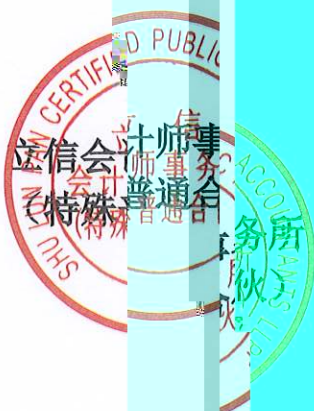


2024 01 01 2024 12 31

	1
	2
	3
	4
	5
	6

（此页无正文）
审计报告签字盖

，此页为广州恒运企业集团股份有限公司
章页）



中国注册会
张曦（项目



中国注册会
司徒慧



中国·上海

每

二〇二五年

网外

网外

网外

流
非
非
资
后公

广州恒大集团股份
合并资产负债表
2024年12月
20
（除特别注明外，金额单位

[illegible]

主管会计工作负责

人：周水良

陈宏志

报表 第2页

广州恒运企业集团有限公司
母公司资产负债表
2024年12月
(除特别注明外,金额单位:人民币)

资产	附注
货币资金	
交易性金融资产	
应收票据	
应收账款	(一)
应收款项融资	
预付款项	
其他应收款	(二)
存货	
合同资产	
持有待售的非流动资产	
流动资产合计	
长期股权投资	
其他权益工具投资	(三)
其他非流动金融资产	
固定资产	
在建工程	
无形资产	
使用权资产	
长期待摊费用	
递延所得税资产	
其他非流动资产	
资产总计	

期末余额	年初余额
77,741,985.60	79,985.60
1,000,000.00	1,000,000.00
238,021,733.33	21,733.33
5,815,340.74	51,340.74
940,661,403.37	16,403.37
65,019,998.80	19,998.80
6,374,676.41	4,676.41
2,333,654,138.25	4,138.25
1,346,070,640.57	0,640.57
9,488,472,766.25	2,766.25
143,779,049.12	0,499.12
137,263,180.07	1,801.07
64	
17,927,369.35	3,693.35
47,390,140.29	1,403.29
16,648,779.22	7,989.22
496,817,293.27	2,932.27
712,738.95	2,738.95
11,696,126,446.09	4,464.09
14,029,780,860.23	8,602.34

附注为财务报表的组成部分。

会计人: 许鸿生

主管会计工作负责人: 陈宏志

报表 第3

限公司

人民币

朱勇刚

朱勇刚

流

持

其

流动

非流

长

应

其

租

长

长

预

递

递

其

非流

负债

所有

股

其

其

资

减

其

专

盈

未

所有

负债

后

附

公

司

一、营业总收入
其中：营业
利
已
手
二、营业总成本
其中：营业
利
手
退
赔
提
保
分
税
销
管
研
财
其
加：其他
投资
其中
汇兑
净敞
公允
信用
资产
资产
三、营业利润
加：营业
减：营业
四、利润总额
减：所得
五、净利润（
（一）按
1. 持
2. 终
（二）按
1. 归
2. 少
六、其他综合
归属于母公
（一）不
1. 重新
2. 权益
3. 其他
4. 企业
（二）将重
1. 权益
2. 其他
3. 金融
4. 其他
5. 现金
6. 外币
7. 其他
归属于少数
七、综合收益总
归属于母公
归属于少数
八、每股收益：
（一）基本
（二）稀释

后附财务报

公司负责人

鸿生

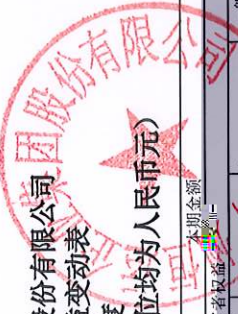
周水良

陈宏志

	经营活
一、	销售商
	客户不
	向中步
	向其他
	收到属
	收到再
	呆户信
	收取未
	斥入登
	回购业
	代理头
	收到的
	收到其
营	活动现
经	购买商
	客户售
	存放中
	支付所
	拆出发
	支付承
	支付作
	支付结
	支付的
	支付工
营	活动现
经	活动产
营	投资活
二、	收回托
	取得持
	处置置
	处置于
	收到其
	活动现
投	购建国
资	投资支
	质押贷
	取得子
	支付其
	活动现
投	活动产
资	等筹资
三、	及吸收
	其中：三
	取得借
	收到其
	活动现
筹	偿还债
资	分配股
	其中：
	支付其
	活动现
筹	活动产
资	汇率变
四、	现金及
五、	加：期
	期末现
六、	财务挂
	负责人
	后附公

鴻生

	经营活动	投资活动	筹资活动	汇率变动对现金及现金等价物的影响	现金及现金等价物净增加额
一、经营活动产生的现金流量：					
销售商品、提供劳务收到的现金	10,867,900,000.00				10,867,900,000.00
收到的税费返还	1,000,000.00				1,000,000.00
收到其他与经营活动有关的现金	1,000,000.00				1,000,000.00
购买商品、接受劳务支付的现金	(10,867,900,000.00)				(10,867,900,000.00)
支付给职工以及为职工支付的现金	(1,000,000.00)				(1,000,000.00)
支付的其他与经营活动有关的现金	(1,000,000.00)				(1,000,000.00)
二、投资活动产生的现金流量：					
收回投资收到的现金		1,000,000.00			1,000,000.00
取得投资收益收到的现金		1,000,000.00			1,000,000.00
处置固定资产、无形资产和其他长期资产收回的现金净额		1,000,000.00			1,000,000.00
三、筹资活动产生的现金流量：					
吸收投资收到的现金			1,000,000.00		1,000,000.00
发行债券收到的现金			1,000,000.00		1,000,000.00
偿还债务支付的现金			(1,000,000.00)		(1,000,000.00)
分配股利、利润或偿付利息支付的现金			(1,000,000.00)		(1,000,000.00)
四、汇率变动对现金及现金等价物的影响				1,000,000.00	1,000,000.00
五、现金及现金等价物净增加额					1,000,000.00
六、期初现金及现金等价物余额					1,000,000.00
七、期末现金及现金等价物余额					2,000,000.00



广州恒运企业集团股份有限公司
合并所有者权益变动表
2024 年度
(除特别注明外, 金额单位均为人民币元)

项目	归属于母公司所有者权益							少数股东权益	所有者权益合计
	股本	其他权益工具 优先股	其他权益工具 永续债	资本公积	减: 库存股	其他综合收益	专项储备		
一、上年年末余额	1,041,401,320.00			2,147,411,450.07		6,026,600,000.00		637,495,530.21	7,193,582,653.19
加: 会计政策变更									
二、本年期初余额	1,041,401,320.00			2,147,411,450.07		6,026,600,000.00		637,495,530.21	7,193,582,653.19
三、本期增减变动金额									
1. 综合收益总额									
2. 所有者投入和减少资本									
3. 利润分配									
4. 其他									
四、期末余额	1,041,401,320.00			2,147,411,450.07		6,026,600,000.00		637,495,530.21	7,193,582,653.19

广州恒运企业集团股份有限公司
合并所有者权益变动表（续）
2024年度
(除特别注明外，金额单位均为人民币元)

项目	上期金额									
	归属于母公司所有者权益									
	股本	其他权益工具 优先股 永续债 其他	资本公积	减：库存股	其他综合收益	专项储备	盈余公积	一般风险准备	未分配利润	小计
上年年末余额	822,000,284.00		1,015,222,152.00				1,015,222,152.00			2,852,444,536.00
1. 所有者投入的普通股	219,201,548.00									219,201,548.00
2. 其他权益工具持有者投入资本										
3. 股份支付计入所有者权益的金额										
4. 其他										
(三) 利润分配										
1. 提取盈余公积							25,048,236.51		-82,595,193.39	-57,546,956.88
2. 提取一般风险准备									-22,354,022,025.51	-22,354,022,025.51
3. 对所有者（或股东）的分配									-57,546,956.88	-57,546,956.88
4. 其他										
(四) 所有者权益内部结转										
1. 资本公积转增资本（或股本）										
2. 盈余公积转增资本（或股本）										
3. 盈余公积弥补亏损										
4. 设定受益计划变动额结转留存收益										
5. 其他综合收益结转留存收益										
6. 其他										
期末余额	1,041,201,832.00		1,015,222,152.00				1,015,222,152.00		1,350,850,146.25	3,426,506,132.25
少数股东权益									41,046,785.08	41,046,785.08
所有者权益合计										3,467,552,917.33

(五) 专项说明
1. 本期提

广州恒运企业集团股份有限公司

母公司所有者权益变动表

2024 年度

(除特别注明外，金额单位均为人民币元)

项目	本期金额									所有者权益合计
	股本	其他权益工具			资本公积	减：库存股	其他综合收益	专项储备	盈余公积	
		优先股	永续债	其他						
上年年末余额	1 041 401 222.00				2 189 000.01					

2024 年度

一五〇六

							-2,453,703.53	515,169,711.63	1,967,660,163.92	4,364,662,323.87
加：会计政策变更										

前相美健

陈鹤

○

“ ” “ ”

“ ” 1992 11 30

4401011106225 1993 10 1994

1 6 “ 000531 ”

[1994]120

[1994]14 1995 4 1 “ ”

“ ” 2024 12 31

1,041,401,332 457,114,910

43.89%

150,844,063 14.48% 28,779,262

2.76%

16,233,766

1.56% 13,555,459

1.30%

91440101231215412L 8

A 251

2025 4 8

()

——

“

”

15 ——

()

o

()

2024

12 31

2024

()

1 1 12 31

()

12

()

()

()

1

o

2

1

o

3

4

()

o

1

2

3

2

1

o

3

4

5

6

3

o

1

2

1

2

4

5

6

14 —

21 —

○

2	

1

		(%)	(%)
1	1	0.50	0.50
1	2	10.00	10.00
2	3	30.00	30.00
3	4	50.00	50.00
4	5	70.00	70.00
5		100.00	100.00

2

()

1

2

3

o

4

1

2

5

()

1

2

1

o



5

2

+

o

3

o

o

()

M

R

○

			%	%
		20-25	3~10	3.6 4.85
		10 25	3~10	3.6 9.7
		5	10	18
		5	10	18

3

()

()

1

2

o

1

2

3

3

3

4

()

1

1

2

2

			0	
	5		0	
	20		0	
	20-25		0	

3

4

(1)

(2)

(3)

(4)

(5)

o

()

()

		3-5

o

()

()

1

2

1

/

2

o

3

()

1

2

3

•

•

()

1

o



•

•

•

•

o

()

(

)

()

•

•

()

○

•

•

()

1

1

“

”

o

2

•

•

3

o

4

2

1

2

“

”

•

•

•

•

“

”

()

	10% 10%
	300
	10%
	0.5%
	1,000 1,000
	100 100

()

1

1

17

2023

10

25

17

2023

21

“

17

"

17

37 ———

2024 1 1

17

2024 1 1

2

2023 8 1

2023 11

2024 1 1

3

18 “

”

2024 12 6

18 2024

24 “ 18 ”

18

13 —

“ ” “ ”

“ ” “ ”

“ ” “ ”

“ ”

2

()

		13% 9% 6%

		7%
		3%
		2%
		25% 15%

	15%
	15%
	15%

()

- 1

[2008]46

[2009]80

“ ”

“ ”

2022

2024
- 2

2022 12 22

GR202244010352

2022-2024

15%
- 3

2024 11 19

GR202444001434

2024-2026

15%
- 4

2024 11 28

GR202444006301

2024-2026

15%

o

()

	2,668.75	2,382.75
	1,078,199,858.48	2,523,002,942.14
	12,074,729.48	39,763,846.37
	1,090,277,256.71	2,562,769,171.26

	6,050,450.00	38,139,799.88
	5,138,781.01	419,099.92
	53,882.46	

			%			
					1,409,669.17	1,409,669.17
					1,409,669.17	1,409,669.17

				%
		5,320,136.26		
		5,320,136.26		

	1,409,669.17		1,409,669.17			
	1,409,669.17		1,409,669.17			

	1,409,669.17			
	1,409,669.17			

4

()

1

1	410,515,633.25	521,055,616.37
1 2	20,537,865.57	37,887,416.40
2 3	16,121,861.22	12,795,767.90
3 4	5,281,845.87	1,028,180.62
4 5	1,005,459.66	
5	3,476,384.61	3,491,384.61
	456,939,050.18	576,258,365.90
	14,981,488.25	12,588,486.16
	441,957,561.93	563,669,879.74

		%		%		%		%	
	7,769,593.13	1.70	3,357,272.37	43.21	4,412,320.76	1,319,272.37	0.23	1,319,272.37	100.00
	7,769,593.13	1.70	3,357,272.37	43.21	4,412,320.76	1,319,272.37	0.23	1,319,272.37	100.00
	449,169,457.05	98.30	11,624,215.88	2.59	437,545,241.17	574,939,093.53	99.77	11,269,213.79	563,669,879.74
	167,220,630.44	36.60	11,624,215.88	6.95	155,596,414.56	186,143,959.82	32.30	11,269,213.79	174,874,746.03
	281,948,826.61	61.70			281,948,826.61	388,795,133.71	67.47		388,795,133.71
	456,939,050.18	100.00	14,981,488.25		441,957,561.93	576,258,365.90	100.00	12,588,486.16	563,669,879.74

4

				(%)	
	277,852,858.34		277,852,858.34	60.81	
	7,948,122.41		7,948,122.41	1.74	39,740.61
	7,923,552.00		7,923,552.00	1.73	39,617.76
	6,891,385.31		6,891,385.31	1.51	197,705.03
	6,589,513.70		6,589,513.70	1.44	32,947.57
	307,205,431.76		307,205,431.76	67.23	310,010.97

()

1

--	--

○

		(%)
	6,582,251.65	9.44
	2,919,000.00	4.19
	1,421,448.91	2.04
	796,000.00	1.14
	62,322,860.56	89.37

()

	46,529,445.53	12,864,568.55
	46,529,445.53	12,864,568.55

1

1

1	38,649,202.53	5,528,372.19
1 2	1,225,256.62	3,828,679.15
2 3	3,437,940.48	2,636,894.46
3 4	2,632,894.46	883,164.00
4 5	679,364.00	190,000.00
5	2,185,112.79	2,027,445.14
	48,809,770.88	15,094,554.94
	2,280,325.35	2,229,986.39
	46,529,445.53	12,864,568.55

[illegible]

	12	(	(	
		)	)	
--				
--				
	-447,328.69		530,000.00	82,671.31
			-32,332.35	-32,332.35
	233,050.16		2,047,275.19	2,280,325.35

4

	1,549,607.54	530,000.00	32,332.35			2,047,275.19
	680,378.85	-447,328.69				233,050.16
	2,229,986.39	82,671.31	32,332.35			2,280,325.35

5

6

	4,627,363.45	5,318,755.95
	44,168,310.83	9,739,918.28
	14,096.60	35,880.71
	48,809,770.88	15,094,554.94

7

				(%)	
		20,679,657.53	1	42.37	
		16,576,000.00	1	33.96	
		2,489,987.58	1-3	5.10	
		1,345,736.73	5	2.76	1,345,736.73
		1,200,000.00	3-4	2.46	
		42,291,381.84		86.65	1,345,736.73

()

1

			/				/		
	155,445,606.59	957,767.66	154,487,838.93	220,732,133.60	664,922.71	220,067,210.89			
	5,455,646.04		5,455,646.04	9,613,901.33		9,613,901.33			
	514,249.80		514,249.80						

161,515,502.43

o

()

	507,219,441.81	478,834,017.72
	10,641,465.04	5,244,166.50
	145,252.97	226,379.55
	518,006,159.82	484,304,563.77

[illegible]

-1,560,504.88

2

[illegible]

[illegible]

6,830,000.00

5,670,000.00

()

1		
1		
1	4,123,014.00	4,123,014.00
2		
3		
4	4,123,014.00	4,123,014.00
2		
1	2,986,180.83	2,986,180.83
2	114,202.44	114,202.44
—	114,202.44	114,202.44
3		
4	3,100,383.27	3,100,383.27
3		
1		
2		
3		
4		
4		
1	1,022,630.73	1,022,630.73
2	1,136,833.17	1,136,833.17

()

1		
	5,535,374,118.42	5,643,644,105.94
	5,535,374,118.42	5,643,644,105.94

2					
1					
1	1,471,881,001.29	8,401,028,797.49	16,999,211.87	82,957,911.90	9,972,866,922.55
2	49,170,148.40	186,529,726.94	1,982,685.73	4,100,022.95	241,782,584.02
—	136,663.68	6,494,673.91	1,982,685.73	3,709,071.62	12,323,094.94
—	49,033,484.72	180,035,053.03		390,951.33	229,459,489.08
3	340,252.00	5,982.90	506,863.00	2,053,168.72	2,906,266.62
—	340,252.00	5,982.90	506,863.00	2,053,168.72	2,906,266.62
4	1,520,710,897.69	8,587,552,541.53	18,475,034.60	85,004,766.13	10,211,743,239.95
2					
1	882,636,825.45	3,354,610,707.81	12,921,248.37	58,208,623.37	4,308,377,405.00
2	43,610,705.42	298,410,853.71	1,220,232.71	6,436,067.15	349,677,858.99
—	43,610,705.42	298,410,853.71	1,220,232.71	6,436,067.15	349,677,858.99
3	117,456.22	5,683.75	468,438.46	1,939,975.64	2,531,554.07
—	117,456.22	5,683.75	468,438.46	1,939,975.64	2,531,554.07
4	926,130,074.65	3,653,015,877.77	13,673,042.62	62,704,714.88	4,655,523,709.92
3					
1	4,081,337.18	16,764,074.43			20,845,411.61
2					

3									
4		4,081,337.18	16,764,074.43						20,845,411.61
4									
1		590,499,485.86	4,917,772,589.33	4,801,991.98	22,300,051.25				5,535,374,118.42
2		585,162,838.66	5,029,654,015.25	4,077,963.50	24,749,288.53				5,643,644,105.94

3

		12,367,810.33	2,277,797.44	794,100.00	9,295,912.89				
		145,850,959.58	45,923,982.44	16,764,074.43	83,162,902.71				
		158,218,769.91	48,201,779.88	17,558,174.43	92,458,815.60				

4

	-			53,227,438.34					

()

		2,739,118,565.03			2,739,118,565.03		1,979,277,506.13		1,979,277,506.13
		2,739,118,565.03			2,739,118,565.03		1,979,277,506.13		1,979,277,506.13

2

150MWp		559,874,911.89			559,874,911.89		487,766,117.57		487,766,117.57
							4,173,519.64		4,173,519.64
							23,356,644.64		23,356,644.64
35t/h							31,999,474.11		31,999,474.11
70MWp			7,737,213.23			7,737,213.23	5,914,781.35		5,914,781.35
400MWp									
			1,536,991,319.02		1,536,991,319.02		1,333,630,195.32		1,333,630,195.32
PACK							14,109,408.99		14,109,408.99

3150MWp

(%)

17,000,000.00	14,109,408.99	2,208,015.80	16,317,424.79	96.97	100.00
---------------	---------------	--------------	---------------	-------	--------

									(%)	
3MW/6WMH	8,765,000.00		5,840,299.51	5,840,299.51	66.63	80.00				
1.8M W /3.87MWh	5,237,700.00		3,020,923.22	3,020,923.22	57.68	70.00				
3.44MW/6.88MWh	10,784,400.00	45,283.02	9,634,845.70	9,680,128.72	94.79	98.00				

	(%)											(%)
3.5MW/7MWh	9,992,700.00	45,296.60	45,296.60	0.45	0.01							
2.53MW/5.06MWh	7,565,600.00	2,356,527.04	2,356,527.04	82.33	98.00							
2MW/4.1MWh	7,093,000.00	6,370,741.52	6,370,741.52	89.82	100.00							

[illegible]

[illegible]

1.118MW/2.236MWh	4,248,400.00	3,246,506.88	377,122.65	3,623,629.53
------------------	--------------	--------------	------------	--------------

[illegible]

[illegible]

()

1				
1	402,173,688.12	69,086,251.30	1,539,696.32	472,799,635.74
2	4,874,795.67	16,250,709.64		21,125,505.31
—	4,874,795.67	16,250,709.64		21,125,505.31
3				
4	407,048,483.79	85,336,960.94	1,539,696.32	493,925,141.05
2				
1	45,347,294.15	26,789,555.67	879,826.47	73,016,676.29
2	18,071,347.62	17,563,240.18	659,869.85	36,294,457.65
—	18,071,347.62	17,563,240.18	659,869.85	36,294,457.65
3				
4	63,418,641.77	44,352,795.85	1,539,696.32	109,311,133.94
3				
1				
2				
3				
4				
4				
1	343,629,842.02	40,984,165.09		384,614,007.11
2	356,826,393.97	42,296,695.63	659,869.85	399,782,959.45

[illegible]

1		562,182,982.30	7,296,206.28	95,178,705.24	84,479,673.77	3,023,614.15		752,161,181.74	
2		565,585,446.39	5,050,234.82	100,431,080.01	88,613,891.93	3,224,074.75		762,904,727.90	

()

1

	10,565,751.96					10,565,751.96
	631,252.23			631,252.23		
	11,197,004.19			631,252.23		10,565,751.96
	11,197,004.19			631,252.23		10,565,751.96

2

--	--	--	--

()

[illegible]

o

()

	699,613.13	174,903.28		
	27,958,170.67	6,989,542.67		
	3,221,212,434.71	767,822,525.88	3,215,698,927.58	801,766,955.90

2

	85,159,489.95	21,289,872.49	80,834,306.99	20,208,576.75
	3,896,299.44	974,074.86	4,229,755.16	1,057,438.78
	1,544,953.69	374,677.39	1,813,507.28	453,376.82
	528,044,446.84	104,569,716.11	705,581,984.09	176,109,271.90
	80,817.22	20,204.31	80,817.22	20,204.31
	5,344,802.91	1,336,200.73	2,509,705.37	627,426.34
	3,023,614.15	755,903.54	3,224,074.75	806,018.69
	627,094,424.20	129,320,649.43	798,274,150.86	199,282,313.59

3

	20,434,623.36	21,855,944.87
	37,835,922.68	30,054,526.19
	58,270,546.04	51,910,471.06

4

2026	1,566,742.38	1,566,742.38	
2027	14,872,213.09	14,872,213.12	
2028	13,622,063.98	13,615,570.69	
2029	7,774,903.23		
	37,835,922.68	30,054,526.19	

2016 12

2018 10

2020

1,605,718,318.00

401,429,579.50

()

	224,308,279.38		224,308,279.38	126,924,309.48	126,924,309.48
	224,308,279.38		224,308,279.38	126,924,309.48	

[illegible]

1 2024

10,000 100,000

2024 1 5 2024 12 31

2

$$(\quad) ($$

2,718,450 27,184,500

2023 12 6 2025 3 31

3 2024

50,000 500,000

2024 1 5 2024 12 31

4

3,272,000.00	32,720,000.00
--------------	---------------

2024 11 15 2026 3 31

5

2019 3

1	2034	3	1	77,217,800.00
---	------	---	---	---------------

6

KNI-2

2019 3 18

27,352,820.00

7

2019 3 18

8

2020	1	22	2030	12	31
------	---	----	------	----	----

890,000,000.00	2020	3	27
----------------	------	---	----

9

2024 9

25	2038	9	24	64,652,800
----	------	---	----	------------

2024 9 25

10

2024 9 25 2038

9	24	64,652,800
---	----	------------

2024 9 25

11

PPP 2018

12 19 2033 12 26

12

200

2020	8	10	2035	8	9
------	---	----	------	---	---

13

2021 11 5 2036 11 5

14

2024 6 13

2024 9 5 2032

9 5

4,330,000.00

15

2024 3 19

2024 3 27 2032

3 27

12,130,000.00

16

2024 3 19

2024 3 28

2032 3 28

18,430,000.00

.

17

○

2024 4 1 , 2024 4
10 2032 4 10 11,150,000.00

18

2024 12 30 10
15,900,000.00

19

2024 12 26 8
4,060,000.00

20 2024 6 7
2024 0307 27723
5,138,781.01

()

	8,907,750.42	
	1,581,626,620.92	1,170,297,000.00
	1,590,534,371.34	1,170,297,000.00

()

1

1	469,827,451.42	1,131,924,153.73
1-2	600,570,361.71	35,949,640.31
2-3	30,745,024.04	26,714,980.31
3	18,080,802.00	8,453,176.65
	1,119,223,639.17	1,203,041,951.00

2

	256,972,478.39	
	346,136,613.50	
	10,162,133.84	
	613,271,225.73	

()

	6,654,193.46	6,648,937.67
	6,654,193.46	6,648,937.67

()

1

	54,657,746.96	299,703,060.47	313,419,815.97	40,940,991.46
-	1,527,072.68	45,935,778.76	47,462,851.44	
		780,897.41	780,897.41	
	56,184,819.64	346,419,736.64	361,663,564.82	40,940,991.46

2

1	53,378,164.72	230,951,958.32	244,651,510.65	39,678,612.39
2		20,369,829.23	20,369,829.23	
3		11,516,180.86	11,516,180.86	
		10,020,834.74	10,020,834.74	
		1,280,734.12	1,280,734.12	
		214,612.00	214,612.00	
4		25,963,428.72	25,932,194.72	31,234.00
5	1,279,582.24	6,102,198.08	6,150,635.25	1,231,145.07

o

6		4,799,465.26	4,799,465.26	
	54,657,746.96	299,703,060.47	313,419,815.97	40,940,991.46

3

		25,970,732.02	25,970,732.02	
		1,454,378.78	1,454,378.78	
	1,527,072.68	18,510,667.96	20,037,740.64	
	1,527,072.68	45,935,778.76	47,462,851.44	

()

	7,727,841.30	1,792,362.92
	13,206,264.53	5,318,908.67
	4,183,173.42	3,896,937.07
	513,194.57	298,552.82
	219,958.63	142,883.83
	146,639.10	95,255.88
	98,136.82	95,988.15
	1,010,904.25	1,450,597.97
	287,109.45	329,936.29
	218,547.50	
	27,611,769.57	13,421,423.60

()

	96,794.93	96,794.93
	63,094,404.29	47,740,220.84
	63,191,199.22	47,837,015.77

1

	96,794.93	96,794.93
	96,794.93	96,794.93

2**1**

	33,223,240.17	39,866,089.25
	29,667,264.25	7,535,025.70
	26,159.02	289,725.89
	41,413.20	19,380.00
	136,327.65	30,000.00
	63,094,404.29	47,740,220.84

2

	4,900,000.00	
	2,010,000.00	
	1,800,000.00	
	1,239,915.69	
	9,949,915.69	

()

	2,354,010,625.52	841,630,434.54
	7,405,122.95	7,533,388.23
		1,636,032,877.18
	2,730,385.67	2,610,382.33
	35,186,155.09	22,162,363.77
	2,399,332,289.23	2,509,969,446.05

()

	216,939.17	216,939.17
	32,706,326.12	53,914,889.17
	32,923,265.29	54,131,828.34

()

	1,324,795,066.93	1,737,762,273.12
	245,728,484.97	219,369,922.63
	4,318,992,158.29	4,844,561,924.72
	5,889,515,710.19	6,801,694,120.47

()

|--|

o

()

	21,000,000.00	2,575,500.00	23,575,500.00		
	21,000,000.00	2,575,500.00	23,575,500.00		

()

1

	100,231,280.86	2,330,000.00	9,486,371.26	93,074,909.60	
	100,231,280.86	2,330,000.00	9,486,371.26	93,074,909.60	

										/	
		8,719,244.31					769,345.08			7,949,899.23	
#7		655,553.06					57,931.28			597,621.78	
		10,077,562.51					851,625.04			9,225,937.47	
		357,500.00					30,000.00			327,500.00	
		406,116.72					30,054.36			376,062.36	
		266,933.33					22,400.00			244,533.33	
		596,442.83					44,455.36			551,987.47	
		10,423,420.25					1,344,957.48			9,078,462.77	
PEM			540,000.00							540,000.00	
		359,430.41					42,704.64			316,725.77	
		268,661.47					30,542.48			238,118.99	
		319,054.33					34,220.52			284,833.81	
#8		347,642.87					42,105.28			305,537.59	
#9		240,247.57					29,268.76			210,978.81	
#9		413,982.35					44,754.88			369,227.47	
#9		151,869.22					16,363.64			135,505.58	

#89							1,279,039.17			151,965.08	/
#89							6,418,279.81			1,127,074.09	
#9										5,658,159.77	
							363,611.22			340,277.90	
9#							663,299.67			622,895.63	
#8 9							2,564,705.80			284,286.24	

[illegible]

o

(

[illegible]

[illegible]

o

()

		46,858,496.09	46,003,380.20	855,115.89
		46,858,496.09	46,003,380.20	855,115.89

()

	560,176,303.42	23,489,390.48		583,665,693.90
	560,176,303.42	23,489,390.48		583,665,693.90

()

	2,746,471,055.34	2,535,955,934.70
+		
	2,746,471,055.34	2,535,955,934.70
	166,629,930.60	293,110,314.03
	23,489,390.48	25,048,236.51
	104,140,133.20	57,546,956.88
	2,785,471,462.26	2,746,471,055.34

()

1

	4,228,303,417.44	3,680,883,326.37	4,727,121,396.43	4,099,957,482.74
	70,479,059.82	4,522,264.38	95,126,418.32	5,717,058.36
	4,298,782,477.26	3,685,405,590.75	4,822,247,814.75	4,105,674,541.10

2

1

	4,142,744,014.71	3,584,954,222.91	4,687,594,972.01	3,974,603,237.79
	156,038,462.55	100,451,367.84	134,652,842.74	131,071,303.31
	4,298,782,477.26	3,685,405,590.75	4,822,247,814.75	4,105,674,541.10

2

	4,298,782,477.26	4,822,247,814.75
	4,298,782,477.26	4,822,247,814.75

()

	2,867,046.89	1,288,570.45
	1,233,812.50	584,654.09
	822,541.68	388,090.08
	11,161,827.12	8,665,241.87
	1,142,782.97	999,409.81
	20,224.20	20,976.71
	3,328,868.67	4,202,737.01
	1,332,709.29	1,346,893.46
	218,547.50	
	22,128,360.82	17,496,573.48

()

	2,486,236.20	2,700,899.17
	248.00	3,804.08
	26,637,366.44	1,813,147.90
	1,140,016.13	977,721.05
	452,830.20	339,622.65

o

	178,383.92	633,526.66
	30,895,080.89	6,468,721.51

()

	103,953,989.34	133,623,099.64
	9,652,398.59	7,109,083.58
	8,832,716.83	9,687,552.29
	1,505,000.02	1,509,123.35
	14,585,914.01	9,919,619.84
	999,738.27	1,481,683.98
	28,269,669.39	26,319,765.47
	1,129,008.66	1,402,919.51
	683,189.12	837,651.03
	43,048.39	63,222.11
	1,476,158.00	2,530,167.53
	2,226,737.91	2,137,140.01
	5,522,320.98	3,558,225.60
	45,771.55	163,075.40
	5,299,827.36	9,155,995.30
	184,225,488.42	209,498,324.64

()

	109,658,302.68	103,641,892.22
	23,952,504.92	21,797,871.71
	12,157,563.16	8,873,174.26
	2,258.20	
	288,679.25	377,358.49
	39,479.35	347,264.69
	146,098,787.56	135,037,561.37

()

	301,295,403.12	302,066,291.76
	8,814,723.77	11,053,858.62
	14,108,923.82	17,942,873.61
	5,345,485.42	2,742,093.23
	292,531,964.72	286,865,511.38

()

	769,345.08	769,345.08
#7	57,931.28	57,931.28
	851,625.04	851,625.04
		34,532.26
	30,000.00	30,000.00
	30,054.36	30,054.36
	22,400.00	22,400.00
	44,455.36	44,455.36
	1,344,957.48	1,344,957.48
		14,285.68
		49,000.00
	42,704.64	42,704.64
	30,542.48	30,542.48
	34,220.52	34,220.52
#8	42,105.28	42,105.28
#9	29,268.76	29,268.76
#9	44,754.88	44,754.88
#9	16,363.64	16,363.64
#89	151,965.08	151,965.08
#89	760,120.04	760,120.04
#9	23,333.32	23,333.32
9#	40,404.04	40,404.04
#8 9	284,286.24	284,286.24

#8 9	2,137,451.84	2,137,451.84
#8 9	158,929.76	158,929.76
SCR	50,078.76	50,078.76
#8 9	48,936.17	
	42,233.01	
2022		937,791.71
22 10 2.0		250,000.00
	1,500,000.00	1,500,000.00
	39,999.96	39,999.96
		519,551.40
		3,461,098.16
2024	8,000,000.00	
2024	150,000.00	
	371,333.28	371,333.28
		832,900.00
	120,121.32	37,640.44
	48,994.08	48,994.08
	67,455.60	67,455.60
	62,069.50	56,057.00
	96,965.72	90,595.23
	120,522.63	113,741.25
2022		110,000.00
2019	249,999.96	249,999.98
	200,000.00	
2024	10,000.00	
2024	400,000.00	
2024	10,000.00	
	150,000.00	
	100,000.00	
	127,587.00	

○

2024

Al.

 $\dot{N}-$

11

1.

—

 $\hat{A}$

11

N

[illegible] $\hat{A}$

100,000.00

 $\hat{A}$ $\bar{A}$

o

()

	292,844.95	664,922.71
		17,394,676.43
	292,844.95	18,059,599.14

()

		-36,913.70	
		-36,913.70	

()

()

	318,353.21	1,114,473.70	318,353.21
	3,157,377.17	2,801,011.74	3,157,377.17
	2,580,894.74	105,220,285.69	2,580,894.74
	74,636,786.96	18,250,790.26	
	2,738,621.13	2,150.18	2,738,621.13
	447,066.31	1,223,311.34	447,066.31
	83,879,099.52	128,612,022.91	9,242,312.56

()

1

	25,388,249.55	13,784,069.37
	-35,681,029.87	-39,234,735.90
	-10,292,780.32	-25,450,666.53

2

	186,204,239.53
	46,551,059.88
	7,814,968.70
	6,592,209.58
	-76,686,413.83
	-1,566,144.90
	-20,313,811.10
	25,286,626.67
	-355,371.03
	1,943,725.81
	-106,899.34
	547,269.24

○

	-10,292,780.32

()

1

1

	14,108,923.82	17,942,873.61
	14,712,506.41	12,100,971.60
	45,235,518.16	5,953,531.74
	86,743.23	167,674.12
	21,306,492.70	30,897,452.23
	4,585,106.58	8,285,993.93
	100,035,290.90	75,348,497.23

2

	51,667,198.02	36,774,192.09
	15,258,386.61	18,416,704.28
	29,710,851.40	43,576,484.16
	694,004.47	350,080.00
	2,388,152.80	2,498,210.60
	23,937,618.74	84,220,285.69
	3,810,536.40	2,225,179.81
	127,466,748.44	188,061,136.63

2

1

	8,361,200.00	625,000.00
	2,020,899.00	3,223,232.99
	10,382,099.00	3,848,232.99

o

2

	14,000.00	90,000.00
		6,843.00
	14,000.00	96,843.00

3

1

	1,193,536.79	3,890,592.00
	23,605,903.97	
	24,799,440.76	3,890,592.00



()

1

1		
	196,497,019.85	346,951,694.90
	1,033,671.88	4,944,714.18
	292,844.95	18,059,599.14
	349,792,061.43	361,456,642.28
	36,294,457.65	25,988,609.25
	27,713,624.32	17,858,823.57
	13,432,339.54	11,961,945.88
		36,913.70
“ ”		
“ ”	306,195.52	1,110,265.74
“ ”		
“ ”	301,295,403.12	302,066,291.76
“ ”	-312,386,301.70	-387,677,166.76
“ ”	35,361,930.02	-25,843,379.60
“ ”	-71,042,959.90	-13,023,099.15
“ ”	68,930,532.50	-14,706,902.48
“ ”	102,195,869.03	-194,959,005.82
“ ”	10,296,657.48	106,392,967.83
	760,013,345.69	560,618,914.42
2		
3		
	1,078,202,527.23	2,523,505,324.89
	2,523,505,324.89	779,050,175.68

○

	23,605,903.97	26,546,194.56

2

1

	5,937,822.36	6,358,106.11

--	--	--

1

[illegible]

2

—		
—		
/		

197%202311100.00

100%50020242

2500

297%20249130.00

95%1000

2024929501.125

3

()

()

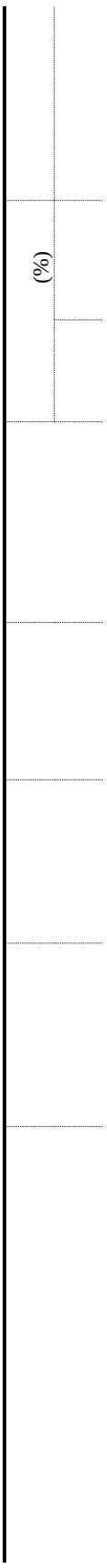
()

				%	
				97.00	0.00
				87.30	20,230,000.00
				97.00	25,000,000.00
				100.00	110,000,000.00
				100.00	0.00

- 1.97%100%
- 2.97%90%
- 3.97%100%

()

1



[illegible]

2

	40.00%	13,768,609.07	14,580,851.44	109,489,439.36
	45.00%	20,824,802.43	28,808,622.61	142,304,493.75
	25.00%			108,500,000.00

[illegible][illegible][illegible]

4

5

()

1

	2024	6	28	7	11	7	17
							14,000
31,040				94.67%		97%	
			5.33%		3%		

2

/	
—	140,000,000.00
—	
/	140,000,000.00
/	139,969,610.91
	30,389.09
	30,389.09

()

1

2

	/			
	4,277,771,671.11	52,934,676,519.85	119,414,111,759.14	69,985,103.71
	1,741,682,339.47	3,543,645,174.70	100,397,483,099.29	227,488,491.35
	6,019,454,010.58	56,478,321,694.55	219,811,594,858.43	297,473,595.06
	3,304,701,055.84	21,125,105,825.57	80,842,498,178.46	3,807,191.78
	273,920,291.66	25,251,106,185.25	93,060,196,633.56	
	3,578,621,347.50	46,376,212,010.82	173,902,694,812.02	3,807,191.78
		3,378,607.46	14,738,453,703.01	
	2,440,832,663.08	10,098,731,076.27	31,170,446,343.40	293,666,403.28
	366,124,899.46	448,879,862.18	3,643,544,643.53	292,493,921.35
	271,523,545.20	71,512,387.36	634,485,447.06	
—	271,523,545.20	71,512,387.36	634,485,447.06	

—

	/			
	619,371.53	-4,249,589.63	-1,037,839.70	
	449,105,166.18	-354,554,421.25	2,732,802,794.10	-12,687,270.33
	30,507,642.27	14,925,857.56	99,697,730.97	

	/			
	3,552,952,352.48	39,926,032,095.28	104,838,704,736.42	50,369,085.75
	1,394,250,636.82	4,745,286,272.70	82,331,431,695.26	257,274,902.93
	4,947,202,989.30	44,671,318,367.98	187,170,136,431.68	307,643,988.68
	2,629,872,452.11	14,074,232,347.43	66,912,811,363.71	1,290,315.07
	170,467,277.00	20,841,587,903.79	78,711,055,909.78	
	2,800,339,729.11	34,915,820,251.22	145,623,867,273.49	1,290,315.07
		15,600,000.00	12,916,864,135.82	
	2,146,863,260.19	9,739,898,116.76	28,629,405,022.37	306,353,673.61
	232,715,579.73	483,137,552.98	3,346,517,559.23	305,130,644.79
	271,523,545.20	71,512,387.36	634,485,447.06	

	/			
—	271,523,545.20	71,512,387.36	634,485,447.06	
—				
—				
	504,239,124.93	554,649,940.34	3,981,003,006.29	305,130,644.79
			3,530,472,590.82	
	7,051,412,534.30	1,914,117,410.99	14,793,443,074.65	
	406,768,292.99	153,866,941.29	3,319,786,788.16	30,714,956.55
	35,192.32		79,501,961.93	
	406,803,485.31	153,866,941.29	3,399,288,750.09	30,714,956.55
	25,253,387.80	29,597,692.62	99,697,730.97	

3

	/	/
	76,589,014.21	73,954,392.30
—	2,634,621.91	1,412,036.98
—		
—	2,634,621.91	1,412,036.98

○

	/	/
	136,757,570.11	87,666,301.01
—	-1,199,915.74	-1,382,518.89
—		
—	-1,199,915.74	-1,382,518.89

4

5

6

7

o

()

1

2

--	--	--	--	--	--	--	--	--	--

/

100,231,280.86 2,330,000.00 9,486,371.26

	1	1-5	
	1,090,277,256.71		1,090,277,256.71
	5,320,136.26		5,320,136.26
	441,957,561.93		441,957,561.93
	46,529,445.53		46,529,445.53
	1,590,534,371.34		1,590,534,371.34
	1,119,223,639.17		1,119,223,639.17
	6,654,193.46		6,654,193.46
	63,191,199.22		63,191,199.22
	2,399,332,289.23		2,399,332,289.23
	32,923,265.29		32,923,265.29
		5,889,515,710.19	5,889,515,710.19

o

3

1

2

3

()

()

◆			405,825,148.36	405,825,148.36
			405,825,148.36	405,825,148.36

o

()

()

()

()

()

()

()

:

()

			()	(%)	(%)
			200,000.00	43.89	43.89

()

()

[illegible]

()

[illegible]

○

()

1

/

		375,939.60	375,939.60
			546,117,763.21
		911,440,754.10	1,608,030,535.56
		27,961,855.95	
		800,000.00	800,000.00
		179,669.73	952,731.99

/

		1,733,305.10	224,811.81
		1,600,896.23	3,185,834.91
		38,550.04	1,246,451.15
		2,329,601.76	2,379,493.68
		1,068,781.35	1,013,869.75
		1,291,865.38	2,093,976.01
		521,639.82	218,514.78
		2,399,683.08	
		2,686,612.27	

2

/

/

/

/

[illegible]

4

5

6

()

1

				73,646.29	7,364.63
				65,120.00	
		780.00		780.00	
		37,840.00			
		129,903.11		206,391.67	
		131,973.38			
		25,890.00			
		1,768,596.41			
		1,987,281.75			
				523,485.08	2,617.43

				435,925.02	20,953.95
		2,489,987.58		2,489,987.58	
		381,916.70		381,916.70	
		66,416.00		66,416.00	
		924,761.97	92,476.20	924,761.97	4,623.81

2

			31,328.30
		346,965,013.50	429,811,156.84
		355,234,416.17	516,315,355.56
		290,091.08	250,150.00
		936,368.46	
			647,169.81
		4,685,839.34	
		431,210.36	
		10,634,262.18	
			20,000.00

○

()

()

()

()

10	0.80
()	1,031,804,332
	82,544,346.56

10	0.80		
	1,041,401,332		9,597,000
	1,031,804,332	10	0.80
	82,544,346.56		100%
	2,160,267,370.26		

()

1	2024	12	18		
	2024				
				A	
	8	/		5,000	10,000
		2025	3	17	
				9,597,000	0.92%
	/		5.74	/	59,766,205.00
2	2023	6	30		
				40%	51%

“ ”

¥320,400,000.00

¥5,100,000.00

2025 1 10

2025 3 7

100% 60%

2025 1 10

2025

3 7

100% 49%

()

()

()

()

()

o

()

1

4

2

()

1		
1	221,220,031.58	193,867,159.50
1 2	5,285,733.85	6,297,293.90
2 3	6,291,488.90	2,614,417.67
3 4	2,614,417.67	2,538,801.19
4 5	2,538,801.19	741,497.02
5	741,497.02	
	238,691,970.21	206,059,169.28
	671,801.91	437,435.95
	238,020,168.30	205,621,733.33

			%
	2,711,249.26	671,801.91	24.78
	235,980,720.95		
	238,691,970.21	671,801.91	

3

	437,435.95	234,365.96			671,801.91
	437,435.95	234,365.96			671,801.91

4

5

				(%)	
	128,651,897.76		128,651,897.76	53.90	
	77,352,507.11		77,352,507.11	32.41	
	25,326,641.12		25,326,641.12	10.61	
	4,211,492.76		4,211,492.76	1.76	

○

				(%)	
	1,130,719.79		1,130,719.79	0.47	647,550.47
	236,673,258.54		236,673,258.54	99.15	647,550.47

()

	78,701,260.02	17,101,476.71
	861,964,117.09	557,314,926.66
	940,665,377.11	574,416,403.37

1

1

	78,701,260.02	17,101,476.71
	78,701,260.02	17,101,476.71
	78,701,260.02	17,101,476.71

2**1**

1	356,603,791.49	501,770,478.24
1 2	500,020,000.00	5,566,314.87
2 3	5,340,542.02	
3 4		50,000,000.00
4 5		
5	55,376.06	55,376.06
	862,019,709.57	557,392,169.17
	55,592.48	77,242.51
	861,964,117.09	557,314,926.66

			%		%		%		%		%		%		%
		862,019,709.57	100.00	55,592.48	0.01	861,964,117.09		557,392,169.17	100.00	77,242.51	0.01	557,314,926.66			
		98,659.13	0.01	55,592.48	56.35	43,066.65		673,801.08	0.12	77,242.51	11.46	596,558.57			
		861,921,050.44	99.99			861,921,050.44		556,718,368.09	99.88			556,718,368.09			
		862,019,709.57	100.00	55,592.48		861,964,117.09		557,392,169.17	100.00	77,242.51		557,314,926.66			

○

			%
	98,659.13	55,592.48	56.35
	861,921,050.44		
	862,019,709.57	55,592.48	

3

	12	(	(
		)	)
	77,242.51		77,242.51
--			
--			
--			
--			
	-21,650.03		-21,650.03
	55,592.48		55,592.48

4

	77,242.51	-21,650.03				55,592.48

o

	77,242.51	-21,650.03				55,592.48

5

6

	860,293,536.13	555,637,847.39
	1,726,173.44	1,726,173.44
		28,148.34
	862,019,709.57	557,392,169.17

7

				(%)	
		842,003,007.31	1-3	97.68	
		15,300,000.00	1	1.77	
		1,706,173.44	2-3	0.20	
		1,438,466.01	2-3	0.17	
		407,783.07	1	0.05	
		860,855,429.83		99.87	

[illegible][illegible]

[illegible]

[illegible]

o

()

1

	978,012,076.22	877,280,371.02	1,183,320,782.35	1,114,507,417.67
	1,338,904,516.82	1,299,603,380.95	1,650,293,097.78	1,580,176,501.46
	2,316,916,593.04	2,176,883,751.97	2,833,613,880.13	2,694,683,919.13

1

	2,316,916,593.04	2,176,883,751.97	2,833,613,880.13	2,694,683,919.13
	2,316,916,593.04	2,176,883,751.97	2,833,613,880.13	2,694,683,919.13

2

	2,316,916,593.04	2,833,613,880.13
	2,316,916,593.04	2,833,613,880.13

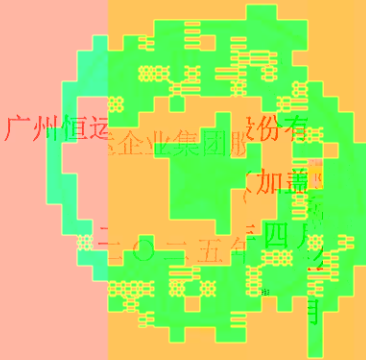
()

		38,011,761.90
	318,874,755.17	342,329,472.42
		993,600.00
	6,264,579.60	6,264,579.60
	325,139,334.77	387,599,413.92

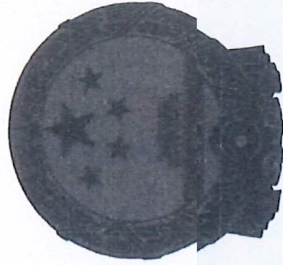
项目	金额	计
采用公允价值模式进行后续计量的投资性房地产公允价值变动产生的损益		
交易价格显失公允的交易产生的收益		
与公司正常经营业务无关的或有事项产生的损益		
受托经营取得的托管费收入		
除上述各项之外的其他营业外收入和支出		
其他符合非经常性损益定义的损益项目	-7,383,787.12	
小计	13,741,039.01	
所得税影响额	4,158,176.61	
少数股东权益影响额（税后）	3,656,231.2	
合计	5,931,598.31	

(二) 净资产收益率及每股收益

报告期利润	加权平均净资产收益率（%）	每股收益（元）
归属于公司普通股股东的净利润	2.5300%	基本每股收益 0.1600 稀释每股收益
扣除非经常性损益后归属于公司普通股股东的净利润	2.4400%	0.1543







证书序号: 0001247

说明

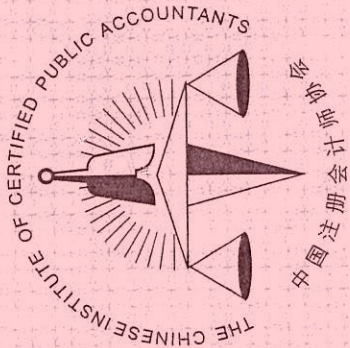
- 1、《会计师事务所执业证书》是证明持有人经财政部门依法审批，准予执行注册会计师法定业务的凭证。
- 2、《会计师事务所执业证书》记载事项发生变化的

会计师事务所 执业证书



批准执业日期: 2000 1 20

233



姓名	张曦
性别	女
出生日期	1973-09-19
工作单位	立信会计师事务所(普通合伙)广东分所
身份证号码	330521197309010026
身份类别	所(特殊普通)



年度检验登记 Annual Renewal Registration

本证书经检验合格, 继续有效一年。
This certificate is valid for another year after this renewal.



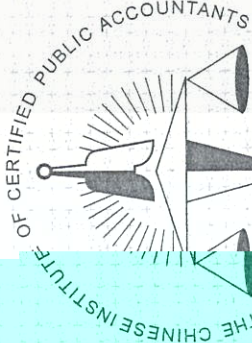
证书编号: 440100020046
No. of Certificate

批准注册协会: 广东省注册会计师协会
Authorized Institute of CPAs

发证日期: 1999 年 06 月 02 日
Date of Issuance

2022 年 8 月换发





中国注册会计师协会

姓名	司徒慧强
Full name	
性别	男
Sex	
出生日期	1970-10-22
Date of birth	
工作单位	立信会计师事务所(特殊普通合伙)
Working unit	
身份证号码	440104197010222817
Identity card No.	



年度检验登记

Annual Renewal Registration

本证书经检验合格, 继续有效一年。
This certificate is valid for another year after this renewal.



证书编号: 440100020045
No. of Certificate

批准注册协会: 广东省注册会计师协会
Authorized Institute of CPAs

发证日期: 1999 年 06 月 02 日
Date of Issuance /y /m /d

2022 年 8 月换发