,338,664

27. Trade and other payables

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Trade payables	589,442	318,708
Notes payables	149,924	29,437
Accrued construction costs	2,786,366	3,251,417
Accrued operating expenses	707,298	622,511
Contract liabilities	194,449	202,860
Interest payable	520,803	605,576
Deposits received	435,185	1,369,244
Amounts due to:		
- Intermediate holding company and other related parties (trade)	1,888,735	1,447,591
- Intermediate holding company and other related parties (non-trade)	2,954,793	2,340,564
- Non-controlling interests (trade)	10,375	16,134
- Non-controlling interests (non-trade)	215,507	330,321
- Joint ventures (trade)	3,905	796
- Joint ventures (non-trade)	11,197	10,502
- Associates (trade)	84,312	478
- Associates (non-trade)	634,664	941,249
Interest payable on loans from other related parties	34,335	34,335
Loans from non-controlling interests	70,049	39,170
Interest payable on loans from non-controlling interests	64,677	60,008
Loan from joint ventures	20,334	20,035
Loans from third parties	6,000	-
Interest payable on loans from third parties	2,825	1,410
Interest payable on loans from associates	2,940	128
Consideration payable for acquisition of subsidiaries	234,928	328,905
Deposits received and accrued expenses for disposal of investment properties	125,647	384,373
Other payables	672,962	924,209
Finance lease payable	234,125	73,860
Lease liabilities (note 28)	207,962	201,709
	12,863,739	13,555,530

The non-trade amounts due to intermediate holding company and other related parties, non-controlling interests, joint ventures, and associates are unsecured, interest-free and have no fixed repayment terms. The loans from non-controlling interests and joint ventures are unsecured and repayable within the next 12 months. The interest-bearing loans from non-controlling interests and joint ventures bear effective interest rate of 1.50% to 8.00% (31 December 2023: 5.00%) per annum as at the reporting date.

28. Lease liabilities

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

	At 31 December 2024	
	Present value of the minimum lease payments RMB'000	*Total minimum lease payments* RMB'000
Within 1 year	207,962	330,404
After 1 year but within 2 years	212,014	324,540
After 2 years but within 5 years	715,488	988,218
After 5 years	1,492,507	1,810,200
	2,627,971	3,453,362
Less: total future interest expenses		(825,391)
Present value of lease liabilities		2,627,971

	At 31 December 2023	
	Present value of the minimum lease payments RMB'000 (Restated)	*Total minimum lease payments* RMB'000 (Restated)
Within 1 year	201,709	288,901
After 1 year but within 2 years	175,515	309,020
After 2 years but within 5 years	555,584	820,038
After 5 years	1,499,921	1,870,855
	2,432,729	3,288,814
Less: total future interest expenses		(856,085)
Present value of lease liabilities		2,432,729

29. Notes to cash flow statement

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 and possession of qualification for architecture designing.

(i) The list of material subsidiaries acquired during the year ended 31 December 2024 is as follows:

Name of subsidiaries	*Date acquired*	*Equity interest acquired* %
Puyang (Shanghai) Development Co., Ltd.	February 2024	100
Chengdu Times Noah Ark Education Software Co., Ltd.	February 2024	100
Chengdu Times Noah Ark Information Technology Co., Ltd.	February 2024	100
GLP I-Park Xi An Science & Technology Industrial Development Co., Ltd.	March 2024	95
Shenyang Transfar Logistics Base Co., Ltd.	May 2024	100
Haining Tongchi Logistics Facilities Co., Ltd.	August 2024	100

Note: All entities above were acquired from related parties under common control. Differences between the consideration paid and the net assets acquired amounting to RMB 44,891,000 have been debited to capital reserve.

(ii) The list of material subsidiaries acquired during the year ended 31 December 2023 is as follows:

Name of subsidiaries	*Date acquired*	*Equity interest acquired* %
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
Tenglong East Lake (Wuhan) Technology Co., Ltd.	August 2023	70
Dragon Shanghai Pte. Ltd.	September 2023	70
Shanghai Linpu Supply Chain Management Co., Ltd.	November 2023	100
Shanghai Lingang GLP Warehousing & Logistics Development Co.,Ltd.	November 2023	100

29. Notes to cash flow statement (continued)

Effect of the acquisitions

The cash flow and the net assets of the subsidiaries acquired during the years ended 31 December 2024 and 2023 are provided below:

	Year ended 31 December 2024 Recognised values on acquisition RMB'000	*Year ended 31 December 2023 Recognised values on acquisition* RMB'000 (Restated)
Investment properties	4,986,400	1,546,000
Property, plant and equipment	897,691	1,790,313
Deferred tax assets	2	369
Other assets	22,768	114
Cash and cash equivalents	428,660	158,640
Trade and other receivables	99,702	294,999
Trade and other payables	(248,459)	(651,165)
Loans and borrowings	(1,622,277)	(704,632)
Current tax payable	(1,222)	(2,024)
Deferred tax liabilities	(613,391)	(226,679)
Other non-current liabilities	(76,621)	-
Non-controlling interests	(120,083)	(192,394)
Net assets acquired	3,753,170	2,013,541
Loss on acquisition of subsidiaries	44,891	-
Purchase consideration	3,798,061	2,013,541
Satisfied through non-cash settlement	(2,924,091)	-
Fair value of previous held equity interest	-	(627,697)
Consideration payable	(101,336)	(67,160)
Cash of subsidiaries acquired	(428,660)	(158,640)
Payment of consideration in relation to prior years' acquisitions	463,116	2,508,681
Cash outflow on acquisitions of subsidiaries	807,090	3,668,725

The total related acquisition costs for the above-mentioned subsidiaries amounted to approximately RMB 3,798,061,000 (year ended 31 December 2023: RMB 2,013,541,000).

29. Notes to cash flow statement (continued)

From the respective dates of acquisitions to 31 December 2024, the above-mentioned acquisitions contributed revenue of approximately RMB 285,080,000 and net profit of approximately RMB 52,585,000 to the Group's results for the year, before accounting for financing costs attributable to the acquisitions. Had the acquisitions occurred on 1 January 2024, management estimates that the above-mentioned acquisitions would have contributed approximately RMB 361,755,000 and RMB 72,422,000 to the Group's revenue and net gain respectively for year ended 31 December 2024.

Disposals of subsidiaries

(i) The list of material subsidiaries disposed during the year ended 31 December 2024 is as follows:

Name of subsidiaries	*Notes*	*Date disposed*	*Equity interest disposed* %
GLP Pumin Logistics Co.Ltd. (#)	Note2	January 2024	100
GLP Harbin Hanan Logistics Facilities Co., Ltd. (#)	Note2	January 2024	100
GLP Shanghai Shenjiang Logistics Facilities Co.,Ltd. (#)	Note2	January 2024	100
Kunshan Luhua Enterprise Management Co., Ltd.		March 2024	100
CLH (86) Pte Ltd	Note2	March 2024	100
GLP China Capital Investment 23 Limited	Note1	April 2024	100
CLH 97 (HK) Limited (#)	Note1	April 2024	100
Kunshan Createc Automation Tech Co., Ltd. (#)	Note1	September 2024	100
CLH 25 (HK) Limited (#)	Note1	September 2024	100
Weishang Storage Services Co., Ltd. (#)	Note1	October 2024	100
Zhongbao Logistics Co.Ltd.		December 2024	100

These subsidiaries were classified as held for sale as at 31 December 2023.

29. Notes to cash flow statement (continued)

(ii) The list of material subsidiaries disposed during the year ended 31 December 2023 is as follows:

Name of subsidiaries	*Notes*	*Date disposed*	*Equity interest disposed* %
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 3	June 2023	100
GLP Chongqing Banan Logistics facilities Co., Ltd.	Note 3	June 2023	100
GLP Heshan Logistics Facilities Co., Ltd.	Note 3	June 2023	100
SZITIC Shenzhen Commercial Property Co. Ltd.		August 2023	100
GLP Yangzhou Economic Development Zone Logistics Facilities Co., Ltd. (*)	Note 1	August 2023	100
GLP Wuhu Puhua Logistics Facilities Co., Ltd.	Note 1	September 2023	100
GLP Yiwu Pujie Logistics Facilities Co., Ltd. (*)	Note 1	September 2023	100
GLP Huan' an Logistics Facilities Co., Ltd.	Note 1	October 2023	100
CLH 56 (HK) Limited	Note 2	November 2023	100
CHINA LOGISTICS HOLDING XXI SRL	Note 2	November 2023	100
Minshang No.1 Network Industry Development Limited (*)	Note 1	December 2023	95
Beijing Kirin Property Management Development Co., Ltd.	Note 2	December 2023	80
Haimei (Taicang) Intelligent Technology Development Co., Ltd.		December 2023	60
Chengdu Suning Yida Warehousing Co., Ltd. (*)		December 2023	100
CIP V SINGAPORE HOLDINGS PTE. LTD. (*)		December 2023	34.7

Note 1: The Companies were disposed to associates.

Note 2: The Companies were disposed to joint ventures.

Note 3: The Companies were disposed to CICC GLP REIT.

* These subsidiaries were classified as held for sale as at 31 December 2022.

29. Notes to cash flow statement (continued)

Effect of the disposals

The cash flow and the net assets of the subsidiaries disposed during the years ended 31 December 2024 and 2023 are provided below:

	Year ended 31 December 2024 Recognised values on disposal RMB'000	*Year ended 31 December 2023 Recognised values on disposal* RMB'000 (Restated)
Investment properties	8,015,000	40,641,591
Property, plant and equipment	287	13,792
Other investments	256,051	-
Deferred tax assets	1,488	19,144
Other assets	8,546	74,570
Trade and other receivables	561,756	362,066
Cash and cash equivalents	366,213	2,131,700
Trade and other payables	(1,163,987)	(2,208,378)
Loans and borrowings	(732,872)	(18,507,963)
Current tax payable	(8,907)	(38,119)
Deferred tax liabilities	(1,193,744)	(5,541,516)
Non-controlling interests	(518,709)	(7,617,553)
Net assets disposed	5,591,122	9,329,334
Gain on disposal of subsidiaries recognised:		
- In profit and loss	381,832	2,117,120
Disposal consideration	5,972,954	11,446,454
Consideration receivable	(1,415,731)	(6,810,779)
Restricted cash of subsidiary disposed	-	428,305
Cash of subsidiaries disposed	(366,213)	(2,131,700)
Receipt of consideration in relation to prior years' disposals	1,281,009	5,238,321
Cash received in relation to dividend receivable and loan prior to disposal	-	799,870
Cash inflow from disposals of subsidiaries	5,472,019	8,970,471

From 1 January 2024 to respective dates of disposals, the above-mentioned subsidiaries contributed approximately RMB149,822,000 and RMB225,221,000 to the Group's revenue and net loss respectively for the year ended 31 December 2024.

29. Notes to cash flow statement (continued)

Gain on disposal of above subsidiaries	381,832
Consideration adjustment related to prior year's disposals	(33,249)
Gain on disposal of subsidiaries for the year in profit and loss	348,583

30. Financial risk management and fair values of financial instruments

Exposure to credit, liquidity, interest rate and currency risks arises in the normal course of the Group's business. The Group is also exposed to equity price risk arising from its equity investments in other entities.

The Group's exposure to these risks and the financial risk management policies and practices used by the Group to manage these risks are described below.

(a) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Group. The Group's credit risk is primarily attributable to trade and other receivables. The Group's exposure to credit risk arising from cash and cash equivalents, bills receivable and derivative financial assets is limited because the counterparties are banks and financial institutions which the Group considers to have low credit risk.

Trade and other receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer rather than the industry or country in which the customers operate and therefore significant concentrations of credit risk primarily arise when the Group has significant exposure to individual customers.

Individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. Trade receivables are due from the date of billing. Debtors with balances that are more than 6 months past due are requested to settle all outstanding balances before any further credit is granted.

Further quantitative disclosures in respect of the Group's exposure to credit risk arising from trade and other receivables are set out in note 20.

(b) Liquidity risk

Individual operating entities within the Group are responsible for their own cash management, including the short-term investment of cash surpluses and the raising of loans to cover expected cash demands, subject to approval by the parent company's board when the borrowings exceed certain predetermined levels of authority. The Group's policy is to regularly monitor its liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and readily realisable marketable securities and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

30. Financial risk management and fair values of financial instruments (continued)

The following tables show the remaining contractual maturities at the end of the reporting period of the Group's non-derivative financial liabilities and derivative financial liabilities, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the end of the reporting period) and the earliest date Group can be required to pay:

			Cash flows		
	Carrying amount RMB'000	*Contractual cash flows* RMB'000	*Within 1 year* RMB'000	*From 1 to 5 years* RMB'000	*After 5 years* RMB'000
31 December 2024					
Loans from banks and other financial institutions	49,716,659	57,954,576	13,139,749	32,472,387	12,342,440
Unsecured bonds	6,548,635	6,756,967	1,727,853	5,029,114	-
Trade and other payables/other non-current liabilities *	17,943,203	18,816,989	12,823,560	5,675,737	317,692
	74,208,497	83,528,532	27,691,162	43,177,238	12,660,132
31 December 2023 (Restated)					
Loans from banks and other financial institutions	40,746,617	47,253,897	14,874,371	19,169,150	13,210,376
Unsecured bonds	20,998,859	21,582,220	14,900,372	6,681,848	-
Trade and other payables/other non-current liabilities *	18,691,334	19,588,411	13,467,506	5,749,970	370,935
	80,436,810	88,424,528	43,242,249	31,600,968	13,581,311

* Excludes contract liabilities and deferred income.

(c) Interest rate risk

The Group's interest rate risk arises primarily from loans and borrowings and cash and cash equivalents and restricted cash.

Cash and cash equivalents and restricted cash comprise mainly cash at bank, with an interest rate ranged from 0.01% to 4.50% per annum as at 31 December 2024 (31 December 2023: 0.01% to 4.50% per annum). Pledged bank deposits and time deposits maturing after three months are not held for speculative purposes but are placed to satisfy conditions for borrowing facilities granted to the Group and for higher yield returns than cash at bank.

The Group's variable rate loans and borrowings are exposed to a risk of change in cash flows due to changes in interest rates. The interest rates of the loans and borrowings are disclosed in note 25.

When appropriate and at times of interest rate uncertainty or volatility, interest rate swaps may be used to assist in the Group's management of interest rate exposure.

30. Financial risk management and fair values of financial instruments (continued)

(i) Interest rate profile

The following table details the interest rate profile of the Group's loans and borrowings at the balance sheet date:

	31 December 2024		*31 December 2023*	
	Effective interest rate		*Effective interest rate*	
	%	RMB'000	*%*	RMB'000 (Restated)
Fixed rate borrowings				
Trade and other payables/other non-current liabilities	1.50% - 8.00%	4,427,510	1.50% - 7.00%	3,965,884
Loans and borrowings	2.95% - 9.00%	12,896,098	2.60% - 4.97%	20,998,859
Variable rate borrowings				
Loans and borrowings	2.40% - 8.00%	43,369,196	3.00% - 8.13%	40,746,617
Total interest-bearing financial liabilities		60,692,804		65,711,360
Fixed rate borrowings as a percentage of total borrowings		28.54%		37.99%

(ii) Sensitivity analysis

At 31 December 2024, it is estimated that a general increase/decrease of 50 basis points in interest rates, with all other variables held constant, would have decreased/increased the Group's profit before taxation by approximately RMB216,846,000 (31 December 2023: RMB203,733,000).

The sensitivity analysis above indicates the instantaneous change in the Group's profit before taxation and other components of consolidated equity that would arise assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group which expose the Group to cash flow interest rate risk at the end of the reporting period. In respect of the exposure to cash flow interest rate risk arising from floating rate non-derivative instruments held by the Group at the end of the reporting period, the impact on the Group's profit before taxation and other components of consolidated equity is estimated as an annualised impact on interest expense or income of such a change in interest rates. The analysis is performed on the same basis for 31 December 2023.

30. Financial risk management and fair values of financial instruments (continued)

(d) Currency risk

The Group is exposed to currency risk primarily through sales and purchases which give rise to other investments, cash balances, receivables, payables, non-current liabilities, loans and borrowings that are denominated in a foreign currency, i.e. a currency other than the functional currency of the operations to which the transactions relate. The currency giving rise to this risk is primarily USD.

In respect of the monetary assets and liabilities denominated in foreign currencies, the Group ensures that the net exposure to this risk is kept to an acceptable level by buying or selling foreign currencies at spot rates where necessary to address short-term imbalances. Management does not enter into currency hedging transactions since it considers that the cost of such instruments outweighs the potential risk of exchange rate fluctuations.

(i) Exposure to currency risk

The following table details the Group's exposure at the end of the reporting period to currency risk arising from recognised assets or liabilities denominated in USD, which is other than the functional currency of the entity to which they relate. For presentation purposes, the amounts of the exposure are shown in RMB, translated using the spot rate at the year-end date.

	2024 RMB'000	*2023* RMB'000 (Restated)
Other investments	5,852,497	7,100,648
Cash and cash equivalents	553,433	934,697
Trade and other receivables	15,008,423	15,157,190
Other non-current assets	10,430,967	9,687,646
Trade and other payables	(560,866)	(1,228,820)
Loans and borrowings	(9,072,862)	(14,943,144)
Overall exposure	22,211,592	16,708,217

The following significant exchange rates applied during the year:

	Average rates		*Reporting date spot rate*	
	2024	*2023*	*2024*	*2023*
USD against RMB	7.1180	7.0427	7.1884	7.0827

30. Financial risk management and fair values of financial instruments (continued)

(ii) Sensitivity analysis

The following table indicates the approximate change in the Group's profit/(loss) before taxation and other components of consolidated equity in response to a 5% strengthening of the USD against RMB to which the Group had exposure at the balance sheet date. This analysis assumes that the reasonably possible change in foreign exchange rates had occurred at the balance sheet date and had been applied to each for the Group entities' exposure to currency risk for financial instruments in existence at that date, and that all other variables, in particular interest rates, remain constant.

	2024 RMB'000	*2023* RMB'000 (Restated)
United States Dollars	1,110,580	835,411

A 5% strengthening of the USD against RMB at 31 December would have had the equal but opposite effect on the RMB to the amounts shown above, on the basis that all other variables remain constant.

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to re-measure those financial instruments held by the Group which expose the Group to foreign currency risk at the end of the reporting period, including inter-company payables and receivables within the Group which are denominated in a currency other than the functional currencies of the lender or the borrower. The analysis excludes differences that would result from the translation of the financial statements of foreign operations into the Group's presentation currency. The analysis is performed on the same basis for 31 December 2023.

30. Financial risk management and fair values of financial instruments (continued)

(e) Equity price risk

The Group designated three listed equity securities and CCIC GLP REIT at FVOCI (non-recycling) and other listed investments at FVTPL (see note 18). The Group's listed investments are listed on stock exchanges in the PRC, Hong Kong and United States. Decisions to buy or sell trading securities are based on daily monitoring of the performance of individual securities compared to that of the Index and other industry indicators, as well as the Group's liquidity needs. Certain listed investments held in the other investments have been chosen based on their longer term growth potential and are monitored regularly for performance against expectations. The other listed investments held in the other investments have been chosen based on short term market performance and profitability through open market.

At 31 December 2024, it is estimated that an increase of 5% (31 December 2023: 5%) in the relevant stock market index (for listed investments) with all other variables held constant, would have increased the Group's fair value reserve and profit before tax as follows:

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Other investments	107,745	197,257

A decrease of 5% in the relevant stock market index at 31 December would have had the equal but opposite effect on the above equity investment to the amounts shown above, on the basis that all other variables remain constant.

The sensitivity analysis indicates the instantaneous change in the Group's fair value reserve and profit before tax that would arise assuming that the changes in the stock market index or other relevant risk variables had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group which expose the Group to equity price risk at the end of the reporting period. It is also assumed that the fair values of the Group's equity investments would change in accordance with the historical correlation with the relevant stock market index or the relevant risk variables, that none of the Group's available-for-sale investments would be considered impaired as a result of the decrease in the relevant stock market index or other relevant risk variables, and that all other variables remain constant. The analysis is performed on the same basis for 31 December 2023.

30. Financial risk management and fair values of financial instruments (continued)

(f) Fair value measurement

(i) Financial assets and liabilities measured at fair value

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

	Fair value at 31 December 2024	*Fair value measurements as at 31 December 2024 categorised into*		
		Level 1	*Level 2*	*Level 3*
	RMB'000	RMB'000	RMB'000	RMB'000
Recurring fair value measurement				
Financial assets:				
Other investments:				
- Listed securities	2,154,897	2,154,897	-	-
- Unlisted equity securities	14,790,890	-	-	14,790,890

	Fair value at 31 December 2023	*Fair value measurements as at 31 December 2023 categorised into*		
		Level 1	*Level 2*	*Level 3*
	RMB'000	RMB'000	RMB'000	RMB'000
	(Restated)	(Restated)	(Restated)	(Restated)
Recurring fair value measurement				
Financial assets:				
Other investments:				
- Listed securities	3,945,145	3,945,145	-	-
- Unlisted equity securities	14,640,717	-	-	14,640,717

During the year ended 31 December 2024, there were no transfers between Level 1, Level 2 and Level 3 (year ended 31 December 2023: investments in J&T Global Express Limited and China Post Technology Co., Ltd. were reclassified from Level 3 to Level 1 because this equity security became listed during the year). 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.

30. Financial risk management and fair values of financial instruments (continued)

	Valuation techniques	*Significant unobservable inputs*	*Range*
Unlisted equity securities	Market approach	Discount for lack of marketability	25% - 30%
Unlisted equity securities	Market approach	Price-to earnings ratio	9.27x
Unlisted equity securities	Market approach	Price-to sales ratio	20.21X
Unlisted equity securities	Dividend discount model method	Discount rate	9.50%

The fair value of unlisted equity securities is determined using latest financing method, 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.

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Unlisted equity securities:		
At 1 January	14,640,717	12,983,843
Additional securities acquired	290,183	2,281,492
Net unrealised gains or losses recognised in profit or loss during the year	175,212	20,390
Net unrealised gains or losses recognised in other comprehensive income during the year	15,037	(76,429)
Disposals	(420,106)	(106,705)
Reclassification to listed equity securities	-	(583,923)
Exchange differences	89,847	122,049
At 31 December	14,790,890	14,640,717
Total gains or losses for the year included in profit or loss for assets held at the end of the reporting year	175,212	20,390

(ii) 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 31 December 2024 and 31 December 2023.

31. Commitments

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

	31 December 2024 RMB'000	*31 December 2023* RMB'000 (Restated)
Commitments in relation to share capital of other investments not yet due and not provided for	719,297	708,298
Development expenditure contracted but not provided for	3,588,815	5,733,857

32. 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:

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Salaries, bonuses, contributions to defined contribution plans and other benefits	14,794	16,824

33. Significant related party transactions

In addition to the related party information disclosed elsewhere in the financial statements, 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 year:

33. Significant related party transactions (continued)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Joint ventures		
Asset management fee income from joint ventures	11,473	7,803
Leasing management fee income from joint ventures	1,016	2,242
Service fee income from joint ventures	5,291	12,473
Dividend income received from joint ventures	226,674	179,167
Gain on disposal of subsidiaries	18,419	118,506
Interest income from joint ventures	173,356	213,066
Interest expenses charged by joint ventures	(130)	-
Associates		
Asset management fee income from associates	179	1,127
Leasing management fee income from associates	108	-
Service fee income from associates	1,197	1,960
Dividend income received from associates	675,605	712,509
Gain on disposal of subsidiaries	136,461	(22,750)
Interest income from associates	22,776	55,977
Interest expenses charged by associates	(4,797)	(1,623)
Other related parties		
Asset management fee charged by other related parties	(591,682)	(965,069)
Loss on acquisition of a subsidiary charged directly to reserve	(44,891)	-
Service fee income from other related parties	658,761	640,285
Interest income from other related parties	636,024	739,987
Interest expenses charged by other related parties	(32,823)	(107,379)

33. Significant related party transactions (continued)

Disposal of subsidiaries to joint ventures and associates

The assets and liabilities of the subsidiaries disposed of are provided below:

	Year ended 31 December 2024 RMB'000
Net assets disposed	4,677,571
Disposal gains recognised in profit and loss	154,880
Disposal consideration	4,832,451

The above transactions with joint ventures and associates were conducted under normal commercial terms or relevant agreements.

Guarantees provided to related parties

The Group has provided corporate guarantees for bank borrowings of related parties, GLP China Financing Holding Limited's subsidiaries. As at 31 December 2024, the outstanding amount of the relevant bank borrowings was approximately RMB95,000,000 (31 December 2023: RMB408,785,000). As at and during the year ended 31 December 2024, there was no overdue payment in respect of these bank borrowings (2023: Nil).

Besides, the Group has provided pledged bank deposit and corporate guarantees for bank borrowings of its joint venture, Shanghai Pulong Information Technology Co., Ltd. during the year (see note 22).

34. Subsequent events

Subsequent to 31 December 2024 and up to the approval date of this financial report, no significant event that would require adjustment to or disclosure in this final financial report is identified.

35. Company-level statement of financial position

	Note	31 December 2024 RMB'000	31 December 2023 RMB'000 (Restated)
Non-current assets			
Investments in subsidiaries	12	150,805,006	148,794,312
Loans to subsidiaries		1,809,295	2,169,588
Other non-current assets		1,092	3,030
		152,615,393	150,966,930
Current assets			
Loans to subsidiaries		218,374	-
Other receivables		33,753,094	37,371,796
Cash and cash equivalents		398,340	1,199,356
		34,369,808	38,571,152
Total assets		186,985,201	189,538,082
Equity attributable to owners of the Company			
Share capital	23	42,857,520	42,857,520
Reserves		827,545	2,535,913
Total equity		43,685,065	45,393,433
Non-current liabilities			
Loans and borrowings		9,925,162	10,429,232
		9,925,162	10,429,232
Current liabilities			
Loans and borrowings		7,893,985	24,474,456
Other payables		125,380,248	109,137,107
Current tax payable		100,741	103,854
		133,374,974	133,715,417
Total liabilities		143,300,136	144,144,649
Total equity and liabilities		186,985,201	189,538,082

Approved and authorised for issue by the Board of Directors on 03 APR 2025

Director

Director

36. Company-level statement of comprehensive income

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Revenue	852	4,546
Other income	-	36,308
Other expenses	(117,771)	(116,234)
Loss from operations	(116,919)	(75,380)
Finance costs	(1,869,061)	(2,874,868)
Finance income	290,389	472,871
Net finance costs	(1,578,672)	(2,401,997)
Loss before taxation	(1,695,591)	(2,477,377)
Income tax	(12,777)	(18,927)
Loss for the year	(1,708,368)	(2,496,304)
Total comprehensive income for the year	(1,708,368)	(2,496,304)

37. Company-level cash flow statement

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Cash flows from operating activities		
Loss before taxation	(1,695,591)	(2,477,377)
Adjustments for:		
Net finance costs	1,562,016	2,221,019
Impairment loss on other receivables	31,253	-
	(102,322)	(256,358)
Changes in working capital:		
Trade and other receivables	4,681,380	(2,285,611)
Trade and other payables	10,499,997	10,133,785
Cash generated from operations	15,079,055	7,591,816
Tax paid	(6,936)	(5,134)
Net cash generated from operating activities	15,072,119	7,586,682
Cash flows from investing activities		
Interest income received	99,896	217,284
Repayment of loans from subsidiaries	350,579	3,951,042
Loans to subsidiaries	(4,250)	(280,752)
Investments in subsidiaries	(2,010,694)	(4,090,361)
Net cash used in investing activities	(1,564,469)	(202,787)

37. Company-level cash flow statement (continued)

	Year ended 31 December 2024 RMB'000	*Year ended 31 December 2023* RMB'000 (Restated)
Cash flows from financing activities		
Proceeds of loans from subsidiaries	11,074,500	3,282,558
Proceeds from bank loans	9,871,300	13,359,178
Repayment of loans from subsidiaries	(6,331,000)	(600,000)
Repayment of bank loans	(12,663,233)	(16,060,802)
Repayment of bonds	(14,554,953)	(4,900,000)
Redemption of bonds	-	(388,669)
Interest paid	(1,706,105)	(1,921,698)
Net cash used in financing activities	(14,309,491)	(7,229,433)
Net (decrease)/increase in cash and cash equivalents	(801,841)	154,462
Cash and cash equivalents at beginning of the year	1,199,356	1,042,558
Effect of exchange rate changes	825	2,336
Cash and cash equivalents at end of the year	398,340	1,199,356

38. Immediate parent and ultimate holding company

As at 31 December 2024, the directors consider the immediate parent company and the ultimate holding company of the Company to be CLH Limited and GLP Holdings, L.P., respectively, which are both incorporated in the Cayman Islands.

39. Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2024

Up to the date of issue of these financial statements, the HKICPA has issued a number of new or amended standards, which are not yet effective for the year ended 31 December 2024 and which have not been adopted in these financial statements. These developments include the following which may be relevant to the Group.

	Effective for accounting periods beginning on or after
Amendments to HKAS 21, *The effects of changes in foreign exchange rates – Lack of exchangeability*	1 January 2025
Amendments to HKFRS 9, *Financial instruments* and HKFRS 7, *Financial instruments: disclosures – Amendments to the classification and measurement of financial instruments*	1 January 2026
Annual improvements to HKFRS Accounting Standards – Volume 11	1 January 2026
HKFRS 18, *Presentation and disclosure in financial statements*	1 January 2027
HKFRS 19, *Subsidiaries without public accountability: disclosures*	1 January 2027

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