



**SHENZHEN PROPERTIES & RESOURCES  
DEVELOPMENT (GROUP) LTD.**

**FIRST QUARTERLY REPORT 2021**

**(Announcement No. 2021-21)**

**April 2021**

## **Part I Important Notes**

**The Board of Directors (or the “Board”), the Supervisory Committee as well as the directors, supervisors and senior management of ShenZhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as the “Company”) hereby guarantee the factuality, accuracy and completeness of the contents of this Report and its summary, and shall be jointly and severally liable for any misrepresentations, misleading statements or material omissions therein.**

**All the Company’s directors have attended the Board meeting for the review of this Report and its summary.**

**Liu Shengxiang, the Company’s legal representative, Cai Lili, the Company’s head of financial affairs, and Liu Qiang, head of the Company’s financial department (equivalent to financial manager) hereby guarantee that the Financial Statements carried in this Report are factual, accurate and complete.**

**This Report and its summary have been prepared in both Chinese and English. Should there be any discrepancies or misunderstandings between the two versions, the Chinese versions shall prevail.**

## Part II Key Corporate Information

### I Key Financial Information

Indicate by tick mark whether there is any retrospectively restated datum in the table below.

Yes  No

	Q1 2021	Q1 2020	Change (%)
Operating revenue (RMB)	891,026,732.66	861,546,080.08	3.42%
Net profit attributable to the listed company's shareholders (RMB)	214,420,219.16	152,014,318.10	41.05%
Net profit attributable to the listed company's shareholders before exceptional items (RMB)	208,303,080.57	152,909,860.77	36.23%
Net cash generated from/used in operating activities (RMB)	83,213,087.80	-609,307,576.52	-113.66%
Basic earnings per share (RMB/share)	0.3598	0.2551	41.04%
Diluted earnings per share (RMB/share)	0.3598	0.2551	41.04%
Weighted average return on equity (%)	5.59%	4.72%	0.87%
	31 March 2021	31 December 2020	Change (%)
Total assets (RMB)	12,455,805,632.29	12,207,356,912.54	2.04%
Equity attributable to the listed company's shareholders (RMB)	3,942,068,204.39	3,727,917,440.03	5.74%

Exceptional gains and losses:

Applicable  Not applicable

Unit: RMB

Item	Q1 2021	Note
Gain or loss on disposal of non-current assets (inclusive of impairment allowance write-offs)	7,000.00	
Government subsidies recognized in the current period, except for those acquired in the ordinary course of business or granted at certain quotas or amounts according to the government's unified standards	136,000.00	
Non-operating income and expense other than the above	8,010,201.46	
Less: Income tax effects	2,004,300.37	
Non-controlling interests effects (net of tax)	31,762.50	
Total	6,117,138.59	--

Explanation of why the Company reclassifies as recurrent an exceptional gain/loss item defined or listed in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering Their Securities to the Public—Exceptional Gain/Loss Items:

Applicable  Not applicable

No such cases for the Reporting Period.

## II Total Number of Shareholders and Holdings of Top 10 Shareholders at 31 March 2021

### 1. Numbers of Ordinary Shareholders and Preferred Shareholders with Resumed Voting Rights as well as Holdings of Top 10 Shareholders

Unit: share

Number of ordinary shareholders at the period-end	55,834	Number of preferred shareholders with resumed voting rights at the period-end (if any)	0			
Top 10 shareholders						
Name of shareholder	Nature of shareholder	Shareholding percentage	Total shares held	Restricted shares held	Shares in pledge or frozen	
					Status	Shares
Shenzhen Investment Holdings Corporation	State-owned legal person	50.57%	301,414,637	3,326		
Shenzhen State-Owned Equity Operation and Management Co., Ltd.	Domestic non-state-owned legal person	6.38%	38,037,890	0		
China Orient Asset Management Co., Ltd.	State-owned legal person	3.90%	23,236,400	0		
Chu Yuanyuan	Domestic natural person	0.54%	3,241,100	0		
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.37%	2,205,280	0		
Shenzhen Duty-Free Commodity Enterprises Co., Ltd.	Domestic non-state-owned legal person	0.29%	1,730,300	1,730,300		
Duan Shaoteng	Domestic natural person	0.29%	1,699,765	0		
China Construction Bank-Wanjia Selected Mixed Type Securities Investment Fund	Other	0.26%	1,529,489	0		
Yang Yaochu	Domestic natural person	0.25%	1,500,384	0		
Bosera Fund-PICC Life Insurance-Traditional General	Other	0.25%	1,477,500	0		

Insurance Portfolio- Boser Fund -A-Stock Mixed Portfolio Single Asset Management Plan of PICC Life Insurance Company Limited					
Top 10 unrestricted shareholders					
Name of shareholder	Unrestricted shares held	Shares by type		Type	Shares
Shenzhen Investment Holdings Corporation	301,411,311		RMB-denominated ordinary stock		301,411,311
Shenzhen State-Owned Equity Operation and Management Co., Ltd.	38,037,890		RMB-denominated ordinary stock		38,037,890
China Orient Asset Management Co., Ltd.	23,236,400		RMB-denominated ordinary stock		23,236,400
Chu Yuanyuan	3,241,100		RMB-denominated ordinary stock		3,241,100
Hong Kong Securities Clearing Company Ltd.	2,205,280		RMB-denominated ordinary stock		2,205,280
Duan Shaoteng	1,699,765		RMB-denominated ordinary stock		1,699,765
China Construction Bank-Wanjia Selected Mixed Type Securities Investment Fund	1,529,489		RMB-denominated ordinary stock		1,529,489
Yang Yaochu	1,500,384		Domestically listed foreign stock		1,500,384
Bosera Fund-PICC Life Insurance-Traditional General Insurance Portfolio- Boser Fund -A-Stock Mixed Portfolio Single Asset Management Plan of PICC Life Insurance Company Limited	1,477,500		RMB-denominated ordinary stock		1,477,500
Mai Furong	1,103,096		Domestically listed foreign stock		1,103,096
Related or acting-in-concert parties among the shareholders above	The first largest shareholder, Shenzhen Investment Holding Corporation, is the actual controlling shareholder of the Company, the second largest shareholder is the wholly-owned subsidiary of Shenzhen Investment Holding Corporation, which exist related-party relationship with the Company. And the Company does not know whether there are related parties or acting-in-concert parties among the other 8 shareholders.				
Top 10 shareholders involved in securities margin trading (if any)	N/A				

Indicate by tick mark whether any of the top 10 ordinary shareholders or the top 10 unrestricted ordinary shareholders of the Company conducted any promissory repo during the Reporting Period.

Yes  No

No such cases in the Reporting Period.

## **2. Number of Preferred Shareholders and Shareholdings of Top 10 of Them**

Applicable  Not applicable

## Part III Significant Events

### I Changes in Key Financial Statement Line Items and Explanation of why

Applicable  Not applicable

1. Prepayments stood at RMB75,086,951.68 as at 31 March 2021, rising 48.56% compared to 31 December 2020, primarily driven by the increase in demolition service fee prepaid.
2. Long-term prepaid expense stood at RMB15,627,354.02 as at 31 March 2021, rising 31.74% compared to 31 December 2020, primarily driven by the increase in decoration expenditures of rented offices with the Company as the lessee.
3. Contract liabilities stood at RMB863,750,204.45 as at 31 March 2021, rising 29.52% compared to 31 December 2020, primarily driven by the increase in advances from commercial building sales.
4. Selling expense stood at RMB3,005,132.04 during Q1 2021, declining 35.91% compared to Q1 2020, primarily driven by the decrease in sales service expense.
5. Finance costs stood at RMB11,763,247.61 during Q1 2021, declining 45.61% compared to Q1 2020, primarily driven by the increase in capitalized interest expense.
6. Return on investment stood at RMB2,577,004.72 during Q1 2021, compared to RMB-10,994.73 in Q1 2020, with the change primarily driven by the increase in returns on investments in joint ventures calculated using the equity method as a result of a substantial increase in their net profits.
7. Non-operating income stood at RMB8,612,813.60 during Q1 2021, rising 997.85% compared to Q1 2020, primarily driven by the receipt of demolition compensation.
8. Net cash generated from/used in operating activities stood at RMB83,213,087.80 during Q1 2021, compared to RMB-609,307,576.52 in Q1 2020, with the change primarily driven by the increase in sales payments collected.
9. Net cash generated from/used in investing activities stood at RMB-7,912,883.72 during Q1 2021, compared to RMB-3,384,962.58 in Q1 2020, with the change primarily driven by the increase in office decoration expenditures.
10. Net cash generated from/used in financing activities stood at RMB-46,683,112.50 during Q1 2021, compared to RMB772,655,600.48 in Q1 2020, with the change primarily driven by the new loan of RMB807 million in the same period of last year, with no comparable loan in the current period.

### II Progress, Influence and Solutions with regard to Significant Events

Applicable  Not applicable

1. Shenzhen International Trade Center Property Management Co., Ltd., a wholly-owned subsidiary of the Company, plans to invest in the establishment of a wholly-owned subsidiary in the Vietnam-China Economic and Trade Cooperation Zone in Hai Phong, Vietnam, in a bid to strengthen in-depth cooperation with important overseas customers, study and explore advanced cutting-edge technologies, take an active part in the international industrial layout, and expand the international market. In January 2021, the subsidiary in Vietnam completed its registration and received the *Enterprise Registration Certificate* from the Business Registration Office of the Haiphong Department of Planning and Investment Decision. The details were disclosed on the designated media on January 6.
2. The Company received the *Notice of Shenzhen Investment Holdings Co., Ltd. on the Free Transfer of Shares of ShenZhen Properties & Resources Development (Group) Ltd.* (S.T.K. [2021] No. 38) from the controlling shareholder Shenzhen Investment

Holdings Co., Ltd. (SIHC). SIHC decided to transfer its 38,037,890 non-restricted tradable common shares on the A-shares market in the Company (accounting for 6.382% of the total share capital of the Company) to Shenzhen State-owned Equity Management Co., Ltd. for free to replenish the social security funds.

On 17 March 2021, the Company received the *Confirmation of Securities Transfer Registration* issued by Shenzhen Branch of China Securities Depository and Clearing Corporation Limited from Shenzhen State-owned Equity Management Co., Ltd. confirming that the registration procedures for the free transfer of the above-mentioned state-owned shares had been completed on March 15. The respective details were disclosed on the designated media on January 29 and March 18.

3. On 18 July 2020, the Company released an announcement on the designated media, disclosing information on the plan of the Company's controlling shareholder SIHC to reduce the number of its shares in the Company by no more than 11,919,581 shares in the call auction within 6 months after 15 trading days from the date of disclosure. From 25 August 2020 to September 4, 2020, SIHC accumulated a reduction of 5,959,696 shares in the Company in call auction, with the number of shares reduced by more than half. The details were disclosed on the designated media on September 5.

On 9 February 2021, the Company received the *Notification Letter on the Implementation of the PRD Share Reduction Plan* from SIHC. It was noted in the Letter that from 10 August 2020 to 9 February 2021, SIHC accumulatively reduced 5,959,696 shares in the Company (account for 1.00% of the Company's total share capital) in call auction, adding that since the reduction period set in the share reduction plan has expired, the implementation of this reduction plan has been concluded. The details were disclosed on the designated media on February 10.

Overview of significant events	Disclosure date	Index to disclosure website for interim report
Wholly-owned subsidiary to establish a wholly-owned subsidiary overseas	23 September 2020	Announcement No. 2020-43 on Wholly-owned Subsidiary to Establish a Wholly-Owned Subsidiary Overseas on <a href="http://www.cninfo.com.cn">www.cninfo.com.cn</a>
	6 January 2021	Announcement No. 2021-01 on Completion of Registration of Vietnam Subsidiary on <a href="http://www.cninfo.com.cn">www.cninfo.com.cn</a>
The transfer of some state-owned shares held by the controlling shareholder of the Company Shenzhen Investment Holdings Co., Ltd. to social security fund without compensation	29 January 2021	Announcement No. 2021-02 on the Transfer of Some State-owned Shares Held by Controlling Shareholders to Social Security Fund without Compensation
	18 March 2021	Announcement No. 2021-05 on the Completing the Registration of Share Ownership Transfer regarding Transfer of Some State-owned Shares Held by Controlling Shareholders to Social Security Fund without Compensation
The Company's controlling shareholder to reduce shareholding	18 July 2020	Announcement No. 2020-33 on the Company's Controlling Shareholder to Reduce Shareholding on <a href="http://www.cninfo.com.cn">www.cninfo.com.cn</a>
	5 September 2020	Announcement No. 2020-41 on Progress of Shareholding Reduction by the Company's Controlling Shareholder (Over Half of Its Reduction Plan)
	10 February 2021	Announcement No. 2021-03 on Expiration and Completion of Reducing Shareholding by the Company's Controlling Shareholders

Progress of any share repurchases:



Applicable  Not applicable

Progress of any reduction of the repurchased shares through centralized bidding:

Applicable  Not applicable

### III Commitments that the Company's Actual Controller, Shareholders, Related Parties, Acquirers, the Company Itself or Other Parties, Failed to Fulfill on Time during the Reporting Period

Applicable  Not applicable

No such cases in the Reporting Period.

### IV Financial Investments

#### 1. Securities Investments

Applicable  Not applicable

Unit: RMB

Type of securities	Code of securities	Name of securities	Initial investment cost	Accounting measurement method	Opening carrying amount	Gain/loss on fair-value changes in the current period	Cumulative fair-value changes through equity	Purchased in the current period	Sold in the current period	Gain/loss in the current period	Closing carrying amount	Accounting title	Funding source
Domestic/overseas stock	400016、420016	Gintian A, Gintian B	3,565,856.06	Fair method	1,044,905.12	0.00	-50,535.60	0.00	0.00	0.00	994,369.52	Other equity instrument investment	Obtained in debt restructuring
Total			3,565,856.06	--	1,044,905.12	0.00	-50,535.60	0.00	0.00	0.00	994,369.52	--	--
Disclosure date of announcement on Board's consent for securities investment													
Disclosure date of announcement on shareholders' meeting's consent for securities investment (if any)													

**2. Investments in Derivative Financial Instruments**

Applicable  Not applicable

No such cases in the Reporting Period.

**V Progress of Projects Financed with Raised Funds**

Applicable  Not applicable

**VI Operating Performance Forecast for January-June 2021**

Warning of a forecast loss on or a forecast significant year-on-year change in the accumulative net profit from the beginning of the year to the end of the next reporting period, as well as explanation of why:

Applicable  Not applicable

**VII Significant Contracts Arising from the Company's Ordinary Course of Business**

Applicable  Not applicable

**VIII Cash Entrusted for Wealth Management**

Applicable  Not applicable

No such cases in the Reporting Period.

**IX Irregularities in Provision of Guarantees**

Applicable  Not applicable

No such cases in the Reporting Period.

**X Occupation of the Company's Capital by the Controlling Shareholder or Its Related Parties for Non-Operating Purposes**

Applicable  Not applicable

No such cases in the Reporting Period.

**XI Communications with the Investment Community such as Researches, Inquiries and Interviews during the Reporting Period**

Applicable  Not applicable

Date	Place	Way of communication	Type of communication party	Communication party	Major discussion content and information provided	Index to main information communicated

7 January 2021	The Company	By Phone	Individual	Individual	Inquired of reason for slump in stock	N/A
10 January 2021	The Company	Other	Individual	Individual	Inquired of whether the implementation of “Two Red Lines” may influence the credit of the Company	N/A
13 January 2021	The Company	Other	Individual	Individual	Inquired of information about the project of digital ecological industrial park	N/A
26 January 2021	The Company	Other	Individual	Individual	Inquired of information about cash flow statements in 2020 Third Quarter Report	N/A
27 January 2021	The Company	Other	Individual	Individual	Inquired of disclosure time of 2020 Annual Report	N/A
15 March 2021	The Company	Other	Individual	Individual	Inquired of information about employment of the Company	N/A
20 March 2021	The Company	Other	Individual	Individual	Inquired of disclosure time of 2021 First Quarter Report	N/A

## Part IV Financial Statements

### I Financial Statements

#### 1. Consolidated Balance Sheet

Prepared by ShenZhen Properties & Resources Development (Group) Ltd.

31 March 2021

Unit: RMB

Item	31 March 2021	31 December 2020
Current assets:		
Monetary assets	4,236,786,272.36	4,206,266,629.32
Settlement reserve		
Interbank loans granted		
Held-for-trading financial assets		
Derivative financial assets		
Notes receivable		
Accounts receivable	241,098,903.01	187,697,631.47
Accounts receivable financing		
Prepayments	75,086,951.68	50,543,422.85
Premiums receivable		
Reinsurance receivables		
Receivable reinsurance contract reserve		
Other receivables	806,040,257.43	789,050,350.51
Including: Interest receivable		
Dividends receivable		
Financial assets purchased under resale agreements		
Inventories	5,329,071,962.25	5,312,489,258.20
Contractual assets		
Assets classified as held for sale		
Current portion of non-current assets		
Other current assets	47,312,127.72	48,991,965.92
Total current assets	10,735,396,474.45	10,595,039,258.27

Non-current assets:		
Loans and advances to customers		
Investments in debt obligations		
Investments in other debt obligations		
Long-term receivables		
Long-term equity investments	48,287,225.51	45,710,220.79
Investments in other equity instruments	994,369.52	1,044,905.12
Other non-current financial assets		
Investment property	478,003,522.78	484,738,506.83
Fixed assets	111,982,155.26	116,233,936.04
Construction in progress		
Productive living assets		
Oil and gas assets		
Use rights assets	13,874,979.81	
Intangible assets	427,470.54	482,049.51
R&D expense		
Goodwill		
Long-term prepaid expense	15,627,354.02	11,862,716.14
Deferred income tax assets	1,049,051,017.26	950,681,245.50
Other non-current assets	2,161,063.14	1,564,074.34
Total non-current assets	1,720,409,157.84	1,612,317,654.27
Total assets	12,455,805,632.29	12,207,356,912.54
Current liabilities:		
Short-term borrowings		
Borrowings from the central bank		
Interbank loans obtained		
Held-for-trading financial liabilities		
Derivative financial liabilities		
Notes payable		
Accounts payable	365,648,385.01	468,269,685.65
Advances from customers	683,919.44	473,274.48
Contractual liabilities	863,750,204.45	666,893,629.72
Financial assets sold under repurchase agreements		

Customer deposits and interbank deposits		
Payables for acting trading of securities		
Payables for underwriting of securities		
Payroll payable	150,533,526.05	177,190,197.36
Taxes payable	2,395,310,227.22	2,487,212,979.37
Other payables	891,059,926.80	847,142,613.09
Including: Interest payable	0.00	0.00
Dividends payable	12,202,676.04	12,202,676.04
Handling charges and commissions payable		
Reinsurance payables		
Liabilities directly associated with assets classified as held for sale		
Current portion of non-current liabilities	36,722,824.88	36,722,824.88
Other current liabilities	53,821,158.90	43,354,691.51
Total current liabilities	4,757,530,172.75	4,727,259,896.06
Non-current liabilities:		
Insurance contract reserve		
Long-term borrowings	3,587,800,000.00	3,587,800,000.00
Bonds payable		
Including: Preferred shares		
Perpetual bonds		
Lease liabilities	14,016,985.64	
Long-term payables		
Long-term payroll payable		
Provisions	2,396,947.00	2,396,947.00
Deferred income	0.00	0.00
Deferred income tax liabilities	262.20	262.20
Other non-current liabilities	106,387,153.03	108,778,327.45
Total non-current liabilities	3,710,601,347.87	3,698,975,536.65
Total liabilities	8,468,131,520.62	8,426,235,432.71
Owners' equity:		
Share capital	595,979,092.00	595,979,092.00

Other equity instruments		
Including: Preferred shares		
Perpetual bonds		
Capital reserves	80,488,045.38	80,488,045.38
Less: Treasury stock		
Other comprehensive income	-7,019,044.21	-6,749,589.41
Specific reserve		
Surplus reserves	19,205,979.63	19,205,979.63
General reserve		
Retained earnings	3,253,414,131.59	3,038,993,912.43
Total equity attributable to owners of the Company as the parent	3,942,068,204.39	3,727,917,440.03
Non-controlling interests	45,605,907.28	53,204,039.80
Total owners' equity	3,987,674,111.67	3,781,121,479.83
Total liabilities and owners' equity	12,455,805,632.29	12,207,356,912.54

Legal representative: Liu Shengxiang

Head of financial affairs: Cai Lili

Head of the financial department: Liu Qiang

## 2. Balance Sheet of the Company as the Parent

Unit: RMB

Item	31 March 2021	31 December 2020
Current assets:		
Monetary assets	3,128,781,159.66	3,216,703,036.69
Held-for-trading financial assets		
Derivative financial assets		
Notes receivable		
Accounts receivable	4,453,779.81	2,624,500.42
Accounts receivable financing		
Prepayments		
Other receivables	226,062,266.79	145,325,697.20
Including: Interest receivable		
Dividends receivable		
Inventories	658,057,076.23	653,885,107.24

Contractual assets		
Assets classified as held for sale		
Current portion of non-current assets		
Other current assets	496,729.09	496,729.09
Total current assets	4,017,851,011.58	4,019,035,070.64
Non-current assets:		
Investments in debt obligations		
Investments in other debt obligations		
Long-term receivables		
Long-term equity investments	1,073,753,105.90	1,071,176,101.18
Investments in other equity instruments	1,224,869.52	1,275,405.12
Other non-current financial assets		
Investment property	301,708,379.26	303,827,356.62
Fixed assets	47,543,764.29	51,091,963.72
Construction in progress		
Productive living assets		
Oil and gas assets		
Use rights assets	649,585.03	
Intangible assets		
R&D expense		
Goodwill		
Long-term prepaid expense	389,195.94	432,440.01
Deferred income tax assets	241,148,792.13	252,331,518.26
Other non-current assets	1,344,668,234.55	1,197,407,234.55
Total non-current assets	3,011,085,926.62	2,877,542,019.46
Total assets	7,028,936,938.20	6,896,577,090.10
Current liabilities:		
Short-term borrowings		
Held-for-trading financial liabilities		
Derivative financial liabilities		
Notes payable		
Accounts payable	40,429,856.19	55,887,947.36
Advances from customers		



Contractual liabilities		
Payroll payable	43,247,376.59	50,710,148.02
Taxes payable	1,107,591.55	3,736,082.67
Other payables	4,095,750,244.82	3,971,988,862.11
Including: Interest payable		
Dividends payable	29,642.40	29,642.40
Liabilities directly associated with assets classified as held for sale		
Current portion of non-current liabilities	31,573,154.86	31,573,154.86
Other current liabilities		
Total current liabilities	4,212,108,224.01	4,113,896,195.02
Non-current liabilities:		
Long-term borrowings	588,200,000.00	588,200,000.00
Bonds payable		
Including: Preferred shares		
Perpetual bonds		
Lease liabilities	656,457.21	
Long-term payables		
Long-term payroll payable		
Provisions		
Deferred income		
Deferred income tax liabilities		
Other non-current liabilities	40,000,000.00	40,000,000.00
Total non-current liabilities	628,856,457.21	628,200,000.00
Total liabilities	4,840,964,681.22	4,742,096,195.02
Owners' equity:		
Share capital	595,979,092.00	595,979,092.00
Other equity instruments		
Including: Preferred shares		
Perpetual bonds		
Capital reserves	53,876,380.11	53,876,380.11
Less: Treasury stock		
Other comprehensive income	-2,595,986.79	-2,545,451.19
Specific reserve		

Surplus reserves	19,205,979.63	19,205,979.63
Retained earnings	1,521,506,792.03	1,487,964,894.53
Total owners' equity	2,187,972,256.98	2,154,480,895.08
Total liabilities and owners' equity	7,028,936,938.20	6,896,577,090.10

### 3. Consolidated Income Statement

Unit: RMB

Item	Q1 2021	Q1 2020
1. Revenue	891,026,732.66	861,546,080.08
Including: Operating revenue	891,026,732.66	861,546,080.08
Interest income		
Premium income		
Handling charge and commission income		
2. Costs and expenses	630,078,645.14	662,964,303.05
Including: Cost of sales	314,741,306.53	330,926,955.66
Interest expense		
Handling charge and commission expense		
Surrenders		
Net claims paid		
Net amount provided as policy reserve		
Expenditure on policy dividends		
Reinsurance premium expense		
Taxes and surcharges	253,169,175.96	266,678,061.72
Selling expense	3,005,132.04	4,689,041.03
Administrative expense	47,399,783.00	39,041,614.67
R&D expense		
Finance costs	11,763,247.61	21,628,629.97
Including: Interest expense	29,487,619.47	38,309,547.10
Interest income	18,078,929.02	16,103,643.77
Add: Other income	1,380,702.88	1,170,615.61

Return on investment (“-” for loss)	2,577,004.72	-10,994.73
Including: Share of profit or loss of joint ventures and associates	2,577,004.72	-10,994.73
Income from the derecognition of financial assets at amortized cost (“-” for loss)		
Foreign exchange gain (“-” for loss)		
Net gain on exposure hedges (“-” for loss)		
Gain on changes in fair value (“-” for loss)		
Credit impairment loss (“-” for loss)	-31,765.17	1,016,216.33
Asset impairment loss (“-” for loss)		
Asset disposal income (“-” for loss)		
3. Operating profit (“-” for loss)	264,874,029.95	200,757,614.24
Add: Non-operating income	8,612,813.60	784,515.00
Less: Non-operating expense	595,612.14	2,078,006.42
4. Profit before tax (“-” for loss)	272,891,231.41	199,464,122.82
Less: Income tax expense	66,209,144.78	71,031,397.02
5. Net profit (“-” for net loss)	206,682,086.63	128,432,725.80
5.1 By operating continuity		
5.1.1 Net profit from continuing operations (“-” for net loss)	206,682,086.63	128,432,725.80
5.1.2 Net profit from discontinued operations (“-” for net loss)		
5.2 By ownership		
5.2.1 Net profit attributable to shareholders of the Company as the parent	214,420,219.16	152,014,318.10
5.2.2 Net profit attributable to non-controlling interests	-7,738,132.53	-23,581,592.30
6. Other comprehensive income, net of tax	-269,454.80	-1,413,997.45
Attributable to owners of the Company as the parent	-269,454.80	-1,413,997.45
6.1 Items that will not be reclassified to profit or loss	-50,535.60	-329,260.41

6.1.1 Changes caused by remeasurements on defined benefit pension schemes		
6.1.2 Other comprehensive income that will not be reclassified to profit or loss under the equity method		
6.1.3 Changes in the fair value of investments in other equity instruments	-50,535.60	-329,260.41
6.1.4 Changes in the fair value of the company's credit risks		
6.1.5 Other		
6.2 Items that will be reclassified to profit or loss	-218,919.20	-1,084,737.04
6.2.1 Other comprehensive income that will be reclassified to profit or loss under the equity method		
6.2.2 Changes in the fair value of investments in other debt obligations		
6.2.3 Other comprehensive income arising from the reclassification of financial assets		
6.2.4 Allowance for credit impairments in investments in other debt obligations		
6.2.5 Reserve for cash flow hedges		
6.2.6 Differences arising from the translation of foreign currency-denominated financial statements	-218,919.20	-1,084,737.04
6.2.7 Other		
Attributable to non-controlling interests		
7. Total comprehensive income	206,412,631.83	127,018,728.35
Attributable to owners of the Company as the parent	214,150,764.36	150,600,320.65
Attributable to non-controlling interests	-7,738,132.53	-23,581,592.30
8. Earnings per share		
8.1 Basic earnings per share	0.3598	0.2551
8.2 Diluted earnings per share	0.3598	0.2551

Where business combinations under common control occurred in the current period, the net profit achieved by the acquirees before

the combinations was RMB0.00, with the amount for the same period of last year being RMB0.00.

Legal representative: Liu Shengxiang

Head of financial affairs: Cai Lili

Head of the financial department: Liu Qiang

#### 4. Income Statement of the Company as the Parent

Unit: RMB

Item	Q1 2021	Q1 2020
1. Operating revenue	21,929,527.54	9,570,288.89
Less: Cost of sales	9,362,877.96	7,201,252.82
Taxes and surcharges	178,848.22	1,448,803.87
Selling expense	127,251.59	11,069.00
Administrative expense	16,002,920.61	11,018,364.52
R&D expense		
Finance costs	-9,932,128.28	-15,068,444.79
Including: Interest expense	6,333,034.48	
Interest income	16,286,641.67	15,074,747.59
Add: Other income	102,972.08	
Return on investment (“-” for loss)	31,125,117.93	36,174,277.60
Including: Share of profit or loss of joint ventures and associates	2,577,004.72	-10,994.73
Income from the derecognition of financial assets at amortized cost (“-” for loss)		
Net gain on exposure hedges (“-” for loss)		
Gain on changes in fair value (“-” for loss)		
Credit impairment loss (“-” for loss)	13,225.50	
Asset impairment loss (“-” for loss)		
Asset disposal income (“-” for loss)		
2. Operating profit (“-” for loss)	37,431,072.95	41,133,521.07
Add: Non-operating income	7,293,820.40	18,036.00

Less: Non-operating expense	269.72	2,000,000.00
3. Profit before tax (“-” for loss)	44,724,623.63	39,151,557.07
Less: Income tax expense	11,182,726.13	9,533,067.22
4. Net profit (“-” for net loss)	33,541,897.50	29,618,489.85
4.1 Net profit from continuing operations (“-” for net loss)	33,541,897.50	29,618,489.85
4.2 Net profit from discontinued operations (“-” for net loss)		
5. Other comprehensive income, net of tax	-50,535.60	-329,260.41
5.1 Items that will not be reclassified to profit or loss	-50,535.60	-329,260.41
5.1.1 Changes caused by remeasurements on defined benefit pension schemes		
5.1.2 Other comprehensive income that will not be reclassified to profit or loss under the equity method		
5.1.3 Changes in the fair value of investments in other equity instruments		
5.1.4 Changes in the fair value of the company’s credit risks	-50,535.60	-329,260.41
5.1.5 Other		
5.2 Items that will be reclassified to profit or loss		
5.2.1 Other comprehensive income that will be reclassified to profit or loss under the equity method		
5.2.2 Changes in the fair value of investments in other debt obligations		
5.2.3 Other comprehensive income arising from the reclassification of financial assets		
5.2.4 Allowance for credit impairments in investments in other debt obligations		
5.2.5 Reserve for cash flow hedges		
5.2.6 Differences arising from the translation of foreign currency-denominated financial statements		

5.2.7 Other		
6. Total comprehensive income	33,491,361.90	29,289,229.44
7. Earnings per share		
7.1 Basic earnings per share	0.0563	0.0497
7.2 Diluted earnings per share	0.0563	0.0497

## 5. Consolidated Cash Flow Statement

Unit: RMB

Item	Q1 2021	Q1 2020
1. Cash flows from operating activities:		
Proceeds from sale of commodities and rendering of services	1,091,637,435.67	308,259,221.14
Net increase in customer deposits and interbank deposits		
Net increase in borrowings from the central bank		
Net increase in loans from other financial institutions		
Premiums received on original insurance contracts		
Net proceeds from reinsurance		
Net increase in deposits and investments of policy holders		
Interest, handling charges and commissions received		
Net increase in interbank loans obtained		
Net increase in proceeds from repurchase transactions		
Net proceeds from acting trading of securities		
Tax rebates		
Cash generated from other operating activities	144,447,762.47	278,533,921.65
Subtotal of cash generated from operating activities	1,236,085,198.14	586,793,142.79
Payments for commodities and services	295,983,391.70	659,349,883.60
Net increase in loans and advances to customers		

Net increase in deposits in the central bank and in interbank loans granted		
Payments for claims on original insurance contracts		
Net increase in interbank loans granted		
Interest, handling charges and commissions paid		
Policy dividends paid		
Cash paid to and for employees	192,980,462.47	170,204,761.13
Taxes paid	564,218,068.71	309,457,486.32
Cash used in other operating activities	99,690,187.46	57,088,588.26
Subtotal of cash used in operating activities	1,152,872,110.34	1,196,100,719.31
Net cash generated from/used in operating activities	83,213,087.80	-609,307,576.52
2. Cash flows from investing activities:		
Proceeds from disinvestment		
Return on investment		
Net proceeds from the disposal of fixed assets, intangible assets and other long-lived assets	9,344.57	
Net proceeds from the disposal of subsidiaries and other business units		
Cash generated from other investing activities		
Subtotal of cash generated from investing activities	9,344.57	
Payments for the acquisition of fixed assets, intangible assets and other long-lived assets	7,922,228.29	3,384,962.58
Payments for investments		
Net increase in pledged loans granted		
Net payments for the acquisition of subsidiaries and other business units		
Cash used in other investing activities		
Subtotal of cash used in investing activities	7,922,228.29	3,384,962.58
Net cash generated from/used in	-7,912,883.72	-3,384,962.58



investing activities		
3. Cash flows from financing activities:		
Capital contributions received	140,000.00	490,000.00
Including: Capital contributions by non-controlling interests to subsidiaries	140,000.00	490,000.00
Borrowings obtained		807,000,000.00
Cash generated from other financing activities		
Subtotal of cash generated from financing activities	140,000.00	807,490,000.00
Repayments of borrowings		
Payments for interest and dividends	46,823,112.50	34,834,399.52
Including: Dividends paid by subsidiaries to non-controlling interests		
Cash used in other financing activities		
Subtotal of cash used in financing activities	46,823,112.50	34,834,399.52
Net cash generated from/used in financing activities	-46,683,112.50	772,655,600.48
4. Effect of foreign exchange rate changes on cash and cash equivalents	237,436.15	1,083,303.30
5. Net increase in cash and cash equivalents	28,854,527.73	161,046,364.68
Add: Cash and cash equivalents, beginning of the period	4,168,154,911.83	3,285,345,233.47
6. Cash and cash equivalents, end of the period	4,197,009,439.56	3,446,391,598.15

## 6. Cash Flow Statement of the Company as the Parent

Unit: RMB

Item	Q1 2021	Q1 2020
1. Cash flows from operating activities:		
Proceeds from sale of commodities and rendering of services	8,452,796.79	5,388,532.54
Tax rebates		
Cash generated from other operating activities	176,427,722.21	150,366,853.96
Subtotal of cash generated from operating activities	184,880,519.00	155,755,386.50

Payments for commodities and services	21,070,926.08	27,546,580.74
Cash paid to and for employees	16,422,540.08	13,488,663.13
Taxes paid	4,902,594.08	5,805,090.10
Cash used in other operating activities	102,653,754.14	344,578,504.62
Subtotal of cash used in operating activities	145,049,814.38	391,418,838.59
Net cash generated from/used in operating activities	39,830,704.62	-235,663,452.09
2. Cash flows from investing activities:		
Proceeds from disinvestment		565,000,000.00
Return on investment		
Net proceeds from the disposal of fixed assets, intangible assets and other long-lived assets	2,344.57	
Net proceeds from the disposal of subsidiaries and other business units		
Cash generated from other investing activities		
Subtotal of cash generated from investing activities	2,344.57	565,000,000.00
Payments for the acquisition of fixed assets, intangible assets and other long-lived assets	5,955,921.97	2,290,332.09
Payments for investments	117,000,000.00	
Net payments for the acquisition of subsidiaries and other business units		
Cash used in other investing activities		
Subtotal of cash used in investing activities	122,955,921.97	2,290,332.09
Net cash generated from/used in investing activities	-122,953,577.40	562,709,667.91
3. Cash flows from financing activities:		
Capital contributions received		
Borrowings obtained		
Cash generated from other financing activities		
Subtotal of cash generated from financing activities		

Repayments of borrowings		
Payments for interest and dividends	6,325,812.50	
Cash used in other financing activities		
Subtotal of cash used in financing activities	6,325,812.50	
Net cash generated from/used in financing activities	-6,325,812.50	
4. Effect of foreign exchange rate changes on cash and cash equivalents		
5. Net increase in cash and cash equivalents	-89,448,685.28	327,046,215.82
Add: Cash and cash equivalents, beginning of the period	3,190,160,215.19	2,450,935,673.17
6. Cash and cash equivalents, end of the period	3,100,711,529.91	2,777,981,888.99

## II Adjustments to the Financial Statements

### 1. Adjustments to the Financial Statements at the Beginning of the First Execution Year of the New Standards Governing Leases from 2021

Applicable  Not applicable

Whether the Company needs to adjust items in balance sheets at the beginning of the year

Yes  No

Consolidated Balance Sheet

Unit: RMB

Item	31 December 2020	1 January 2021	Adjusted
Current assets:			
Monetary assets	4,206,266,629.32	4,206,266,629.32	
Accounts receivable	187,697,631.47	187,697,631.47	
Prepayments	50,543,422.85	50,543,422.85	
Other receivables	789,050,350.51	789,050,350.51	
Inventories	5,312,489,258.20	5,312,489,258.20	
Other current assets	48,991,965.92	48,991,965.92	
Total current assets	10,595,039,258.27	10,595,039,258.27	
Non-current assets:			
Long-term equity investments	45,710,220.79	45,710,220.79	
Investments in other equity	1,044,905.12	1,044,905.12	

instruments			
Investment property	484,738,506.83	484,738,506.83	
Fixed assets	116,233,936.04	116,233,936.04	
Use rights assets		14,992,421.49	14,992,421.49
Intangible assets	482,049.51	482,049.51	
Long-term prepaid expense	11,862,716.14	11,862,716.14	
Deferred income tax assets	950,681,245.50	950,681,245.50	
Other non-current assets	1,564,074.34	1,564,074.34	
Total non-current assets	1,612,317,654.27	1,627,310,075.76	14,992,421.49
Total assets	12,207,356,912.54	12,222,349,334.03	14,992,421.49
Current liabilities:			
Accounts payable	468,269,685.65	468,269,685.65	
Advances from customers	473,274.48	473,274.48	
Contractual liabilities	666,893,629.72	666,893,629.72	
Payroll payable	177,190,197.36	177,190,197.36	
Taxes payable	2,487,212,979.37	2,487,212,979.37	
Other payables	847,142,613.09	847,142,613.09	
Including: Interest payable	0.00		
Dividends payable	12,202,676.04	12,202,676.04	
Current portion of non-current liabilities	36,722,824.88	36,722,824.88	
Other current liabilities	43,354,691.51	43,354,691.51	
Total current liabilities	4,727,259,896.06	4,727,259,896.06	
Non-current liabilities:			
Long-term borrowings	3,587,800,000.00	3,587,800,000.00	
Lease liabilities		14,992,421.49	14,992,421.49
Provisions	2,396,947.00	2,396,947.00	
Deferred income	0.00		
Deferred income tax liabilities	262.20	262.20	
Other non-current liabilities	108,778,327.45	108,778,327.45	
Total non-current liabilities	3,698,975,536.65	3,713,967,958.14	14,992,421.49

Total liabilities	8,426,235,432.71	8,441,227,854.20	14,992,421.49
Owners' equity:			
Share capital	595,979,092.00	595,979,092.00	
Capital reserves	80,488,045.38	80,488,045.38	
Other comprehensive income	-6,749,589.41	-6,749,589.41	
Surplus reserves	19,205,979.63	19,205,979.63	
Retained earnings	3,038,993,912.43	3,038,993,912.43	
Total equity attributable to owners of the Company as the parent	3,727,917,440.03	3,727,917,440.03	
Non-controlling interests	53,204,039.80	53,204,039.80	
Total owners' equity	3,781,121,479.83	3,781,121,479.83	
Total liabilities and owners' equity	12,207,356,912.54	12,222,349,334.03	14,992,421.49

## Notes to adjustment

The Company has implemented the new IFRS 16 Leases since 1 January 2021, and according to the accumulated number of impacts based on the execution of the new lease standard, the Company will adjust the amount of relevant items in the financial statements at the beginning of the first year of execution, and will not adjust information for comparable periods. For operational leasing prior to the date of initial adoption, the Company will measure the lease liabilities according to the present value discounted at the incremental borrowing rate on the date of initial adoption based on the remaining lease payments, and make necessary adjustments to the right-of-use assets at an amount equal to the lease liabilities.

## Balance sheet of the Company as the parent

Unit: RMB

Item	31 December 2020	1 January 2021	Adjusted
Current assets:			
Monetary assets	3,216,703,036.69	3,216,703,036.69	
Accounts receivable	2,624,500.42	2,624,500.42	
Other receivables	145,325,697.20	145,325,697.20	
Inventories	653,885,107.24	653,885,107.24	
Other current assets	496,729.09	496,729.09	
Total current assets	4,019,035,070.64	4,019,035,070.64	
Non-current assets:			
Long-term equity investments	1,071,176,101.18	1,071,176,101.18	
Investments in other equity instruments	1,275,405.12	1,275,405.12	
Investment property	303,827,356.62	303,827,356.62	

Fixed assets	51,091,963.72	51,091,963.72	
Use-of-right assets		727,535.23	727,535.23
Long-term prepaid expense	432,440.01	432,440.01	
Deferred income tax assets	252,331,518.26	252,331,518.26	
Other non-current assets	1,197,407,234.55	1,197,407,234.55	
Total non-current assets	2,877,542,019.46	2,878,269,554.69	727,535.23
Total assets	6,896,577,090.10	6,897,304,625.33	727,535.23
Current liabilities:			
Accounts payable	55,887,947.36	55,887,947.36	
Payroll payable	50,710,148.02	50,710,148.02	
Taxes payable	3,736,082.67	3,736,082.67	
Other payables	3,971,988,862.11	3,971,988,862.11	
Dividends payable	29,642.40	29,642.40	
Current portion of non-current liabilities	31,573,154.86	31,573,154.86	
Total current liabilities	4,113,896,195.02	4,113,896,195.02	
Non-current liabilities:			
Long-term borrowings	588,200,000.00	588,200,000.00	
Lease liabilities		727,535.23	727,535.23
Other non-current liabilities	40,000,000.00	40,000,000.00	
Total non-current liabilities	628,200,000.00	628,927,535.23	727,535.23
Total liabilities	4,742,096,195.02	4,742,823,730.25	727,535.23
Owners' equity:			
Share capital	595,979,092.00	595,979,092.00	
Capital reserves	53,876,380.11	53,876,380.11	
Other comprehensive income	-2,545,451.19	-2,545,451.19	
Surplus reserves	19,205,979.63	19,205,979.63	
Retained earnings	1,487,964,894.53	1,487,964,894.53	
Total owners' equity	2,154,480,895.08	2,154,480,895.08	
Total liabilities and owners' equity	6,896,577,090.10	6,897,304,625.33	727,535.23

Notes to adjustment

The Company has implemented the new IFRS 16 Leases since 1 January 2021, and according to the accumulated number of impacts

based on the execution of the new lease standard, the Company will adjust the amount of relevant items in the financial statements at the beginning of the first year of execution, and will not adjust information for comparable periods. For operational leasing prior to the date of initial adoption, the Company will measure the lease liabilities according to the present value discounted at the incremental borrowing rate on the date of initial adoption based on the remaining lease payments, and make necessary adjustments to the right-of-use assets at an amount equal to the lease liabilities.

## **2. Retrospective Restatement of Previous Comparative Data due to the First Execution of the New Standards Governing Leases from 2021**

Applicable  Not applicable

### **III Independent Auditor's Report**

Indicate by tick mark whether the financial statements above have been audited by an independent auditor.

Yes  No

These financial statements have not been audited by such an auditor.