



Shenzhen Properties & Resources Development (Group) Ltd.

2024 Annual Report

(Announcement No.: 2025-18)

March 2025

2024 Annual Report

Section I Important Notes, Table of Contents and Interpretations

The Board of Directors, Board of Supervisors, directors, supervisors and senior officers of the Company guarantee the authenticity, accuracy and completeness of the contents of the annual report, and bear individual and joint legal liabilities for any false records, misleading statements or major omissions.

Legal Representative Wang Hangjun, Chief Finance Officer Cai Lili and Chief Accountant (accounting officer) Cai Kelin declare that they guarantee the authenticity, accuracy and completeness of the financial report in the Annual Report.

All directors attended the board meeting at which this report was considered.

The Company plans not to distribute cash dividends, issue bonus shares, or increase share capital through capitalization of reserves.

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List of Documents Available for Inspection

- I. Financial statements signed and sealed by the Company's Principal, Chief Finance Officer, and Chief Accountant (accounting officer).
- II. The original audit report bearing the seal of the accounting firm and the signature and seal of the certified public accountant.
- III. The originals of all the Company's documents and announcements that have been publicly disclosed during the reporting period.

Interpretations

Items	Refers to	Interpretations
The Company, the Group, SZPRD	Refers to	Shenzhen Properties & Resources Development (Group) Ltd.
Shenzhen Investment Holdings	Refers to	Shenzhen Investment Holdings Co., Ltd.
Huangcheng Real Estate	Refers to	Shenzhen Huangcheng Real Estate Co., Ltd.
Dongguan Company	Refers to	Dongguan ITC Changsheng Real Estate Development Co., Ltd.
Xuzhou Company	Refers to	SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.
Yangzhou Company	Refers to	SZPRD Yangzhou Real Estate Development Co., Ltd.
Wuhe Urban Renewal	Refers to	Shenzhen Wuhe Urban Renewal Co., Ltd.
Rongyao Real Estate	Refers to	Shenzhen Rongyao Real Estate Development Co., Ltd.
International Trade Center Property Management	Refers to	Shenzhen International Trade Center Property Management Co., Ltd.
ITC Technology Park	Refers to	Shenzhen ITC Technology Park Service Co., Ltd.
Guomaomei Life Service	Refers to	Shenzhen Guomaomei Life Service Co., Ltd.
Shenzhen Property Commercial Operation	Refers to	Shenzhen Property Commercial Operation Co., Ltd.
ITC Catering	Refers to	Shenzhen ITC Catering Co., Ltd.
Supervision Company	Refers to	Shenzhen Property Engineering and Construction Supervision Co., Ltd.
Wuhe Industry Investment and Development	Refers to	Shenzhen Wuhe Industry Investment and Development Co., Ltd.
Shenzhen Property Management	Refers to	Shenzhen Property Management Co., Ltd.
Foreign Trade Property	Refers to	Shenzhen Foreign Trade Property Management Co., Ltd.
Shenfubao Property	Refers to	Shenzhen Shenfubao Property Development Co., Ltd.
Shenfubao Hydropower	Refers to	Shenzhen Shenfubao Municipal Service Co., Ltd.
Security Service	Refers to	Shenzhen Free Trade Zone Security Service Co., Ltd.
Facility Management Community	Refers to	Shenzhen Facility Management Community Co., Ltd.
Shenzhen ITC Chuntian	Refers to	Shenzhen ITC Chuntian Commercial Management Co., Ltd.
RMB, RMB'0,000, RMB'00,000,000	Refers to	The given figures expressed in the Chinese currency of Renminbi

Section II Company Profile and Major Financial Indicators

I. Information about the Company

Stock name	SZPRD A, SZPRD B	Stock code	000011、200011
Stock name before the change (if any)	Not applicable		
Stock exchange where the Company's stocks are listed	Shenzhen Stock Exchange		
Chinese name	Shenzhen Properties & Resources Development (Group) Ltd.		
Abbreviation in Chinese	SZPRD		
Foreign name of the Company (if any)	ShenZhen Properties & Resources Development(Group) Ltd.		
Abbreviation of the Company's foreign name (if any)	SZPRD		
Legal representative	Wang Hangjun		
Registered address	Floor 39 and 42, International Trade Center Building, Renmin South Road, Luohu District, Shenzhen, Guangdong		
Postal code	518014		
Historical changes of the Company's registered address	None		
Office address	Floor 16, 20, 39 and 42, International Trade Center Building, Renmin South Road, Luohu District, Shenzhen, Guangdong		
Postal code	518014		
Official website	www.szwuye.com.cn		
E-mail	000011touzizhe@szwuye.com.cn		

II. Contact person and contact information

	Secretary of the Board of Directors	Securities affairs representative
Name	Zhang Gejian	Ding Minghua, Chen Qianying
Contact address	Floor 20, International Trade Center Building, Renmin South Road, Luohu District, Shenzhen City, Guangdong Province	Floor 39, International Trade Center Building, Renmin South Road, Luohu District, Shenzhen City, Guangdong Province
Tel.	0755-82211020	0755-82211020
Fax	0755-82210610、82212043	0755-82210610、82212043
E-mail	000011touzizhe@szwuye.com.cn	000011touzizhe@szwuye.com.cn

III. Information disclosure and storage location

Stock exchange websites where companies disclose annual reports	Shenzhen Stock Exchange http://www.szse.cn
Name and website of the media where the Company discloses its annual report	Securities Times and Cninfo http://www.cninfo.com.cn

Storage location of annual reports	The Board Office, Floor 39, International Trade Center Building, Renmin South Road, Luohu District, Shenzhen, Guangdong
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IV. Registration changes

Unified social credit code	No change
Changes in primary business since the listing of the Company (if any)	No change
Previous changes of controlling shareholder (if any)	<p>On September 29, 2004, Shenzhen SASAC decided to establish Shenzhen Investment Holdings Co., Ltd. by means of merger. The merged parties included the original controlling shareholder Shenzhen Investment Management Corporation and Shenzhen Construction Investment Holdings Co., Ltd. The merged Shenzhen Construction Investment held 323,796,324 shares of SZPRD, and Shenzhen Investment Management held 56,582,573 shares of SZPRD, accounting for 63.82% of the total share capital of SZPRD.</p> <p>On October 19, 2018, the Company received a notice from the actual controlling shareholder Shenzhen Investment Holdings that Shenzhen Investment Holdings had obtained the Confirmation of Securities Transfer Registration issued by China Securities Depository and Clearing Co., Ltd. Shenzhen Branch. By then, the transfer of Shenzhen Investment Holdings' equity had been completed, and the controlling shareholder of the Company had been changed to Shenzhen Investment Holdings.</p> <p>There was no change in the controlling shareholder of the Company during the reporting period.</p>

V. Other relevant information

Accounting firm engaged by the Company

Name	Grant Thornton Zhitong Certified Public Accountants LLP
Office address	Floor 5, Scitech Plaza, No. 22 Jianguomenwai Street, Chaoyang District, Beijing
Signing accountants	ZHAO Juanjuan, ZHOU Yilan

Sponsor engaged by the Company to perform continuous supervision during the reporting period

☐Applicable ☒Not applicable

Financial consultant engaged by the Company to perform continuous supervision during the reporting period

☐Applicable ☒Not applicable

VI. Main accounting data and financial indicators

Whether the Company needs to retroactively adjust or restate the accounting data of previous years

☐Yes ☒No

	Year 2024	Year 2023	Increase/decrease this year compared with last year	Year 2022
Operating revenue (RMB)	2,734,158,884.05	2,965,117,025.04	-7.79%	3,708,669,046.85
Net profit attributable to the shareholders of	-1,114,764,922.17	464,014,492.11	-340.24%	537,291,574.13

the listed company (RMB)				
Net profit attributable to shareholders of listed companies after deducting non-recurring profit or loss (RMB)	-1,328,523,983.50	-172,360,115.90	-670.78%	390,067,488.08
Net cash flows from operating activities (RMB)	-1,423,998,174.52	-264,092,984.33	-439.20%	105,233,103.86
Basic earnings per share (RMB/share)	-1.8705	0.7786	-340.24%	0.9015
Diluted earnings per share (RMB/share)	-1.8705	0.7786	-340.24%	0.9015
Weighted average rate of return on net assets	-28.00%	10.26%	-38.26%	12.36%
	As at the end of 2024	As at the end of 2023	Increase/decrease at the end of this year compared with the end of last year	As at the end of 2022
Total assets (RMB)	15,293,205,498.30	16,988,062,068.09	-9.98%	15,824,788,371.56
Net assets attributable to shareholders of the listed company (RMB)	3,361,683,048.50	4,661,810,328.75	-27.89%	4,414,259,168.34

The net profit of the Company in the last three fiscal years before and after deducting non-recurring profit or loss is negative, and the audit report of the latest year shows that the going-concern ability of the Company is uncertain

☐Yes ☒No

The lower of net profit before and after deducting non-recurring profit or loss is negative

☒Yes ☐No

Item	Year 2024	Year 2023	Remark
Operating revenue (RMB)	2,734,158,884.05	2,965,117,025.04	Deduct the business revenues that are not related to the main business, which are mainly the temporary resettlement compensation revenues from the shed renovation project on Chuanbu Street, the demolition compensation revenues of Fengherili, and the consulting service revenues.
Operating revenue deduction amount (RMB)	63,518,310.93	17,825,350.04	Deduct the business revenues that are not related to the main business, which are mainly the temporary resettlement compensation revenues from the shed renovation project on Chuanbu Street, the demolition compensation revenues of Fengherili, and the consulting service revenues.
Operating revenue after deduction (RMB)	2,670,640,573.12	2,947,291,675.00	Deduct the business revenues that are not related to the main business, which are mainly the temporary resettlement compensation revenues from the shed renovation project on Chuanbu Street, the demolition compensation revenues of Fengherili, and the consulting service revenues.

VII. Differences between accounting data under domestic and foreign accounting standards

1. Differences in net profit and net assets in the financial reports disclosed in accordance with the international accounting standards and the Chinese accounting standards

☐Applicable ☒Not applicable

During the reporting period of the Company, there was no difference in net profits and net assets in financial reports disclosed in accordance with international accounting standards and Chinese accounting standards

2. Differences in net profit and net assets in financial reports disclosed in accordance with both the international accounting standards and Chinese accounting standards

☐Applicable ☒Not applicable

During the reporting period of the Company, there was no difference in net profits and net assets in financial reports disclosed in accordance with the international accounting standards and Chinese accounting standards

VIII. Main financial indicators by quarter

Unit: RMB

	Q1	Q2	Q3	Q4
Operating revenue	406,582,462.31	449,445,982.94	461,778,206.82	1,416,352,231.98
Net profit attributable to shareholders of the listed company	463,582.22	8,748,875.59	-5,631,440.84	-1,118,345,939.14
Net profit attributable to shareholders of listed companies after deducting non-recurring profit or loss	222,779.46	9,516,248.51	-2,115,855.29	-1,336,147,156.18
Net cash flows from operating activities	-647,860,412.07	-88,966,689.37	-1,016,120,654.50	328,949,581.42

Whether the above financial indicators or their aggregate are significantly different from the financial indicators related to the Company's disclosed quarterly and semi-annual reports

☐Yes ☒No

IX. Non-recurring profit or loss items and amounts

☒Applicable ☐Not applicable

Unit: RMB

Item	Amount in 2024	Amount in 2023	Amount in 2022	Notes
Profit or loss on disposal of non-current assets (including write-off of provision for asset impairment)	44,657,387.86	702,127,250.52	175,644,543.02	Mainly due to the receipt of compensation for the investment properties
Government grants included in the current profit or loss (except for those that are closely related to the Company's normal business operations, comply with national	1,099,426.89	7,802,977.21	10,633,227.34	

policies and regulations, are enjoyed according to determined standards, and have a sustained impact on the Company's profit or loss)				
Profit or loss from changes in fair value of financial assets and liabilities held by non-financial enterprises and profit or loss from the disposal of financial assets and financial liabilities, except for effective hedging operations related to the Company's normal business operations			1,300.91	
Fund possession costs included in the current profit or loss and collected from non-financial enterprises			132,289.35	
Current net profit or loss of the subsidiaries from business combination under common control from the beginning of the period to the combination date			9,596,148.16	
Profit or loss from debt restructuring	-54,026.93			
Profit or loss on contingencies irrelevant to normal business operation of the Company			70,578.79	
Non-operating revenue and expenses other than the above-mentioned items	-7,288,158.92	-2,773,489.32	2,448,235.99	
Other items of profit or loss subject to the definition of non-recurring profit or loss	184,906,343.25	5,684,844.32	277,896.27	Mainly the income from investments in joint ventures determined according to the income method
Less: income tax effects	9,424,345.24	76,182,752.47	51,525,180.31	
Affected amount of minority interests (after tax)	137,565.58	284,222.25	54,953.47	
Total	213,759,061.33	636,374,608.01	147,224,086.05	--

Specific circumstances of other profit or loss items that meet the definition of non-recurring profit or loss:

☒Applicable ☐Not applicable

Mainly the compensation received by the joint ventures for the expropriation of houses, and the investment income is recognized according to the income method. This compensation payment is not sustainable.

Notes on the definition of the non-recurring profit or loss items listed in the "Interpretive Announcement No. 1 on Information Disclosure of Companies Issuing Securities to the Public - Non-recurring Profit or Loss" as recurring profit or loss items

☐Applicable ☒Not applicable

The Company had no circumstances of definition of the non-recurring profit or loss items listed in the "Interpretive Announcement No. 1 on Information Disclosure of Companies Issuing Securities to the Public - Non-recurring Profit or Loss" as recurring profit or loss items.

Section III Management's Discussion and Analysis

I. Industry status during the reporting period

The Company shall comply with the disclosure requirements for the real estate industry as set out in the Guidelines for Self-Regulation of Listed Companies of Shenzhen Stock Exchange No. 3 - Industry Information Disclosure

(I) Macroeconomic situation and industry development status

In 2024, the global economy gradually recovered amid multiple challenges, and the conflict between Russia and Ukraine, tensions in the Middle East and uncertainties in China-US relations continued to affect the global economy. China's economy is also facing new opportunities and challenges. The economic growth rate has slowed down, but it still remains within a reasonable range. The government continued to implement a proactive fiscal policy and a prudent monetary policy, and increased support for scientific and technological innovation, green economy, and small and medium-sized enterprises. At the same time, the government promoted supply-side structural reform, optimize industrial structure, and enhanced economic resilience. The real estate market continues to be in a period of adjustment, and the government continues to adhere to the positioning of "no speculation in housing" and optimize the real estate regulation and control policy. Local governments have implemented policies based on city conditions, relaxed restrictions on purchase and loan restrictions, reduced the down payment ratio and mortgage interest rates, and supported rigid and improved housing demand. A series of stimulus policies continue to support the market, aiming to stabilize the real estate market and prevent large fluctuations in the market.

(II) Industrial policy environment

2024 is an important year for "major changes in the supply and demand relationship of the industry". In many important meetings throughout the year, corresponding deployment and guidance were made for the real estate industry and pointed out the development direction for the industry. In the first half of 2024, a series of optimizations and adjustments were made to the current system, including the relaxation of purchase restrictions in first-tier cities, the reduction of down payment interest rates to a new low, the further reduction of stock mortgage interest rates, the cancellation of general housing standards, the purchase and storage of commercial housing, and the comprehensive restart of urban village transformation, aiming to standardize the market order and improve the new model of development of the real estate industry. In the second half of the year, the policy release intensity and frequency increased, and the policy turned to "lifting and using". On September 26, the Politburo of the CPC Central Committee held a meeting. In terms of real estate, the meeting emphasized the need to promote the real estate market to stop falling and stabilize, strictly control the increment, optimize the stock and improve the quality of commercial housings, increase lending to "white list" projects, and support the revitalization of idle land. Since then, the real estate market has shown positive changes, the house price index has gradually stabilized, and market confidence has been boosted.

Supply-side financial support guaranteed delivery, and financial policy supported land and housing destocking. Supply-side financial support continued to increase and upgrade. The policy was committed to helping the market destock and gradually restore the normal operation ability of enterprises. Efforts were made in stabilizing both the market and the main body, and various financial policy tools were used to support the implementation of supporting policies, mainly focusing on promoting financing coordination mechanism, expanding the "white list" of housing enterprises, and guaranteeing stock acquisition through housing loans and special bonds.

Demand-side policies have been continuously relaxed and stimulated through the "optimal combination", aiming to boost property purchase expectations and enthusiasm. The Ministry of Housing and Urban-Rural Development, together with the Ministry of Finance, the Ministry of Natural Resources, the People's Bank of China, the National Financial Regulatory Administration and other departments, introduced the "four cancellations, four reductions and two increases" measures to support residents' purchase of housings. The four cancellations mainly include cancellation of restrictions on purchase, cancellation of restrictions on sales, cancellation of price caps, cancellation of the distinction between ordinary and non-ordinary residential

standards; the four reductions include the reduction of interest rates on housing provident fund loans, reduction of the down payment ratio for housing loans, reduction of interest rates on existing loans, and reduction of the tax burden of "sell old, buy new" house replacements; among the two increases, one is to increase 1 million units of urban village and old housing renovations through monetary compensation, and the other is to increase the credit scale of the projects in the "white list" to RMB 4 trillion by the end of the year, aiming to promote the property market to halt falling and spur a stable recovery through the "optimal combination".

(III) Regional market landscape

From the perspective of the regional market, in 2024, Shenzhen's economy remained resilient. The property market policy centered on "stabilizing land prices, stabilizing house prices, stabilizing expectations, supporting rigid and improved housing demand, and promoting the stable development of the real estate market", and introduced a number of loose and favorable policies. The scale of primary residential supply in Shenzhen has shrunk due to the slowdown in the pace of land supply. On September 29, four departments including Shenzhen Habitat Construction & Conservation jointly issued a document, proposing measures such as relaxing purchase restrictions, lowering down payments, removing price caps and sales restrictions, and adjusting value-added tax exemption term from 5 years to 2 years, aiming to accelerate the establishment of a new development model for the real estate sector and promote the real estate market to halt falling and spur a stable recovery. The launch of "929 New Policies" has become the key to promoting the market. In view of the increase in market activity, property developers timely accelerated their project launches, with multiple core indicators achieving stabilization and improvement.

(VI) Present situation and tasks

At present, the internal and external environment presents a complex and challenging situation. The Company's projects under construction are planned to be sold in the market one after another, and the sales collection is the annual central work, which is directly related to the healthy operation of the enterprise's capital chain. In this context, accelerating the return of funds, strictly controlling the scale of expenditure, ensuring the safety and stability of cash flows, and preventing liquidity risk have become the core tasks to achieve the Company's stable operation. At the same time, the Company needs to further promote the high-quality development of the property management segment, accelerate the construction of a modern, professional and intelligent service system, and enhance the market competitiveness. In the field of commercial operation, it is necessary to take a multi-pronged approach to promote transformation and upgrading as a whole, and maximize the value of commercial assets by innovating business models, optimizing business layout and improving operational efficiency. In the face of uncertain market situation, the Company shall take the initiative to hedge external risks through deterministic work, maintain strategic concentration, ensure the full completion of annual tasks and objectives, and lay a solid foundation for sustainable development.

(V) Position in the industry

SZPRD accompanied the reform and opening up of Shenzhen. It has been deeply involved in real estate and property management for more than 40 years. Its industry position and brand influence have been improving, and it has won many honors and awards over the years. During the reporting period, the Company ranked 271st in the list of "Top 500 Shenzhen Enterprises in 2024" and won the title of "2023-2024 High-quality Development Star Enterprise in Luohu District" granted by the People's Government of Luohu District. Its property management segment ranked 27th in the national comprehensive strength, up 6 places from 2023, and 9th in the comprehensive strength of state-owned property service. It has been consecutively awarded the "2024 China's Top 100 Property Service Enterprise in Comprehensive Strength", "2024 China Property FM Leading Enterprise", "2024 China's Top 20 Enterprises in Park Property Service", "2024 China Industrial Park Property Service Leading Enterprise", "2024 China Office Building Property Service Leading Enterprise", "2024 South China's Top 30 Brand Enterprises in Property Service" and other awards; in subdivisions, it has successively won the honor of "Shenzhen Bay Science and Technology Ecological Park" service capacity benchmarking project, "Shenzhen Bay Innovation and Technology Center" and "Shenzhen International Trade Commercial Building" management excellence benchmarking project. Its real estate segment won the awards of "2024 Integrity Enterprise of Shenzhen Real Estate Development Industry", "2024 Development Power Enterprise of Shenzhen Real Estate Development Industry", among others. Shenzhen International Trade Center Building is listed in the first batch of historical

buildings in Shenzhen announced by the Shenzhen Municipal People's Government, and the historical exhibition of Shenzhen International Trade Center is included in the list of important historical sites of reform and opening up, which demonstrates the comprehensive strength of the Company and reflects the high recognition of the Company's comprehensive strength by the industry, customers and government departments.

During the reporting period, in the face of changes in the situation of the real estate industry, the Company locked in its goals and sprinted throughout the year to generally complete various annual operating indicators. The Company proactively adapted to changes and implemented flexible strategies to tackle market challenges. The Company took multiple measures to further advance market-oriented transformation of commercial operations. The Company took the initiative in production safety and proper handling of petition, ensuring the steady development of the Group's business.

II. Main business engaged in by the Company during the reporting period

The Company shall comply with the disclosure requirements for the real estate industry as set out in the Guidelines for Self-Regulation of Listed Companies of Shenzhen Stock Exchange No. 3 - Industry Information Disclosure

(I) Overview of main business

SZPRD was established in 1982. It was formerly known as Luohu Engineering Construction Headquarters. In August 1985, it was renamed Shenzhen Properties Development Corporation. In 1988, it was identified by Shenzhen government as the second batch of state-owned enterprises to pilot the joint-stock reform. In 1990, it completed the joint-stock reform and was officially renamed Shenzhen Properties & Resources Development (Group) Ltd. In March 1992, the Company's stock (SZPRD A/SZPRD B, 000011/200011) was officially listed on the Shenzhen Stock Exchange.

SZPRD, as Party A of the construction of the International Trade Center Building, played a leading role in orchestrating the entire process of its construction and operation. It is a key creator and organizer of the world-renowned "Shenzhen Speed". The International Trade Center Building is also fortunate to have become an important historic site of DENG Xiaoping's world-renowned "south tour speeches". The Company was founded as the International Trade Center Building was established and thrived through China's reform and opening-up, growing alongside the miraculous city of Shenzhen. It has become a steadfast practitioner of the "pioneer cattle" spirit in the new era, dedicated to innovative services, and overcoming challenges. The employees of SZPRD uphold the spirit of "daring to be the first and striving for strength through reform and innovation", focus on the functional positioning of state-owned assets of "serving the overall situation, serving the city, serving the industry, and serving the people's livelihood", stick to the original aspiration, forge ahead with perseverance, take the lead, and bravely act as the vanguard. In recent years, both the development speed and quality have been greatly improved. The Company has now developed from a project company when it first built the International Trade Center Building to a large-scale comprehensive industrial group. In the new era and new stage, the Company assesses the situation and acts accordingly, striving to move forward towards the goal of becoming "China's leading smart operator of industrial and urban space."

1. Industrial and urban space development

The Company's space development sector is committed to the development of different business formats such as residential buildings, high-end apartments, office buildings, and industrial parks. It has brand projects such as ITC Building, Huanggang Port, Tian'an International Building, Qianhai Port, and Jinling Holiday. Based on the existing real estate development business, the Company will promote the stock optimization and increment development and construction simultaneously. Taking the subordinate companies, such as Huangcheng Real Estate, Rongyao Real Estate and Wuhe Urban Renewal, as the development and urban renewal entities, the Company will rely on its listing platform to increase capital operation and rationally allocate urban space development sectors. During the reporting period, the Group steadily promoted the development of local and off-site projects in Shenzhen, accelerated the sales of project inventory, and improved the speed of capital recovery. On this basis, it focused on the development and construction of industry-city complexes, and accelerated the creation of an integrated and symbiotic development model of urban boutique housing and high-end industrial space.

2. Property management service

The Company's property management segment is based on International Trade Center Property Management. As one of the first batch of national first-class property management qualified enterprises, International Trade Center Property Management has, after more than 30 years of development, become a domestic first-class property service provider with diversified business capabilities and technological strength. It has been rated as "Top 100 property management Enterprises in China" and "Excellent Enterprise for China Industrial Park Property Management" for many years in a row. The projects under its management are spread all over the country, and its business radiates to various regions of the country, including South China, Southwest China, East China, North China, as well as the Vietnam-Vietnam Cooperation Zone. The existing business has covered various formats such as industrial parks, cultural tourism scenic spots, government agencies, rail transit, housing, hospitals, schools, hotels, etc., and is being arranged to enter the field of grassroots social governance, cooperate with the government to create a safe, harmonious, civilized and orderly urban environment, and basically form a good pattern of multi-format comprehensive development. International Trade Center Property Management has more than 20 subsidiaries, leveraging its headquarters' functional departments as a platform to actively build three major centers, namely "market, empowerment, and supervision". It has established business centers and profit centers based on the three major modules featuring professional business companies, professional companies, and regional companies, aiming to achieve a sustainable and effective "1+1 > 2" coordinated development new pattern.

3. Industrial ecological operation

The industrial ecological operation sector makes full use of the Company's development foundation and entire industrial chain development advantages in the three basic industries of real estate development, property management and leasing, focuses on the two strategic starting points of "value-added operation of stock assets" and "light asset operation output", strengthens internal and external strategic cooperation, is committed to building a closed-loop of the whole industry ecology covering project development services, park operation services, supporting leasing operations, etc., continuously optimizes the space service and leasing ecosystem in the park, and has initially possessed the whole chain capabilities and experience of various assets from the early planning, project clearance, construction control, investment promotion, operation, on-site control, etc., forming a unique and mature business development model. The Company is accelerating the inventory and evaluation of existing properties and strengthening management. In the future, it will gradually expand the scope of its leasing business and enhance property leasing development capabilities. On this basis, it will gradually shift the focus of its industrial ecological operations to science and technology parks, providing supporting services for the entire value chain, including industrial ecological introduction, project development services, and park operation services, to shape the role of a "space service provider" with science and technology parks as the core.

4. Other business

During the reporting period, the Company's business also includes catering business and project supervision business. The catering business is operated by Shenzhen ITC Catering Co., Ltd. ITC Catering was established in 1986 and became famous at home and abroad as the place where the "Southern Tour Speech" was delivered in 1992. Since its opening, it has received more than 600 Chinese and foreign dignitaries, celebrities and countless Chinese and foreign guests, and its reputation has spread far and wide both at home and abroad. The engineering supervision business is operated by a supervision company, which has Class A supervision qualification for housing construction projects from the Ministry of Construction. Its predecessor was the SZPRD Management Department. It was directly involved in the construction and management of the Shenzhen International Trade Building and witnessed the entire process of creating the "Shenzhen Speed". It has long been mainly serving the group's development projects.

(II) Operation in 2024

In 2024, in the face of internal and external challenges, the management team of the Company has always adhered to the overall leadership of the Party, maintained strategic focus, strictly implemented the decisions and deployments of the Board and the Party Committee, made every effort with firm confidence, closely focused on the key tasks proposed at the beginning of the year, and adopted many measures to actively respond to market changes. The real estate company flexibly adjusted its sales strategy according to the situation, and accurately seized the favorable opportunity to start project pre-sale and late-market referral, laying a

foundation for achieving annual business indicators; the property management company improved the overall profitability and core competitiveness of the enterprise through organizational restructuring, system process reengineering, talent optimization and allocation, etc.; with the goal of accelerating transformation and upgrading, the Shenzhen Property Commercial Operation continuously improved its operation and management mode, and maintained a stable and healthy development trend in each business segment. During the reporting period, the Group's total assets were about RMB 15.293 billion, and the annual operating revenue was about RMB 2.73 billion, and the annual main economic indicators were generally completed.

First, for the industry-city space development sector, we've taken the initiative to adapt and flexibly implement policies to face market challenges. The real estate business achieved an operating revenue of RMB 1.003 billion throughout the year, accounting for 36.71% of the total revenue. During the reporting period, the four major real estate projects, Jinling Project, Guangming Yutang Shangfu Project, Lake City Project, and Humen Binhai Harbour Palace Project, were launched simultaneously. Marketing management actively responded to market changes, prudently analyzed and evaluated market conditions, closely monitored dynamics in key regional markets, and seized market opportunities to accelerate sales and inventory clearance. The Company has consistently strengthened the coordination of milestone targets and resource allocation guarantees. Adhering to a market-oriented management philosophy, all business lines including design, procurement, and engineering within the Group have maintained high-level collaboration, enhanced refined control to adapt to market changes, and implemented comprehensive coordination and guidance for project development. Proactive planning was conducted for critical tasks such as project design schemes, tendering and procurement, target cost determination, and on-site construction, ensuring efficient and orderly development of all ongoing projects. A refined control system covering the entire real estate project development process has now taken shape. Substantial progress has also been made in projects such as Shenyang Digital Intelligent City, Haikou Hongqi Town, Fuyuan Industrial Zone, Huiyang Danshui and others.

Second, the external expansion of the property management segment and internal coordination go hand in hand, and the market expansion continues to be strengthened. The property management business reported an operating revenue of RMB1.594bn, accounting for 58.32% of the total revenue, higher than in 2023. During the reporting period, the Company deepened the coordinated development and internal integration of the system, developed value-added services such as tourism sales promotion and community-to-home services, and achieved breakthroughs in new formats of culture and sports and value-added service boundaries. The area under management reached a record high, exceeding 45 million m² for the first time. Further enrich the business formats of office buildings, industrial parks, schools, hospitals, farmers' markets and military regions, and provide strong support to building a municipal-level benchmark property management platform. At the same time, the remodeling of organizational structure and the establishment of cost management system were initiated to further consolidate the position of the only property management platform in the system. Shenzhen International Trade Center Property Management has consecutively won the titles of "2024 China Property Service Enterprise Comprehensive Strength Top 100", "2024 China Property FM Facility Management Leading Enterprise", "2024 China Park Property Service TOP20 Enterprise", "2024 China Industrial Park Property Service Leading Enterprise", and other awards, with its brand value and reputation continuously improving.

Third, industrial ecological operation and other sectors shall take multiple measures simultaneously to cultivate core operation capabilities. The leasing and operation business reported an operating revenue of RMB135mn, accounting for 4.97% of the total revenue. In recent years, the Company has taken multiple measures to accelerate transformation and upgrading, adopted measures such as exploring and establishing an incremental sharing mechanism and increasing the intensity of project expansion, promoted the transformation of the current simple leasing business to a commercial operation model, and helped realize the development and growth of the industrial ecological operation sector. During the reporting period, the renovation of ITC Shopping Mall and the inauguration ceremony of Shenzhen ITC Chuntian unveiled. By operating ITC Shopping Mall in a light-asset management and charter mode, the Company took firm steps in creating the Group's independent commercial brand and exploring market-oriented commercial operations. Through measures such as improving asset quality and efficiency, exploring and establishing an incremental sharing mechanism, the industrial operation sector cultivated core operation capabilities in multiple paths, adheres to improving quality and efficiency as the core, and accelerates the transformation, upgrading and revitalization of

stock assets. In terms of industrial investment attraction, the industrial alliance system was expanded during the year, and project investment attraction was actively promoted.

(3) Work Safety of the Company in 2024

In 2024, SZPRD adhered to the bottom line of safety production, coordinated development and safety, actively implemented the deployment and requirements of government departments at all levels on safety production work, comprehensively consolidated the main responsibility of the enterprise, and carried out a three-year campaign to tackle the root causes of work safety. The Group's work safety situation was stable and controllable throughout the year, and no work safety liability accidents with serious injuries or above or major economic losses occurred, and the work safety objectives for 2024 were successfully completed.

New land reserve projects

Land parcel or project name	Location	Land planning purpose	Land area (m ²)	Capacity building area (m ²)	Land acquisition method	Equity ratio	Total land price (RMB10,000)	Equity consideration (RMB10,000)
None								

Cumulative land reserve

Project/Area name	Total floor area (10,000 m ²)	Total construction area (10,000 m ²)	Remaining developable floor area (10,000 m ²)
Land in Huiyang, Danshui	1.77	4.25	4.25
Land in Hongqi Town, Haikou	15.80	-	-
Total	17.57	4.25	4.25

Development of main projects

City/Region	Project	Location	Project format	Equity ratio	Commencement time	Development progress	Schedule of completion	Land area (m ²)	Planned capacity building area (m ²)	Completed area of the current period (m ²)	Cumulative completed area (m ²)	Estimated total investment amount (RMB10,000)	Total accumulated investment amount (RMB10,000)
Shenzhen	Fuhui Huayuan	Futian District	Residence	100%	2018.12	Completion of works	100%	4,274	33,430	0	43,522	91,133	77,396
Dongguan	Harbour Palace	Humen Town	Residence	100%	2022.03	Under construction	Main body capped, and electromechanical and decoration works in progress.	51,687	113,713	0	0	321,759	266,576
Shenzhen	Yuta	Guan	Residence	100	2022.03	Compl	100%	14,9	81,9	124,8	124,8	265,86	216,05

hen	ng Shan gfu	gming area	nce	%		etion of works		01	60	32	32	8	6
Shenz hen	Lake City	Longh ua Distri ct	Reside ntial, industr ial, comm ercial, apartm ents	69 %	2020.10	Under constru ction	Phase I earthwork and pile foundatio n related constructi on are in progress; phase II main bodies on Plot #02, Plot #03, Plot #04 and Plot #06 capped.	68,2 98	433, 640	0	0	840,00 0	574,11 9
Yangz hou	Shen yang Digit al Intell igent City	Pings han Townsh ip	Reside ntial, industr ial, office	67 %	2023.03	Under constru ction	Phase I Plot D basically complete d; and Plot C superstru cture main body constructi on in progress.	231, 612	370, 258	0	0	377,47 9	94,948

Sales of main projects

City/R egion	Project	Locati on	Item Business formats	Equ ity rati o	Capaci ty buildin g area	Salabl e area (m ²)	Cumul ative pre- sale (sales) area (m ²)	The curre nt perio d pre- sale (sales) area (m ²)	Amount of pre- sale (sale) in the current period (RMB10 ,000)	Cumul ative settle ment area (m ²)	Settle ment area in the curren t period (m ²)	Settleme nt amount in the current period (RMB10 ,000)
Shenzh en	Lake City	Longh ua District	Residentia l, industrial estate,dor mitory, commerci al	69 %	433,64 0	304,99 7.53	10,496 .91	10,49 6.91	34,585.0 3	0	0	0
Shenzh en	Golden -collar Holid	Futian District	Residentia l, single apartment	100 %	133,80 0.6	125,23 1.07	124,37 0.8	3,245. 26	22,254.2 2	12553 3.73	2,406. 29	15,555.0 8

	y Apart ments		s, commerci al									
Shenzh en	Yutang Shangf u	Guang ming area	Residentia l (including talent housing), commerci al and communit y vegetable markets	100 %	89,143	78,355 .93	30,481 .88	89.83	246.94	29250. 12	29,25 0.12	75,357.3 1
Donggg uan City	Songh u Langy uan	Dalang Town	Residentia l, commerci al, kindergart en, parking space	100 %	147,13 9.96	157,91 1.56	150,05 8.71	300	221.13	15004 5.84	288	202.81
Yangzh ou City	Shenya ng Digital Intellig ent City	Hanjia ng District	Residentia l, office, commerci al, garage, parking space	67 %	370,55 6.76	502,81 3.45	200.82	200.8 2	138.83	0	0	0
Yangzh ou City	Lakesi de Royal View	Hanjia ng District	Residentia l, shops, apartment s, garages, parking spaces	100 %	93,077 .03	121,99 2.94	115,57 4.71	- 110.6	-210.18	115394	88.53	29.71

Leasing of main projects

Project	Location	Project format	Equity ratio	Rentable area (m ²)	Accumulated leased area (m ²)	Average occupancy rate
Xiyu Longyuan Store	Shenzhen	Long-term rental apartments	100.00%	3967.05	3967.05	100.00%
Xiyu Xinhua Store	Shenzhen	Long-term rental apartments	100.00%	1589.6	1093.8	68.81%
Fumin Complex	Shenzhen	Commercial and apartments	100.00%	6450.19	5742.35	89.03%
Block A, Man Kam To Port Building	Shenzhen	Office building	75.00%	5904.3	5614.3	95.10%
Overseas Friendship Building	Shenzhen	Commercial, office building	75.00%	6635.08	6375.08	96.08%
Anhua Building	Shenzhen	Office	75.00%	1414	1414	100.00%

Pengfu Building	Shenzhen	Office	75.00%	6494	6494	100.00%
Jinfu Building	Shenzhen	Commercial	75.00%	1652.7	1652.7	100.00%
Jinfu Building	Shenzhen	Commercial	100.00%	567.56	567.56	100.00%
Fuxing Garden	Shenzhen	Residential/Commercial	75.00%	5787.22	5787.22	100.00%
Fuxing Garden	Shenzhen	Commercial	100.00%	1417.15	1417.15	100.00%
Dongguan Tangxia factory	Dongguan City	Powerhouse	75.00%	22462.08	22462.08	100.00%
Pacific Trade Building	Shenzhen	Commercial area/Office building	75.00%	3149.03	2094.26	66.50%
Pacific Trade Building	Shenzhen	Commercial area/Office building	15.00%	14888.76	10958.61	73.60%
Kangti Building	Shenzhen	Commercial area/Office building	75.00%	2095.87	2095.87	100.00%
Kangti Building	Shenzhen	Commercial area/Office building	15.00%	1146.81	1146.81	100.00%
Lvhua building	Shenzhen	Commercial and residential	75.00%	7106.95	6901.02	97.10%
Shops on the first floor of Building 48, Lianhua North Village	Shenzhen	Shops	75.00%	1000.34	1000.34	100.00%
Haonianhua Building	Shenzhen	Apartments and commercial	100.00%	1802.61	1802.61	100.00%
Haonianhua Building	Shenzhen	Apartments and commercial	75.00%	2277.9	2277.9	100.00%
Shangmeilin Kaifeng Garden	Shenzhen	Residence	100.00%	1192.88	984.15	82.52%
Fuyuan Industrial Zone	Shenzhen	Powerhouse	75.00%	47131.4	43845.2	93.03%
Tonglu Industrial Zone	Shenzhen	Powerhouse	100.00%	74845.08	69911.23	93.41%
Jiangling Industrial Zone	Shenzhen	Powerhouse	75.00%	10396.64	10396.64	100.00%
Area 21	Shenzhen	Commercial area/Office building	75.00%	9518.7	9438.7	99.16%
Baoli Community	Shenzhen	Residence	75.00%	9093.07	7846.46	86.29%
Songgang plant	Shenzhen	Powerhouse	75.00%	5700	5700	100.00%
Bulong plant	Shenzhen	Powerhouse	75.00%	7471.36	7471.36	100.00%
Henggang plant (new)	Shenzhen	Powerhouse	75.00%	3821	3821	100.00%
Huanggang Highway Building	Shenzhen	Office	75.00%	4599.72	4508.09	98.00%
Yuetong Complex	Shenzhen	Office	75.00%	3044	3044	100.00%
Department Store Plaza	Shenzhen	Office	33.00%	12751.15	12751.15	100.00%

Southern Securities Building	Shenzhen	Office	33.00%	8809.8	6590.22	74.81%
Tax-free single apartments	Shenzhen	Apartment	33.00%	3440.12	3440.12	100.00%
Xiangfu Building	Shenzhen	Commercial	33.00%	3109.4	3109.4	100.00%

Level-I land development

☐Applicable ☒Not applicable

Financing approach

Financing approach	Financing balance at the end of the period (RMB10,000)	Financing cost range/average financing cost (RMB10,000)	Term structure			
			Within 1 year	1-2 years	2-3 years	Over 3 years
Bank loans	543,772.77	3%-3.5%	68,206.31	376,290.48	65,471.52	33,804.46
Non-bank loans	39,960.00	4%-6%	40.00	40.00	40.00	39,840.00
Total	583,732.77	3%-4%	68,246.31	376,330.48	65,511.52	73,644.46

Development strategy and business plan for the next year

In 2025, due to the uncertainties of the international situation and other factors, the domestic economy is expected to remain under pressure. The central government proposes to adhere to the general tone of seeking progress while maintaining stability, completely, accurately and comprehensively implement the new development concept, implement more proactive macro policies, expand domestic demand, stabilize the property market and stock market, stabilize expectations, stimulate vitality, promote the continuous recovery of the economy, and continue to push the real estate market to stabilize. SZPRD will continue to actively connect with the major strategic orientation of the state-owned asset system, and firmly control the core links of the value management of stock assets and the industrial ecological operation service. It will focus on the development of four major businesses, including industrial-city space development, property management service, industrial ecological operation and main business ecological investment, deeply study and follow the new trends and new characteristics of the development of the real estate industry, and strive to seize the opportunity in the adjustment stage of the real estate industry. It will also focus on stable operation, seek sustainable development together, create a market-oriented commercial property platform, and solidly promote the high-quality development of the enterprise with certainty. In the coming year, while focusing on the development and sales of existing projects, the Group will continue to follow up and seek incremental resources to lay a foundation for development during the "15th Five-Year Plan" period. In terms of project development, the Company will steadily promote the development and construction of Yutang Shangfu Project, Lake City Project, Harbour Palace Garden Project and Shenyang Digital Intelligent City Project, create quality benchmark demonstration projects, continue to improve development capabilities, strengthen quality control, deepen lean management, improve product comprehensive competitiveness, and actively create "good houses"; in terms of sales and destocking, we will keep an eye on the optimization of industry regulatory policies, seize the market window period, closely combine with the marketing nodes of each project, balance the volume and price relationship, strictly control the marketing expenses, and fully promote the sales of Yutang Shangfu Project, Lake City Project, Harbour Palace Project and Shenyang Digital Intelligent City Project, and strive to complete the annual sales target of each project; in terms of land reserve, we will activate the stock resources, deepen the value of assets, grasp the important window period of the real estate market, focus on the economic development potential areas such as the Guangdong-Hong Kong-Macao Greater Bay Area and the Yangtze River Delta, actively promote the implementation of projects through market-oriented urban renewal, bidding, auction and listing, industrial land application, project cooperation and other means, and prudently choose opportunities to try to carry out capital operation to accelerate the pace of market mergers and acquisitions, so as to obtain more resources for the sustainable development of the Company.

The above business plans and business objectives do not represent the listed company's profit forecast for 2025. Whether they can be realized depends on various factors such as changes in market conditions and the efforts of the business team, and there are great uncertainties. Investors should pay special attention to them.

Guarantee to buyers of commercial housing for bank mortgage

☒Applicable ☐Not applicable

1) As a real estate developer, the Company has historically provided mortgage guarantees for buyers of commercial housing in accordance with real estate development practices. As of December 31, 2024, the outstanding guarantee balance was RMB 1,135,580.83, and such guarantee will be released upon full repayment of the related mortgage.

2) As a real estate developer, the Company has historically provided mortgage guarantees for buyers of commercial housing in accordance with real estate development practices. As of December 31, 2024, the outstanding guarantee balance was RMB 387,671,636.94, and such guarantee will be released upon full repayment of the related mortgage.

Joint investment by the DSSM and the listed company (applicable to the DSSM of the listed company as the investor)

☒Applicable ☐Not applicable

Project	Type of investment entity	Investment amount (RMB)	Proportion of investment amount	Peak ratio of project funds	Accumulated income (RMB)	Exit status	Matching of actual investment amount and amount of income distribution
Guanlan Subdistrict Bangling District urban renewal project ¹	Mandatory co-investment personnel (including directors and senior officers)	2,647.00	66.18%	Not applicable	None	None	Not applicable
	Voluntary co-investment personnel	1,353.00	33.82%	Not applicable	None	None	Not applicable

Note: 1 This project is in progress, and the peak project funds, cumulative income and exit status are not applicable. For details, please refer to the relevant announcement disclosed by the Company on Cninfo on November 9, 2019.

III. Analysis of core competitiveness

Advantages of brand and cultural accumulation: As a state-owned enterprise under the Shenzhen Municipal Government, SZPRD has gone through 40 years of magnificent and pioneering development, and has gradually formed a diversified development pattern with real estate development as its main industry, involving urban renewal, property management, asset operation, industrial investment, etc. The brand value and comprehensive strength of "Shenzhen Property" that carries the spirit of reform and opening up of the International Trade Center Building have been highly recognized by the market. The company was born because of the International Trade Center Building, prospered because of reform and opening up, and coexists and grows with the miracle city of Shenzhen. The combination of the corporate culture of "daring to be the first, reforming and strengthening" and the "pioneer" spirit of overcoming difficulties has become an action guide to drive SZPRD's splendid leap from "Shenzhen Speed" to "Shenzhen Quality".

Market-oriented advantages: SZPRD has been following a market-oriented pace of changing its strategies every year and undergoing major changes every three years. It has continuously innovated its systems and mechanisms, continued to deepen internal reforms, and actively carried out market-oriented operations in line with industry benchmarks, which has significantly stimulated the vitality and momentum for the Group's high-quality development. In recent years, Lake City Project pioneered the cooperation between state-owned enterprises and private enterprises to develop urban renewal projects, marking the official launch of the first fully market-oriented urban renewal project in the history of the Group, and taking the lead in implementing the urban renewal project co-investment system in the municipal state-owned assets system; property management segment, the Company

actively expanded projects outside the province and strengthened its market expansion efforts, effectively enhancing the competitiveness of the Company's property management business in the national market. The Company has simultaneously established a multi-level incentive and restraint mechanism, including co-investment and long-term incentives, to allocate resources, select talents, assess rewards and punishments in a market-oriented manner.

Advantages of the entire industrial chain: Over the years, SZPRD formed advantages in the entire industrial chain including project acquisition, development and construction, investment promotion and sales, leasing management and property management. In particular, it has formed obvious segmentation advantages in high-end park basic services and property quality services, which has forged the Company's core competitiveness.

Advantages of industrial-city integration: The Company's space development segment is committed to the development of different business formats such as residential, high-end apartments, office buildings, and industrial parks. From the earliest ITC urban complex and Huanggang Port area development to the development and operation of the large-scale industrial-city complex Lake City Project, the advantages of SZPRD characteristic development products of industrial-city complexes have been highlighted. With the implementation of a series of urban renewal project and industrial land acquisition projects, the advantages of industrial-city integration will be further consolidated and enhanced.

Advantages of being a Fortune 500 subsidiary: The Company's controlling shareholder Shenzhen Investment Holdings Co., Ltd., has been committed to building a world-class state-owned capital investment and operation company and financial holding group. It ranked 370th in the Fortune 500 in 2024. Relying on the controlling shareholder's entire industrial chain advantages in the science and technology park, the Company is actively transforming and upgrading, focusing on the development and construction of industry-city complexes, and has broader development prospects.

IV. Analysis of primary business

1. Overview

Please refer to the relevant contents of "II. Main businesses engaged in by the Company during the reporting period" in "Management Discussion and Analysis".

2. Revenue and cost

(1) Composition of operating revenue

Unit: RMB

	Year 2024		Year 2023		YoY change
	Amount	Percentage of operating revenue	Amount	Percentage of operating revenue	
Total operating revenue	2,734,158,884.05	100%	2,965,117,025.04	100%	-7.79%
By industry					
Real estate	1,003,780,119.17	36.71%	1,234,537,188.62	41.64%	-18.69%
Property management	1,594,488,341.49	58.32%	1,578,719,323.98	53.24%	1.00%
Lease operation	135,890,423.39	4.97%	151,860,512.44	5.12%	-10.52%
By product					
Real estate	1,003,780,119.17	36.71%	1,234,537,188.62	41.64%	-18.69%
Property management	1,594,488,341.49	58.32%	1,578,719,323.98	53.24%	1.00%

Lease operation	135,890,423.39	4.97%	151,860,512.44	5.12%	-10.52%
By region					
Shenzhen	2,316,973,557.44	84.74%	2,569,038,060.46	86.64%	-9.81%
Others	417,185,326.61	15.26%	396,078,964.58	13.36%	5.33%
Subsales model					

(2) Industry, product, region and sales model accounting for more than 10% of the Company's operating revenue or operating profit

☒Applicable ☐Not applicable

Unit: RMB

	Operating revenue	Operating costs	Gross margin	YoY change in operating revenue	YoY change in operating costs	YoY change in gross margin
By industry						
Real estate	1,003,780,119.17	843,578,721.75	15.96%	-18.69%	3.06%	-17.74%
Property management	1,594,488,341.49	1,320,671,101.86	17.17%	1.00%	0.30%	0.58%
By product						
Real estate	1,003,780,119.17	843,578,721.75	15.96%	-18.69%	3.06%	-17.74%
Property management	1,594,488,341.49	1,320,671,101.86	17.17%	1.00%	0.30%	0.58%
By region						
Subsales model						

Under the circumstances that the calculation method of the Company's main business data is adjusted during the reporting period, the Company's main business data for the latest period is adjusted according to the calculation method at the end of the reporting period

☐Applicable ☒Not applicable

(3) Whether the Company's physical sales revenue is greater than the revenue of labor services

☐Yes ☒No

(4) Performance of major sales contracts and major procurement contracts signed by the Company as of the reporting period

☐Applicable ☒Not applicable

(5) Composition of operating costs

Industry classification

Unit: RMB

Industry classification	Item	Year 2024		Year 2023		YoY change
		Amount	Proportion in operating	Amount	Proportion in operating costs	

			costs			
Real estate		843,578,721.75	37.49%	818,496,053.38	36.65%	0.84%
Property management		1,320,671,101.86	58.70%	1,316,777,091.32	58.95%	-0.25%
Lease operation		85,764,264.72	3.81%	98,252,237.79	4.40%	-0.59%

Notes

None

(6) Whether there was any change in the consolidation scope during the reporting period

☒Yes ☐No

For details, please refer to IX. Changes in consolidation scope of Section X Financial Reports of this report.

(7) Information about significant changes or adjustments in the Company's business, products or services during the reporting period

☐Applicable ☒Not applicable

(8) Main sales customers and suppliers

Main sales customers of the Company

Total sales amount of top five customers (RMB)	230,591,030.13
Ratio of top 5 customers' sales to total annual sales	8.43%
Ratio of related party sales among top 5 customers to total annual sales	6.24%

Information on the Company's top 5 customers

No.	Customer name	Sales amount (RMB)	Ratio in total annual sales
1	Customer 1	170,561,801.31	6.24%
2	Customer 2	21,344,276.27	0.78%
3	Customer 3	13,872,016.89	0.51%
4	Customer 4	12,979,331.92	0.47%
5	Customer 5	11,833,603.74	0.43%
Total	--	230,591,030.13	8.43%

Other information on main customers

☒Applicable ☐Not applicable

Legal person 1 has the same control relationship with the Company.

Main suppliers of the Company

Total purchase amount of top five suppliers (RMB)	221,845,140.26
Ratio of total purchase amount of the top five suppliers in the total annual purchase amount	22.30%
Ratio of related party purchases among top 5 suppliers to total annual purchases	6.27%

Information on the Company's top 5 suppliers

No.	Supplier name	Purchase amount (RMB)	Ratio in the annual purchase amount
1	Shenzhen Bay Technology Development Co., Ltd.	62,382,807.01	6.27%
2	China Construction Fifth Engineering Bureau Group Co., Ltd.	56,288,720.85	5.66%
3	Shenzhen Security Service Co., Ltd.	44,373,356.40	4.46%
4	Shenzhen Sunrise Human Settlement Environmental Service Co., Ltd.	34,398,400.00	3.46%
5	Shenzhen Shekou Security Service Co., Ltd.	24,401,856.00	2.45%
Total	--	221,845,140.26	22.30%

Other information on main suppliers

☒Applicable ☐Not applicable

Shenzhen Bay Technology Development Co., Ltd. is a wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd., the controlling shareholder of the Company. In addition, the other four suppliers have no related relationships with the Company.

3. Costs

Unit: RMB

	Year 2024	Year 2023	YoY change	Explanation of significant changes
Selling and distribution expenses	43,995,985.41	46,757,158.57	-5.91%	
G&A expenses	284,433,101.74	310,578,375.15	-8.42%	
Financial expenses	41,043,648.75	43,846,029.30	-6.39%	
R&D expenses	5,351,808.44	4,133,484.37	29.47%	

4. R&D investment

☒Applicable ☐Not applicable

Name of main R&D project	Purpose of the project	Project progress	Objectives to be achieved	Expected impact on the Company's future development
BIM operation and maintenance management system	By integrating BIM model technology, we enhance operation and maintenance efficiency, realize the visualization features of BIM models, and enable owners to manage assets and make informed decisions more effectively.	Delivered	Based on the five dimensions—comprehensive overview, subsystem overview, equipment group analysis, equipment view analysis, and equipment knowledge base—the BIM-integrated IOC enables efficient and accurate decision analysis, overall management, problem identification, resolution, and solution methods for any scenario in smart buildings. The large screen also supports data governance analysis and comprehensive IOC components to display various indicators, such as histograms, line graphs, scatter diagrams, Sankey diagrams, and heat maps, meeting	Increase product advantages and market competitiveness

			the display requirements for different business scenarios.	
Building intelligent integrated system	In order to address the intelligent management of building facilities, it provides a powerful integrated management platform for asset owners and operators to achieve asset value preservation and appreciation, cost reduction and efficiency improvement.	Delivered	This product combines the latest mobile Internet, IoT, big data, BIM, and other technologies. It is a solution integrating operation and maintenance tools, management and intelligent decision-making in the real estate and facility management of buildings. It can provide full life cycle management functions from entry, operation and maintenance to disposal for various facility assets within the whole range, covering engineering, environment, safety, customer service, quality and other businesses, and has the characteristics of extensive integration, intelligent monitoring, intelligent alarm, intelligent scheduling and so on.	Add new market opportunities
Digital integrated management platform	Combining the Internet of Things, big data, BIM, and other technologies, it provides solutions integrating operation and maintenance tools, management and intelligent decision-making for real estate and facility management.	Delivered	The platform consists of FMS facility management subsystem, IMS IoT monitoring subsystem, EMS energy management subsystem, basic support subsystem, BI intelligent report system subsystem, and mobile application system. It can realize the implementation management of the process, personnel and standard system of real estate and facility operation and maintenance management; realize unmanned machine room management, save labor costs and improve safety assurance; realize energy consumption analysis management; have the function of providing basic data support for the whole platform; realize statistical analysis and decision support in personnel management, asset management, task management, customer service, etc.; realize internal management and convenient use of customer mobile terminals.	Increase product advantages and market competitiveness
Hospital intelligent logistics management platform	By introducing information technology such as the Internet of Things, microservices, and big data, the hospital's operations can be optimized, service quality and efficiency can be improved, and resources can be utilized to the maximum extent.	Delivered	The specific functions of the system include: hospital equipment and infrastructure management, material and supply chain management, environmental management, safety management, medical service and patient experience management, energy conservation, emission reduction, and environmental protection, data analysis and decision-making. It has multi-interface functions such as work order board, task processing, workbench, plan management, budget management, process management, work analysis, space management, asset management and customer service, personnel management, etc., which can be used on the APP terminal.	Add new market opportunities

Enterprise administrative intelligent operation center	The system takes the digital middle platform as the base layer, build data collection and business self-operation capabilities, and take professional management as the service layer to build an administrative operation control platform.	Delivered	As a unified intelligent operation center for enterprise administration, this system takes the digital middle platform as the base layer to build data collection and business self-operation capabilities, and takes professional management as the service layer to build an administrative operation control platform (E-IOC). The system is mainly for management, employees, and IT administrators related to enterprise administration and logistics. The main functions include: comprehensive management billboard, professional management, report query, report export, data entry, event center, account permission management, organizational structure management, indicator management, mobile terminal, and data center.	Add new market opportunities
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R&D personnel of the Company

	Year 2024	Year 2023	Change ratio
Number of R&D personnel	41	38	7.89%
Proportion of R&D personnel	0.46%	0.43%	0.03%
Educational structure of R&D personnel			
Undergraduate	31	28	10.71%
Master	1	2	-50.00%
Junior college	9	8	12.50%
Age composition of R&D personnel			
Under 30	24	27	-11.11%
30-40 years old	14	7	100.00%
40+	3	4	-25.00%

R&D investment

	Year 2024	Year 2023	Change ratio
Amount of R&D investment (RMB)	5,351,808.44	4,133,484.37	29.47%
Ratio of R&D investment to operating revenue (%)	0.20%	0.14%	0.06%
Amount of capitalized R&D investment (RMB)	0.00	0.00	
Ratio of capitalized R&D investment to R&D investment	0.00%	0.00%	

Reasons and impact of major changes in the composition of the Company's R&D personnel

☐Applicable ☒Not applicable

Reasons for the significant change in the proportion of total R&D investment to operating revenue compared with the previous year

☐Applicable ☒Not applicable

Reasons for the significant change in the capitalization rate of R&D investment and its rationality explanation

☐Applicable ☒Not applicable

5. Cash flows

Unit: RMB

Item	Year 2024	Year 2023	YoY change
Sub-total of cash inflows from operating activities	3,047,561,766.41	3,509,206,475.96	-13.16%
Sub-total of cash outflows from operating activities	4,471,559,940.93	3,773,299,460.29	18.51%
Net cash flows from operating activities	-1,423,998,174.52	-264,092,984.33	-439.20%
Sub-total of cash inflows from investing activities	55,996,880.52	634,734,196.73	-91.18%
Sub-total of cash outflows from investing activities	67,756,411.99	7,641,999.39	786.63%
Net cash flows from the investing activities	-11,759,531.47	627,092,197.34	-101.88%
Sub-total of cash inflows from financing activities	1,239,948,405.21	1,484,580,254.47	-16.48%
Sub-total of cash outflows from financing activities	927,580,751.94	624,251,511.63	48.59%
Net cash flows from financing activities	312,367,653.27	860,328,742.84	-63.69%
Net increase in cash and cash equivalents	-1,122,339,250.82	1,223,445,277.64	-191.74%

Description of main influencing factors of significant YoY changes in relevant data

☒Applicable ☐Not applicable

- ① The year-on-year decrease in cash inflows from operating activities, mainly due to the decrease in real estate revenue during the reporting period.
- ② The year-on-year increase in cash outflows from operating activities, mainly due to the increase in land value increment tax payments during the reporting period.
- ③ The cash inflows from investing activities decreased YoY, mainly due to the receipt of equity transfer payments in the same period last year.
- ④ The year-on-year increase in cash outflows from investing activities, mainly due to the increase in long-term assets acquisition during the reporting period.
- ⑤ The year-on-year decrease in cash inflows from financing activities, mainly due to the decrease in new bank borrowings during the reporting period.
- ⑥ The year-on-year increase in cash outflows from financing activities, mainly due to the increase in bank borrowings repayment during the reporting period.

Explanation of the reasons for the significant difference between the net cash flow generated from the operating activities of the Company and the net profit of the current year during the reporting period

☒Applicable ☐Not applicable

The net cash flows generated by the Company's operating activities during the reporting period were -1,423,998,174.52, which was significantly different from the net profit of -1,287,143,724.11 during the reporting period. The main reasons are that the land value increment tax accrued in previous years was paid, the provision for asset impairment was accrued, and the income from investments in joint ventures was recognized during the reporting period.

V. Analysis of non-primary business

☒Applicable ☐Not applicable

Unit: RMB

	Amount	Ratio of total profit	Formation reasons	Whether it is sustainable
Investment income	185,619,483.06	-15.55%	Mainly the compensation received by joint ventures for house expropriation	Except for the compensation received by the joint ventures for house expropriation, it is sustainable.
Asset impairment	-1,036,113,360.07	86.79%	Mainly provision for inventory depreciation	No
Non-operating revenue	1,067,805.57	-0.09%	Mainly forfeiture of deposits and guarantee	No
Non-operating expenses	8,355,964.49	-0.70%	Mainly payment of liquidated damages	No
Credit loss	-363,088,397.28	30.41%	Mainly provision for bad debts	No

VI. Analysis of assets and liabilities

1. Major changes in asset composition

Unit: RMB

	As at the end of 2024		Early 2024		Increase/decrease in percentage	Explanation of significant changes
	Amount	Ratio of total assets	Amount	Ratio of total assets		
Monetary funds	1,678,116,644.12	10.97%	2,748,798,476.72	16.18%	-5.21%	Resulting from the decrease in real estate revenue and the payment of land value increment tax
Accounts receivable	476,014,729.60	3.11%	502,806,453.88	2.96%	0.15%	Caused by provision for bad debts
Contract assets	468,765.62	0.00%	844,485.57	0.00%	0.00%	
Inventories	10,685,045,153.41	69.87%	11,098,209,095.74	65.33%	4.54%	Resulting from provision for inventory depreciation
Investment properties	374,035,893.07	2.45%	386,810,800.47	2.28%	0.17%	
Long-term equity investments	268,187,805.52	1.75%	84,057,750.55	0.49%	1.26%	Increase in investment income from joint ventures

Fixed assets	52,712,396.64	0.34%	66,436,408.90	0.39%	-0.05%	
Right-of-use assets	16,967,620.03	0.11%	23,516,796.22	0.14%	-0.03%	
Short-term borrowings	190,165,458.33	1.24%	230,915,000.00	1.36%	-0.12%	Resulting from decrease in short-term bank borrowings
Contract liabilities	336,164,629.72	2.20%	820,424,953.42	4.83%	-2.63%	Resulting from the carry-forward of operating revenue
Long-term borrowings	4,755,314,631.26	31.09%	1,399,889,274.47	8.24%	22.85%	Caused by the accounting adjustment of deferred bank borrowings originally due within one year
Lease liabilities	11,089,072.57	0.07%	10,571,092.27	0.06%	0.01%	
Advances to suppliers	7,789,173.69	0.05%	11,983,086.35	0.07%	-0.02%	
Other receivables	273,333,289.51	1.79%	624,394,372.82	3.68%	-1.89%	Increase in recovery of part of current accounts and provision for bad debts
Assets held for sale	170,154.05	0.00%	0.00	0.00%	0.00%	Increase in investment properties held for sale
Other current assets	181,721,113.82	1.19%	127,774,825.51	0.75%	0.44%	Increase in input tax to be deducted
Intangible assets	471,565.39	0.00%	889,801.14	0.01%	-0.01%	Caused by amortization of intangible assets
Other non-current assets	13,875,501.61	0.09%	3,505,155.93	0.02%	0.07%	Increase in contract acquisition costs
Accounts payable	1,043,092,277.27	6.82%	662,869,059.59	3.90%	2.92%	Increase in project funds payable
Taxes payable	3,224,280,429.52	21.08%	4,026,957,347.94	23.70%	-2.62%	Resulting from the payment of land value increment tax
Non-current liabilities maturing within one year	506,702,676.30	3.31%	3,092,324,853.07	18.20%	-14.89%	Decrease in long-term borrowings due within one year
Other current liabilities	23,186,263.57	0.15%	68,373,661.13	0.40%	-0.25%	Decrease in output tax to be carried forward
Estimated liabilities	934,205.51	0.01%	650,000.00	0.00%	0.01%	Increase in provision for estimated pending litigation expenses
Deferred tax liabilities	4,100,164.35	0.03%	5,862,279.70	0.03%	0.00%	Decrease in right-of-use assets

High proportion of overseas assets

☐Applicable ☒Not applicable

2. Assets and liabilities measured at fair value

☒Applicable ☐Not applicable

Unit: RMB

Item	Beginning balance	Profit or loss from changes in fair value in the current period	Cumulative changes in fair value included in equity	Impairment provision in the current period	Amount purchased in the current period	Amount sold in the current period	Other changes	Ending balance
Financial assets								
4. Other equity instrument investments	636,926.20		-60,387.90				9,693.52	586,231.82
Total of the above	636,926.20		-60,387.90				9,693.52	586,231.82
Financial liabilities	0.00							0.00

Other changes

Other changes are affected by changes in exchange rates.

Whether there were significant changes in the measurement attributes of the Company's major assets during the reporting period

☐Yes ☒No

3. Restrictions on asset rights as of the end of the reporting period

Item	Ending book balance	Reason for restriction
Monetary funds	67,316,759.82	[Note 1]-[Note 11]
Land use right of Lake City Project plot	401,867,324.00	[Note 12]
Land use right of Plot D of Shenyang Digital Intelligent City Project and Plot D construction in progress	474,272,747.56	[Note 13]
Total	943,456,831.38	

[Note 1]: Among the monetary funds with restricted right of use at the end of the period, RMB 2,950,000.00 was the bank guarantee deposit of the subsidiary Shenzhen Shenfubao Property Development Co., Ltd.

[Note 2]: Among the monetary funds with restricted right of use at the end of the period, RMB 3,000,000.00 was frozen by the court due to pre-litigation preservation for contract disputes of the subsidiary Shenzhen Facility Management Community Co., Ltd.

[Note 3]: Among the monetary funds with restricted right of use at the end of the period, RMB 117,500.00 was the bank guarantee deposit of the subsidiary Shenzhen Facility Management Community Co., Ltd.

[Note 4]: Among the monetary funds with restricted right of use at the end of the period, RMB 1,000.00 was the POS machine deposit of the subsidiary Shenzhen Shenfubao Property Development Co., Ltd. Jiangxi Branch.

[Note 5]: Among the monetary funds with restricted right of use at the end of the period, RMB 203,171.00 was frozen by the court due to pre-litigation preservation for contract disputes of the subsidiary Shenzhen Huangcheng Real Estate Co., Ltd.

[Note 6]: Among the monetary funds with restricted right of use at the end of the period, there are RMB 57,490,835.33 of time deposits purchased at the end of the period and their interest.

[Note 7]: Among the monetary funds with restricted right of use at the end of the period, RMB 50,349.36 was the collection business guarantee of the subsidiary Shenzhen Jiayuan Property Management Co., Ltd.

[Note 8]: Among the monetary funds with restricted right of use at the end of the period, RMB 284,323.30 was the frozen entrusted payment of the subsidiary Yangzhou Wohui Real Estate Co., Ltd.

[Note 9]: Among the monetary funds with restricted right of use at the end of the period, RMB 484,000.00 was frozen by the court due to pre-litigation preservation for contractual disputes of the subsidiary Chongqing Shengguomao Real Estate Management Co., Ltd.

[Note 10]: Among the monetary funds with restricted right of use at the end of the period, RMB 1,600,000.00 was the bank guarantee deposit of the subsidiary Shenzhen Shenshan Special Cooperation Zone ITC Property Development Co., Ltd.

[Note 11]: Among the monetary funds with restricted right of use at the end of the period, there is RMB 1,135,580.83 which is the loan guarantee historically provided by the Company as a real estate developer and paid for the buyers of commercial housing according to the real estate operation practice.

[Note 12]: Due to the needs of daily operating activities, the Company applied for a loan from Industrial Bank Shenzhen Branch, and mortgaged the land use right of the Lake City Project plot it held.

[Note 13]: Due to the needs of daily operating activities, the Company applied for a loan from Agricultural Bank of China Yangzhou Branch, and mortgaged the land use right of Plot D of Shenyang Digital Intelligent City Project and the construction in progress of Plot D.

VII. Analysis of investment status

1. Overall situation

☐Applicable ☒Not applicable

2. Major equity investments acquired during the reporting period

☐Applicable ☒Not applicable

3. Major non-equity investments in progress during the reporting period

☐Applicable ☒Not applicable

4. Investment in the financial assets

(1) Securities investment

☒Applicable ☐Not applicable

Unit: RMB

Securities variety	Ticker	Stock name	Initial investment cost	Accounting measurement mode	Opening book value	Profit or loss from changes in	Cumulative changes in fair value	Amount purchased in the current	Amount sold in the current	Profit or loss during the report	Closing book value	Accounting items	Source of funds
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						fair value in the current period	included in equity	t period	period	ing period			
Domestic and foreign stocks	400016 、 420016	Jintian A, Jintian B	3,565, 856.06	Fair value measur ement	636,9 26.20	0.00	- 60,38 7.90	0.00	0.00	9,693. 52	586,2 31.82	Other equity instru ment invest ments	Acquired from debt restru cturing of Jintian
Total			3,565, 856.06	--	636,9 26.20	0.00	- 60,38 7.90	0.00	0.00	9,693. 52	586,2 31.82	--	--

(2) Derivative investment

☐Applicable ☒Not applicable

The Company had no derivative investment during the reporting period.

5. Use of funds raised

☐Applicable ☒Not applicable

The Company had no use of funds raised during the reporting period.

VIII. Sales of major assets and equities**1. Sales of major assets**

☐Applicable ☒Not applicable

The Company did not sell major assets during the reporting period.

2. Sale of major equity

☐Applicable ☒Not applicable

IX. Analysis of major holding and participating companies

☒Applicable ☐Not applicable

Major subsidiaries and participating companies with an impact of 10% or more on the Company's net profit

Unit: RMB

Company name	Company type	Main business	Registered capital	Total assets	Net assets	Operating revenue	Operating profit	Net profit
Shenzhen Huangchen Real	Subsidiaries	Real estate developme nt and sales	30,000,000. 00	7,184,392,3 86.07	3,028,243,1 82.44	181,792,09 6.61	30,530,415. 22	22,903,638. 26

Estate Co., Ltd.								
Shenzhen International Trade Center Property Management Co., Ltd.	Subsidiaries	Property management service	20,000,000.00	2,093,790,663.58	459,417,014.84	1,600,815,375.18	116,216,118.61	80,745,015.28

Information on acquisition and disposal of subsidiaries during the reporting period

☐Applicable ☒Not applicable

Notes to main holding and participating companies

X. Structured entities controlled by the Company

☐Applicable ☒Not applicable

XI. Prospects for the future development of the Company

(I) Industry pattern and trend

See "I. Industry situation of the Company during the reporting period" in Section III "Management Discussion and Analysis" of this report.

(II) Development strategy of the Company

With the overall downward trend of the development of the traditional real estate market, SZPRD, which is mainly engaged in traditional real estate, is facing a severe industry situation.

In this context, the Company proposed the "12345" overall development idea of "1 vision + 2 major sectors + 3 drivers + 4 major businesses + 5 value-added services". Focusing on the two core modes of "space asset management" and "space digital ecological operation", through "main business extension and edge breakthrough", the Company focuses on the development of four major businesses, namely, industrial-city space development, industrial ecological operation, property management service and main business ecological investment, and quickly lays out and grafts five value-added services, namely, high-end consulting services, customized butler services, intelligent operation platforms, data mining and utilization, and business ecosystem integration. With scientific and technological innovation as the first driving force, the Company gives full play to the leverage role of capital, builds a portal-type intelligent management and control service platform, based in Shenzhen, with the Guangdong, Hong Kong and Macao metropolitan area and surrounding areas as the expansion area, builds the function of intelligent social base point, and creates a leading intelligent industrial-city space operator in China.

In the future, the Company will base on the current development situation, grasp the rhythm of development steps, and follow the three-step implementation path of "strengthening the foundation, making breakthroughs at the edge, and focusing on leading", seek transformation and upgrading opportunities in development, promote incremental development in transformation, build new unique development advantages of the Company, and create a new pattern of innovation and development of the Company.

(III) Business plan for 2025

In 2025, the Group will continue to focus on the four aspects of "stabilizing flow, controlling cost, expanding capacity and

strengthening foundation", promote the overall stability of production and operation with positive results, resolutely overcome a number of difficulties affecting the promotion of major projects, and guide the development of the Group into the benign track of simultaneous and competitive development of various sectors and projects; Continue to be a vanguard in the reform and development of enterprises, fully complete the annual tasks and objectives, and make new contributions to the realization of high-quality and sustainable development of the Group and the vision of building China's leading intelligent industrial-city space operator.

First, based on the existing resource endowment and business level, create conditions to strive to complete the annual main indicators according to the planned number. Achieve the annual operating revenue, total profit and other budget goals, and promote the marketing of key projects and the development of stock projects in an orderly manner.

The second is to overcome difficulties and strengthen node management. Implement responsibilities, improve the driving ability, management and control ability and operation efficiency of the project, and ensure that the work of each project is implemented in strict accordance with the node plan and the quality and quantity are guaranteed.

Third, continue to strengthen the independent operation capacity building of secondary platform companies, platform function construction and role play, and strengthen the development pattern of the main real estate industry. Establish a standardized model for the whole process of real estate project development. Continuously improve the project development management system, strive to make up for the shortcomings and cooperate with each business line such as project design, engineering, bidding and marketing of the Group, comprehensively benchmark projects in the industry to improve the management level, build a set of efficient standardization mode for the whole process of real estate project development, and ensure the efficient and stable operation of the whole life cycle of the project.

Fourth, adhere to the overall leadership of the party and promote the development of the group's party building brand in a new stage. Continue to strengthen the construction of grass-roots party organizations and party members, give full play to the party's political leading role to help business development, and select opportunities to carry out characteristic theme party building and corporate culture publicity and creation activities; Financial management aims to improve the efficiency and benefit of resource use, optimize resource allocation, strictly control and assess budgets, strengthen business and financial integration, financial analysis, tax management, etc., and raise financing through multiple channels; Improve the construction of the training system, build an efficient cadre selection mechanism, deepen the application of the HR system, optimize the salary management plan, and strengthen salary control measures.

Fifth, there is constant vigilance regarding workplace safety, petition handling, and stability maintenance. Improve the system, implement the quarterly assessment of work safety and a reasonable reward and punishment system, deepen the construction of work safety standardization and "dual prevention mechanism", strengthen normal work safety inspection, regularly sort out hidden risks, implement list management of key areas and important links of risk points and strictly implement rectification to ensure that no work safety accidents occur throughout the year; Strengthen the coordination and linkage between the letter and visit work and the key operation work of the Group, deepen the case-based learning and case-based governance improvement, and give full play to the role of the letter and visit work in supporting, guaranteeing and boosting operation.

(4) Possible risks

1. Market risk

Under the policy guidance of "no speculation in housing", the demand side of the real estate market is still in a downward channel. The development space of the real estate industry is constantly being compressed, and the industry profit is greatly reduced. It has

changed from the previous land dividend to the era of asking for dividends from management, especially for the cost design, engineering and other business capabilities, which has brought unprecedented challenges. The promotion conditions of urban renewal project are complex and full of resistance, and the Company's business development is facing opportunities and challenges. In the face of the grim situation, the Company deeply studied the opportunities and challenges brought by macroeconomic trends and policy trends, actively sought the direction of strategic breakthrough, adhered to steady operation, raised funds through multiple channels, focused on improving management level, seized land market opportunities, based in Shenzhen, and focused on improving its sustainable development ability with Guangdong-Hong Kong-Macao metropolitan area and surrounding areas as its expansion area.

2. Land reserve risk

The Company's lack of land reserves and insufficient development potential still exist. In recent years, the supply of residential land in the Shenzhen market is still tight, while large housing enterprises have expanded their market share, accelerated the pace of industry mergers, and the real estate industry has concentrated to the head, which has exacerbated the concentration of land reserve scale. The external environment and industry situation are complex and severe, the incremental market size is further compressed, and the market competition is intensifying.

In the face of challenges, the Company will continue to expand through market competition, capital operation and urban renewal, actively increase the expansion of land reserves, and promote the implementation of projects as soon as possible. In terms of property types, residential projects will focus on the Guangdong-Hong Kong-Macao Greater Bay Area, the Yangtze River Delta metropolitan area and existing project areas, and gradually focus on and lay out key cities in the central urban agglomeration centered on Wuhan, the western Chengyu region and the Beijing-Tianjin-Hebei region; The urban renewal project will be mainly in Shenzhen, Dongguan and Huizhou and other Shenzhen-adjacent areas, and gradually follow the Guangzhou urban renewal project; The comprehensive industry-city projects will focus on the Guangdong-Hong Kong-Macao Greater Bay Area, the Yangtze River Delta, the central Wuhan region and the western Chengyu region.

3. Financing risk

In recent years, the Company has actively increased its land reserve and accelerated its business development. In this process, it needs to invest a large amount of funds for land acquisition and project development. In addition to its own funds, the Company's project development funds also need to be financed externally through bank borrowings and issuance of securities.

At present, the Company has a stable financial position and good credit status. In the future, it will further strictly control financial risks, actively explore various financing channels, and raise funds for project development and construction.

The above business plans and business objectives do not represent the listed company's profit forecast for 2025. Whether they can be realized depends on various factors such as changes in market conditions and the efforts of the business team, and there are great uncertainties. Investors should pay special attention to them.

XII. Reception, survey, communication, interview and other activities during the reporting period

☒Applicable ☐Not applicable

Reception time	Reception place	Reception mode	Type of reception object	Reception object	Main contents discussed and information provided	Index of basic information on the
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						survey
January 8, 2024	The Company	Telephone communication	Individual	Individual	Asked whether the Company will announce the performance forecast	Not applicable
January 8, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the resolution of horizontal competitions and the progress of project development	Not applicable
January 8, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business layout	Not applicable
January 17, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's performance in the fourth quarter	Not applicable
January 25, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's market capitalization management plan and whether there is a plan to repurchase the Company's B shares	Not applicable
January 26, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business layout and dividend plan	Not applicable
January 26, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's performance and whether to issue performance forecast	Not applicable
January 28, 2024	The Company	Online communication on the network platform	Individual	Individual	Asked if the Company has plans to participate in urban village renovation projects	Not applicable
January 29, 2024	The Company	Online communication on the network platform	Individual	Individual	Asked if the Company has plans to implement blockchain technology	Not applicable
February 21, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the reasons for the decline in the Company's performance in the third quarter, the annual performance, and the real estate and property management projects	Not applicable
February 29, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's performance and dividend plan	Not applicable
February 29, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the selection method adopted by the Company for the renewal of the financial audit institution in 2024	Not applicable
March 12, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's plans for ESG governance	Not applicable
March 20, 2024	The Company	Online communication on the network platform	Individual	Individual	Asked whether the Company has established a financial sharing center	Not applicable
March 25, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's performance in 2023	Not applicable
March 25, 2024	The Company	Telephone communication	Individual	Individual	Inquired about horizontal competitions	Not applicable
March 28, 2024	The Company	Online communication	Individual	Individual	Asked if the Company has plans to participate in urban village renovation	Not applicable

		on the network platform			projects	
April 1, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the dividend plan and time	Not applicable
April 1, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the dividend plan	Not applicable
April 3, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's relevant business layout	Not applicable
April 8, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
April 11, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's performance forecast in 2024	Not applicable
April 11, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
April 11, 2024	The Company	Field survey	Institution	Institutional investors such as Shenzhen Huaxia Compound Profit Private Equity Fund Management Co., Ltd.	Inquired about the development of the Company's business segments and future plans, etc.	For details, please refer to the Record Sheet of Investor Relations Activities on April 11, 2024 disclosed by the Company on April 11, 2024 on cninf
April 12, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
April 17, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the holding time of the Company's shareholders' meeting	Not applicable
April 17, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
April 18, 2024	The Company	Telephone communication	Individual	Individual	Inquired about dividends	Not applicable
April 18, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the time of performance briefing meeting	Not applicable
April 18, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the holding time of the Company's shareholders' meeting	Not applicable
April 19, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the reasons for the decline in the Company's profits	Not applicable
April 22, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's financing credit	Not applicable
April 22, 2024	Network platform	Online communication on online platforms	Others	Investors participating in the Company's 2024 annual	Inquired about the Company's operations, financial situation, dividend situation, and development plan	For details, please refer to the Record Sheet of

				performance briefing through the panoramic network performance platform		Investor Relations Activities on April 22, 2024 disclosed by the Company on April 22, 2024 on cninf
April 23, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
April 26, 2024	The Company	Telephone communication	Individual	Individual	Asked the Company how to deal with the new real estate policy	Not applicable
May 7, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the dividend plan	Not applicable
May 7, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
May 10, 2024	The Company	Online communication on the network platform	Individual	Individual	Asked questions about horizontal competitions	Not applicable
May 21, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
May 22, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
May 27, 2024	The Company	Telephone communication	Individual	Individual	Asked the reason for the decline in the Company's share price	Not applicable
May 30, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's operation	Not applicable
June 4, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
June 12, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the opening sales of Lake City and the revenue recognition of the Company's real estate projects in the first half of the year	Not applicable
June 17, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's dividend payment arrival time	Not applicable
June 17, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's relevant business	Not applicable
June 17, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's dividend payment arrival time	Not applicable
June 17, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's operation	Not applicable
June 19, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's dividend payment arrival time	Not applicable
June 27, 2024	The Company	Telephone communication	Individual	Individual	Inquire about the Company's performance	Not applicable
June 30, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquiry about the progress of the Company's transfer of equity of wholly-owned subsidiary	Not applicable
July 2, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the transfer of the agreement of Shenzhen Investment	Not applicable

					Holdings	
July 3, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
July 4, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's operation	Not applicable
July 5, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
July 8, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
July 9, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's performance	Not applicable
July 11, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's performance and the progress of horizontal competitions resolution	Not applicable
July 15, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's dividend payment arrival time	Not applicable
July 24, 2024	The Company	Others	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
July 24, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the specific situation of the arbitration between the Company and Xinhai Rongyao, and the progress of the solution of horizontal competitions	Not applicable
July 25, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business layout and whether there is a plan to transform	Not applicable
August 2, 2024	The Company	Telephone communication	Individual	Individual	Asked the reason for the rise in the Company's stock price	Not applicable
August 2, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's operation	Not applicable
August 2, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business layout	Not applicable
August 6, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business layout	Not applicable
August 7, 2024	The Company	Telephone communication	Individual	Individual	Asked when the opening time of Lake City was and the progress of the solution of horizontal competitions	Not applicable
August 7, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
August 8, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's views on the real estate market	Not applicable
August 8, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's future business plan	Not applicable
August 12, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the content of the Company's stock change announcement	Not applicable
August 18, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
August 22, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the relevant matters of the agreement transfer of Shenzhen	Not applicable

					Investment Holdings, and the progress of the solution of horizontal competitions	
August 25, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about property management business	Not applicable
August 28, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the relevant matters of the agreement transfer of Shenzhen Investment Holdings, and the progress of the solution of horizontal competitions	Not applicable
September 12, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the progress of horizontal competition resolution	Not applicable
September 24, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's development prospects	Not applicable
September 24, 2024	The Company	Telephone communication	Individual	Individual	Ask about the progress of horizontal competition resolution	Not applicable
September 30, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the reason for the delay of horizontal competitions	Not applicable
October 15, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's future business plan and the Company's inventories	Not applicable
October 15, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's relevant business	Not applicable
October 16, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the reconstruction project of China World Mall	Not applicable
October 18, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the renovation of China World Mall	Not applicable
October 31, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the progress of the transfer of some shares by the controlling shareholder of the Company	Not applicable
October 31, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about horizontal competitions	Not applicable
November 6, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's market capitalization management plan	Not applicable
November 8, 2024	The Company	Others	Individual	Individual	Asked if the Company has plans to repurchase B shares	Not applicable
November 8, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business layout	Not applicable
November 8, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the composition of the Company's performance, and the current construction and sale of real estate	Not applicable
November 11, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's performance in 2024	Not applicable

November 11, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's development progress and sales of real estate	Not applicable
November 12, 2024	The Company	Online communication on the network platform	Individual	Individual	Asked if the Company has a merger and acquisition plan	Not applicable
November 14, 2024	The Company	Field survey	Institution	CITIC Securities, E Fund	Inquired about the development of the Company's business segments and future plans, etc.	For details, please refer to the Record Sheet of Investor Relations Activities on November 14, 2024 disclosed by the Company on November 14, 2024 on cninf
November 21, 2024	The Company	Online communication on the network platform	Individual	Individual	Asked questions related to the Company's letter	Not applicable
November 21, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's self-use and idle properties	Not applicable
November 21, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's assets	Not applicable
November 25, 2024	The Company	Telephone communication	Individual	Individual	Asked if the Company has a merger and acquisition plan	Not applicable
November 27, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the progress of the transfer of some shares by the controlling shareholder of the Company	Not applicable
November 27, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business	Not applicable
December 5, 2024	The Company	Online communication on the network platform	Individual	Individual	Inquired about the Company's relevant business	Not applicable
December 19, 2024	The Company	Telephone communication	Individual	Individual	Inquired about the Company's relevant business	Not applicable

XIII. Formulation and implementation of market value management system and valuation improvement plan

Whether the Company has formulated a market value management system.

☐Yes ☒No

Whether the Company has disclosed plans for valuation enhancement.

☐Yes ☒No

XIV. Implementation of the action plan of "double improvement of quality return".

Whether the Company has disclosed the announcement of the action plan of "double improvement of quality return".

☐Yes ☒No

Section IV Corporate Governance

I. Basic status

The internal governance structure of the Company is complete, sound and clear, and complies with the provisions of the Company Law, the Articles of Association and other laws, regulations and normative documents. The shareholders' meeting, the Board and the Board of Supervisors of the Company were held in strict accordance with the relevant rules and regulations, and all directors and supervisors could conscientiously perform their duties and be diligent and responsible. The legal person governance structure of the Company is perfect, and the operation of the Company is standardized.

The departmental organization of the Company follows the principles of science, simplification and high efficiency. At present, there are Party-Mass Affairs Office, the Board Office, General Office (Process and Information Center, and the Office of Letters and Visits), Discipline Inspection and Supervision Office (Audit Department, Board of Supervisors Office), Human Resources Department (Training Center), Financial Management Department (Settlement Center), Investment and Development Department, Operation Management Department, Design Management Department (Technical Center), Cost Contract Department, Engineering Management Department (Safety Committee Office), and Industrial Operation Office. Each functional department performs its own duties and works in strict accordance with the internal control system to ensure the normal and efficient operation of the Company.

The Company has always attached great importance to standardizing the management of insider information, and has formulated and improved a series of internal control systems including the "Regulations on the Management of Information Disclosure", "Audit Committee Annual Report Work Regulations", "Annual Report Information Disclosure Major Error Accountability System", "Annual Report Work System", "Insider Information Management System", "Investor Relations Management System", etc., to ensure that the Company's information disclosure is true, accurate and complete. During the reporting period, the Company strictly complied with securities regulatory requirements in conducting information disclosure and organizing corporate governance meetings. All disclosures were made in a timely, accurate and complete manner, with no violations of the internal control systems related to information disclosure occurring.

Whether there is any significant difference between the actual status of corporate governance and the laws, administrative regulations and the provisions issued by the China Securities Regulatory Commission on the governance of listed companies

☐Yes ☒No

There are no significant differences between the actual status of corporate governance and the laws, administrative regulations and the provisions issued by the China Securities Regulatory Commission on the governance of listed companies

II. The independence of the Company from the controlling shareholder and actual owner in terms of assets, personnel, finance, organization and business

The Company and the controlling shareholder are completely separated in terms of business, personnel, assets, institutions and finance, and achieve personnel independence, financial independence, asset integrity, institutional independence and business separation. In terms of business, the Company's business is independent of the controlling shareholder, with independent and complete business and independent operation ability; in terms of personnel, the Company is completely independent from the controlling shareholder in terms of labor and personnel, and salary management. The Company's personnel are independent, and all employees have signed labor contracts with the Company. The Company is independent from shareholders or other related parties in terms of employee management, social security, and salary remuneration; in terms of assets, the Company's assets are complete, independent, and the property rights are clear. There is no situation that the assets and funds are occupied by the controlling shareholder, and the Company's assets are completely independent of the controlling shareholder; in terms of

organization, the Company has an independent organization, and has formulated rules and regulations and responsibilities for each department, forming a scientific and reasonable internal control system with clear responsibilities and powers; in terms of finance, the Company is financially independent, with an independent financial department, financial accounting system, financial management system and independent financial accounts, independent tax payment and independent financial decision-making.

The controlling shareholder of the Company shall abide by the code of conduct, and shall not directly or indirectly intervene in the Company's business decisions, operating activities or use of funds beyond the Company's general meeting, but the controlling shareholder may have a certain impact on the Company's major decisions through the shares held.

III. Horizontal competitions

☒Applicable ☐Not applicable

Problem type	Type of related relationship with listed companies	Company name	Nature	Cause	Solution	Work progress and follow-up plan
Horizontal competitions	Controlling shareholder	Shenzhen Investment Holdings Co., Ltd.	Others	Note 1	Note 2	Note 3

Notes: 1 According to the overall deployment of the Shenzhen Municipal Government on the adjustment of the state-owned assets management system, the Shenzhen State-owned Assets Management Commission decided to establish Shenzhen Investment Holdings by merger, merging Shenzhen Construction Investment Holdings, Shenzhen Investment Management Company and Shenzhen Commerce and Trade Investment Holdings. As a result, Shenzhen Investment Holdings has lawfully inherited the 63.82% equity stake in the listed company SZPRD that was previously held by Shenzhen Construction Investment Holding Corporation and Shenzhen Investment Management Corporation. On October 19, 2018, Shenzhen Investment Holdings obtained the Confirmation of Securities Transfer Registration for the equity of Shenzhen Property, and completed the transfer of the equity of Shenzhen Property. Shenzhen Investment Holdings' wholly-owned subsidiaries, Shenzhen Urban Construction Development (Group) Co., Ltd. (hereinafter referred to as "Shenzhen Urban Construction"), Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. (hereinafter referred to as "Shenzhen Real Estate") and Shenzhen Property, all operate real estate development and commercial housing sales businesses, and belong to the same industry, and there is horizontal competition.

2. To avoid horizontal competitions, Shenzhen Investment Holdings makes the following commitments: 1. Regarding the solutions to horizontal competitions at Shenzhen Urban Construction: While acting as the controlling shareholder of the listed company—and during the period when the Company is listed on the Shenzhen Stock Exchange—Shenzhen Investment Holdings will address Shenzhen Urban Construction's existing businesses that compete with the listed company. Within the scope permitted by laws and regulations, Shenzhen Investment Holdings will, within 12 months from the date when Shenzhen SZPRD's equity is transferred under its name, initiate a practically feasible solution from the competition resolution options below and will complete its implementation within 3 years from that date, thereby resolving the existing horizontal competition issues: (1) Shenzhen Urban Construction will sign an asset custody agreement with the listed company, entrusting any assets that directly compete with the listed company to that company, determining a fair custody fee, and taking effective measures during the commitment period to resolve horizontal competitions. (2) Injecting assets in direct competition with the listed company into the listed company; (3) Transferring assets in direct competition with the listed company to an unrelated third party; (4) Other measures that can effectively solve the problem of horizontal competition and are conducive to protecting the interests of listed companies and the legitimate

rights and interests of other shareholders. Before solving the existing horizontal competition, in the process of business of the listed company and the companies, enterprises and economic organizations controlled or actually controlled by Shenzhen Investment Holdings (excluding the enterprises controlled by the listed companies, hereinafter collectively referred to as "Subsidiaries"), Shenzhen Investment Holdings shall maintain a neutral position as the controlling shareholder to ensure that the listed companies and all subsidiaries can participate in market competition in accordance with the principle of fair competition when there are circumstances involving dispute resolution and other situations that have a significant impact on the business.

2. Solutions to horizontal competition of Shenzhen Special Economic Zone Real Estate & Properties: Shenzhen Special Economic Zone Real Estate & Properties was suspended since September 14, 2016 due to the planning of major asset restructuring. According to the Verification Opinions on the Extension of Resumption of Trading of Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. Major Assets Restructuring issued by CITIC Securities Co., Ltd. and Huatai United Securities Co., Ltd. respectively on November 26, 2016, the restructuring plan is that Shenzhen Special Economic Zone Real Estate & Properties intends to purchase 100% equity of Evergrande Real Estate Group Co., Ltd. by issuing A shares and/or paying cash (hereinafter referred to as "Shenzhen Special Economic Zone Real Estate & Properties Restructuring"). After the completion of Shenzhen Special Economic Zone Real Estate & Properties Restructuring, Guangzhou Kailong Real Estate Co., Ltd. will become the controlling shareholder of Shenzhen Special Economic Zone Real Estate & Properties. If the restructuring of Shenzhen Special Economic Zone Real Estate & Properties is completed successfully, Shenzhen Investment Holdings will lose the right of control of Shenzhen Special Economic Zone Real Estate & Properties, and the horizontal competition issue between Shenzhen Special Economic Zone Real Estate & Properties and SZPRD will be resolved. If the current restructuring of Shenzhen Special Economic Zone Real Estate & Properties is terminated for any reason, then for Shenzhen Special Economic Zone Real Estate & Properties' businesses that compete with the listed company, Shenzhen Investment Holdings will, within the scope permitted by laws and regulations, initiate a reasonable solution to resolve horizontal competitions within 12 months from the date the restructuring is terminated and trading resumes (taking into account actual conditions at that time) and will fulfill its disclosure obligations in a timely manner. Shenzhen Investment Holdings will complete implementation of this plan within 3 years from the date the restructuring is terminated and trading resumes, thereby resolving any competition issues between SZPRD and Shenzhen Special Economic Zone Real Estate & Properties.

3. Other commitments to avoid horizontal competition: during the period when it is the controlling shareholder of a listed company and the listed company is listed on the Shenzhen Stock Exchange, other Affiliated Companies of Shenzhen Investment Holdings will not engage in related business with direct horizontal competition relationship with the listed company in new business areas other than the business areas with horizontal competition relationship that have already occurred. Shenzhen Investment Holdings undertakes not to seek improper benefits as the controlling shareholder of the listed company, thus harming the rights and interests of the listed company and its shareholders. In case of any violation of the above commitments, Shenzhen Investment Holdings will bear corresponding legal liabilities, including but not limited to the liability for compensation for all losses caused to the listed company.

3 Since making the relevant commitments, Shenzhen Investment Holdings has been actively committed to fulfilling its commitments. During the commitment period, Shenzhen Investment Holdings did not seek improper benefits as the controlling shareholder of SZPRD, which damaged the rights and interests of SZPRD and its shareholders. During the commitment period, Shenzhen Investment Holdings actively sorted out the relevant assets and business of Shenzhen Urban Construction, and was committed to formulating a feasible solution to the horizontal competition with SZPRD as soon as possible. Shenzhen Investment Holdings also actively promoted the restructuring of Shenzhen Special Economic Zone Real Estate & Properties. However,

considering the objective circumstances, Shenzhen Investment Holdings has not been able to fulfill its original commitment to avoid horizontal competitions. Shenzhen Investment Holdings has reissued the Letter on Changing the Commitments on Avoiding Horizontal Competition on September 26, 2024, and the change of the commitment has been approved by the Company's Second Extraordinary General Meeting of Shareholders of 2024 held on October 18, 2024. For details, please refer to the Announcement on the Resolution of the Second Extraordinary General Meeting in 2024 (Announcement No.: 2024-47) disclosed by the Company on Cninfo on October 19, 2024.

IV. Annual general meeting and extraordinary general meeting held during the reporting period

1. General meetings during the reporting period

Session	Meeting type	Investor attendance ratio	Date of meeting	Date of disclosure	Resolutions made at the meeting
2023 Annual General Meeting	Annual general meeting	60.52%	April 19, 2024	April 20, 2024	The meeting reviewed and approved the "2023 Report on the Work of the Board of Directors", "2023 Report on the Work of the Board of Supervisors", "2023 Annual Report and Summary", "2023 Financial Final Accounts Report", "2024 Financial Budget Report", "Proposal on Profit Distribution and Conversion of Capital Reserve into Share Capital in 2023", "Proposal on Comprehensive Credit Financing Quota in 2024" and "Proposal on Estimated Related Party Transactions in 2024". For details, please refer to the "Announcement on the Resolution of the 2023 General Meeting of Shareholders" (No. 2024-16) on Cninfo.
The First Extraordinary General Meeting in 2024	Extraordinary general meeting	60.51%	June 20, 2024	June 21, 2024	The meeting reviewed and approved the Proposal on Providing Guarantee for the Subsidiary to Apply for Facility Amount from the Bank, as detailed in the Announcement of the First Extraordinary General Meeting of Shareholders in 2024 (No. 2024-26) on Cninfo.
The Second Extraordinary General Meeting in 2024	Extraordinary general meeting	61.46%	October 18, 2024	October 19, 2024	The meeting reviewed and approved the "Proposal on Amending the Articles of Association", "Proposal on Investment Matters of the Upgrading and Renovation Project of ITC Shopping Mall", "Proposal on the Application of the Company's Controlling Shareholder

					for Change of Commitments on Avoiding Horizontal Competitions", and "Proposal on the Proposed Appointment of the Company's Independent Directors". For details, please refer to the "Announcement of the Second Extraordinary General Meeting of Shareholders in 2024" (No. 2024-47) on Cninfo.
The Third Extraordinary General Meeting in 2024	Extraordinary general meeting	60.55%	November 15, 2024	November 16, 2024	The meeting reviewed and approved the Proposal on Changing the Accounting Firm, which is detailed in the Announcement on the Third Extraordinary Shareholders' Meeting in 2024 (No. 2024-55) on Cninfo.

2. The preferred shareholders whose voting rights have been restored requested to convene an extraordinary general meeting.

☐Applicable ☒Not applicable

V. Directors, supervisors and senior officers

1. Basic information

Name	Gender	Age	Position	Employment status	Beginning date of term	Ending date of term	Number of shares held at the beginning of the period (shares)	Number of shares increased the current period (shares)	Number of shares reduced in the current period (shares)	Other increase/decrease (shares)	Number of shares held at the end of the period (shares)	Reasons for increase or decrease in share
Liu Shengxiang	Male	53	Secretary of the Party Committee and Chairman	Resigned	June 15, 2018	September 26, 2024						
Wang Hangjun	Male	58	Director, Deputy Secretary of the Party Committee and General Manager	Incumbent	June 15, 2018	September 26, 2024						
Zhang Zhimin	Male	47	Director, Deputy Secretary of the Party Committee	Incumbent	June 29, 2022	September 26, 2024						

Shen Xueying	Female	55	Director and Finance Director	Resigned	June 15, 2018	September 26, 2024						
Wang Ge	Male	53	Director	Incumbent	June 15, 2018	September 26, 2024						
Xie Chang	Male	52	Director	Incumbent	April 7, 2020	September 26, 2024						
Mei Yonghong	Male	60	Independent director	Resigned	June 15, 2018	September 26, 2024						
Li Donghui	Male	52	Independent director	Incumbent	September 27, 2021	September 26, 2024						
Hu Caimei	Female	42	Independent director	Incumbent	September 27, 2021	September 26, 2024						
Song Shaohua	Male	61	Independent director	Incumbent	October 18, 2024							
Ma Hongtao	Male	56	Chairman of the Board of Supervisors	Incumbent	July 21, 2022	September 26, 2024						
Zhang Manhua	Male	49	Supervisor	Incumbent	September 26, 2014	September 26, 2024						
Li Qinghua	Male	42	Supervisor	Incumbent	June 15, 2018	September 26, 2024						
Wang Qiuping	Female	54	Employee supervisor, executive director and secretary of the Party Committee of International Trade Technology Park	Incumbent	December 1, 2007	September 26, 2024						
Gu Weimin	Female	43	Employee supervisor, director of the discipline inspection and supervision office, and deputy secretary of the discipline inspection committee	Incumbent	June 15, 2018	September 26, 2024						
Chen Hongji	Male	56	Member of Party Committee and Deputy General Manager	Incumbent	December 28, 2020	September 26, 2024						

Cai Lili	Female	52	Member of Party Committee and Deputy General Manager	Incumbent	June 15, 2018	September 26, 2024						
Li Peng	Male	48	Member of Party Committee and Deputy General Manager	Incumbent	June 15, 2018	September 26, 2024						
Zhang Gejian	Male	49	Member of the Party Committee, Deputy General Manager, Secretary of the Board of Directors	Incumbent	June 15, 2018	September 26, 2024						
Ni Huichuan	Female	51	Deputy General Manager	Incumbent	October 30, 2024							
Total	--	--	--	--	--	--	0	0	0	0	0	--

Notes: 1 The 10th Board of Directors and Board of Supervisors of the Company expired on September 26, 2024. In view of the fact that the new Board of Directors and Board of Supervisors are still under active preparation, in order to ensure the continuity and stability of the work of the Board and the Board of Supervisors, the re-election of the Board of Directors and the Board of Supervisors will be postponed, and the term of office of the special committees and senior officers of the Board of Directors will be postponed accordingly. For details, please refer to the Company's Announcement on Postponement on the Postponement of the Re-election of the Board and the Board of Supervisors (No. 2024-36) disclosed on Cninfo.

Whether there were any resignations of directors and supervisors or dismissals of senior officers during the reporting period

☒Yes ☐No

Due to Mr. Mei Yonghong's consecutive service as an independent director of the Company for 6 years, he applied for resignation from the post of independent director and the relevant special committees of the Board of Directors in accordance with the Administrative Measures for Listed Company Independent Directors of the China Securities Regulatory Commission and other laws and regulations and the provisions of the Articles of Association on the term of office of independent directors (see the Company Announcement No. 2024-35 for details).

Changes in directors, supervisors and senior officers of the Company

☒Applicable ☐Not applicable

Name	Position	Type	Date	Reasons
Liu Shengxiang	Secretary of the Party Committee and Chairman	Resigned	January 23, 2025	Personal reasons
Shen Xueying	Director and Finance Director	Resigned	January 23, 2025	Retired
Mei Yonghong	Independent director	Resignation upon expiration of term	October 18, 2024	Change of term
Ni Huichuan	Deputy General	Employment	October 30, 2024	Job transfer

	Manager			
Song Shaohua	Independent director	Employment	October 18, 2024	Change of term

2. Office holding

Professional background, main work experience and current main responsibilities of the current directors, supervisors and senior officers of the Company

Members of the Board:

Mr. Wang Hangjun was born in November 1966. He is a member of the Communist Party of China, has a postgraduate degree, a master's degree in economics, and is a senior auditor. Mr. Wang Hangjun once served as the Deputy Chief of Audit Bureau of Nanshan District, Shenzhen; Deputy Director and Director of Audit Department of Shenzhen Investment Management Company; Deputy Director and Director of Supervision Department of Shenzhen Investment Management Company; Director of the Audit and Supervision Department of Shenzhen Investment Holdings Co., Ltd.; He joined the Company as Deputy General Manager in October 2007 and is currently the Company's Director, Deputy Secretary of the Party Committee and General Manager.

Mr. Zhang Zhimin was born in October 1977. He is a member of the Communist Party of China and holds a master's degree. Mr. Zhang Zhimin joined the State-owned Assets Supervision and Administration Commission of the People's Government of Shenzhen Municipality in 2016, and has served as the office (letter and visit room) director, the office (party committee) director, the office (party committee) deputy researcher, the office level 4 investigator, and the office (party committee) level 3 investigator. He has been serving as the Deputy Secretary of the Party Committee of the Company since May 2022, and as the Director, Deputy Secretary of the Party Committee and Chairman of the Labor Union of the Company since June 2022.

Mr. Wang Ge was born in October 1971. He is a member of the Communist Party of China, a senior engineer, and has a bachelor's degree in engineering. Mr. Wang Ge has been engaged in enterprise management for many years. He has served as deputy director and director of the Engineering Department of Shenzhen Jian'an (Group) Co., Ltd., manager of Jian'an Group Construction and Municipal Company, deputy secretary of the branch, deputy general manager of Jian'an Group, director, deputy secretary of the Party Committee, general manager, etc. Since March 2017, he has been the chief engineer of Shenzhen Investment Holdings Co., Ltd.

Mr. Xie Chang was born in November 1971. He is a member of the Communist Party of China, a bachelor of engineering, a senior engineer, an economist, and a party affairs specialist. Mr. Xie Chang served as the Minister of the Party-Masses Work Department, the Commission for Discipline Inspection and the Minister of the Asset Management Department of Shenzhen Jian'an (Group) Co., Ltd.; Deputy General Manager of Shenzhen Saibainuo Gene Technology Co., Ltd.; Director of the Operation Management Department, Director of the Office and Secretary of the Board of Directors of Shenzhen Foreign Labor Service Co., Ltd.; Director of the Office of Shenzhen Talent Exchange Service Center Co., Ltd. Since September 2017, he has served as the Minister of the General Management Department of Shenzhen Investment Holdings Co., Ltd. and since April 2020, he has served as the director of the Company.

Mr. Li Donghui was born in June 1972, holds a bachelor's degree in Auditing from the School of Economics of Wuhan University and a doctorate degree in Finance and Banking from the School of Business of the University of New South Wales, Australia. He once served as a civil servant of the Financial Department of the National Audit Office of the People's Republic of China, Executive Dean of the School of Management of Jinan University, and currently serves as a distinguished professor of finance, doctoral supervisor, and is currently director of the professor committee of the School of Economics of Shenzhen University. He has published articles in top international journals and China's national key authoritative academic journals. He has been named a high-level overseas "Peacock Plan" talent in Shenzhen, an expert of the Senior Title Evaluation Committee of Finance Bureau of Shenzhen Municipality, an expert of Shenzhen Press Group Shenzhen Communication Think Tank, and a reviewer of the National Natural Science Foundation of China.

Ms. Hu Caimei was born in 1982. She holds a PhD in Management, is a postdoctoral fellow in Economics, a senior researcher at the full-professor level, and a reserve-level talent in Shenzhen. She is currently the director of the Institute of Financial Development and State-owned Assets and Enterprises of China Development Institute. She has long been engaged in policy research and consulting in the fields of local finance and state-owned assets and enterprises, and has rich experience in consulting on the reform and development of state-owned assets and state-owned enterprises. She has presided over and participated in a number of national, provincial and ministerial scientific research projects, as well as more than 50 consulting projects, and her research results have been adopted by government departments and rewarded with scientific research awards for many times.

Mr. Song Shaohua was born in March 1963. He holds a Bachelor of Laws and a Bachelor of Economics from Wuhan University, and a Doctor of Economics from the Graduate School of the Chinese Academy of Social Sciences. From 2006 to 2007, he served as a director of Shenzhen Huaifu Electronics Co., Ltd. From 2007 to 2012, he served as a director and deputy general manager of Hong Kong Polyda International Co., Ltd. From 2014 to 2016, he served as a director and general manager of Shenzhen Longhao Nanfang Investment Management Co., Ltd. From 2016 to 2018, he served as a director and deputy general manager of Hong Kong Polyda International Co., Ltd. From August 2016 to now, he has served as the executive director of Shenzhen Laocha Investment Co., Ltd. From November 2023 to now, he has served as an independent director of Shenzhen Jiejiawei Innovation Energy Equipment Co., Ltd.

Members of the Board of Supervisors:

Mr. Ma Hongtao was born in October 1968. He holds a master's degree and is a member of the Communist Party of China. From 1991 to 2000, he served as the Chief of Cashier, Audit and Credit Section and Deputy Director of Office of Taiyuan Branch of Bank of China; from 2000 to 2004, he served as the branch manager and department general manager of Taiyuan Branch of Minsheng Bank; from 2004 to 2016, he served as the business supervisor and general manager of the division of the Head Office of Minsheng Bank; from 2016 to 2019, he pursued further studies and volunteered as a teacher in mountainous areas from 2019 to 2020, he served as the Deputy General Manager and Capital Director of the Finance Department of Clou Electronics Co., Ltd.; From 2020 to 2022, he served as the General Manager of the Office of Vanho Securities Co., Ltd.; He has served as Chairman of the Board of Supervisors of the Company since July 2022.

Mr. Zhang Manhua, born in February 1975, is a master's degree holder and a member of the Communist Party of China. From 1992 to 2004, he studied and worked at Central South University. from 2004 to 2013, he served as Senior Manager of Investment and Development Center of Konka Group Co., Ltd., Secretary of the Board of Directors of Shenzhen Julong Optoelectronics Co., Ltd., and Minister of Investment Department of Shenzhen Chao Technology Investment Co., Ltd.; From 2013 to 2018, he served as Deputy Director of the Strategy Development Department of Shenzhen Investment Holdings Co., Ltd. Since 2018, he has served as Director of the Legal and Risk Management Department of Shenzhen Investment Holdings Co., Ltd.

Mr. Li Qinghua, born in April 1982, holds a bachelor's degree. From 2003 to 2013, he served as the Project Assistant, Project Manager and Senior Manager of Shenzhen Dezhengxin International Assets Appraisal Co., Ltd.; from 2013 to 2017, he served as Senior Supervisor of the Equity Management and Legal Affairs Department at Shenzhen Investment Holdings Co., Ltd. Since 2017, he has served as Deputy Director of the Audit Department.

Ms. Wang Qiuping was born in January 1970. She has a bachelor's degree, is a member of the Communist Party of China, and is a senior economist. From 1992 to 2015, she was engaged in management work in the Company's general manager's office, finance department, operation management department and development management department. From 2015 to 2018, she served as the Party Secretary, Deputy General Manager and Chairman of the Trade Union of Shenzhen International Trade Center Property Management. From 2018 to 2020, she served as the Party Secretary and General Manager of Shenzhen International Trade Center Property Management. From 2020 to August 2021, she served as the Party Secretary, Executive Director and General Manager of Shenzhen International Trade Science and Technology Park. She is currently the Party Secretary and Executive Director of Shenzhen International Trade Science and Technology Park.

Ms. Gu Weimin was born in October 1981. She holds a master's degree and is a member of the Communist Party of China. From 2007 to 2010, she worked in the Shenzhen branch of KPMG Hua Zhen accounting firm as an external auditor; Since 2011, she has

been engaged in audit work in the Audit Department (Office of the Board of Supervisors) of the Company. Currently, she serves as the Deputy Secretary of the Commission for Discipline Inspection and the Director of the Disciplinary Inspection Office (Audit Department, Office of the Board of Supervisors) of the Company.

Senior officers:

Mr. Wang Hangjun was born in November 1966. He is a member of the Communist Party of China, has a postgraduate degree, a master's degree in economics, and is a senior auditor. Mr. Wang Hangjun once served as the Deputy Chief of Audit Bureau of Nanshan District, Shenzhen; Deputy Director and Director of Audit Department of Shenzhen Investment Management Company; Deputy Director and Director of Supervision Department of Shenzhen Investment Management Company; Director of the Audit and Supervision Department of Shenzhen Investment Holdings Co., Ltd.; He joined the Company as Deputy General Manager in October 2007 and is currently the Company's Director, Deputy Secretary of the Party Committee and General Manager.

Mr. Chen Hongji was born in May 1968. He is a member of the Communist Party of China, has a postgraduate degree and a Master of Philosophy. Mr. Chen Hongji has worked in Shenzhen Municipal Government for many years, joined Shenzhen Construction Investment Holding Company in January 1998 and has successively served as the section chief of the Development Research Department, deputy director of the Office, deputy director of the Party Committee Office and director of the Secretary Office of the Board of Directors. He joined Shenzhen Investment Holdings Co., Ltd. in October 2004, and served as Director of the Party and Masses Work Department and Director of the Office of the Board. Since July 2012, he has served as the Deputy General Manager of Shenzhen Urban Construction and Development (Group) Co., Ltd. Since December 2020, he has served as the Company's Party Committee member and Deputy General Manager.

Ms. Cai Lili was born in November 1972. She is a member of the Communist Party of China, has a bachelor's degree and a master's degree in economics. She has worked in the State Taxation Administration of Shenzhen since 1995. She was the deputy director of the collection and management and science and technology development department of the State Taxation Administration of Shenzhen, and a member of the party group and deputy director of the Local Taxation Bureau of Futian District of Shenzhen. She is currently a member of the party committee, deputy general manager and Chief Financial Officer of the Company.

Mr. Li Peng was born in May 1976. He is a member of the Communist Party of China, has a bachelor's degree in engineering, and is an intermediate economist. Since July 1999, he has been working in the Company's operational management. He served successively as Deputy Director of the Development Management Department, Manager of the Cost Control Department, Party Branch Secretary and Deputy General Manager of Shenzhen Huangcheng Real Estate Co., Ltd. He currently serves as a member of the Party Committee and Deputy General Manager of the Company.

Mr. Zhang Gejian was born in September 1975. He is a member of the Communist Party of China, has a master's degree, a master's degree in business administration, and is an accountant and auditor. He was engaged in internal audit work in the Audit Department of the Company since July 1997; he has served as the manager of the Audit Department, the supervisor, and the manager of the Cost Control Department of the Company, and is currently a member of the Party Committee, the Deputy General Manager, and the Secretary of the Board of Directors of the Company.

Ms. Ni Huichuan was born in May 1973. She is a member of the Communist Party of China, has a postgraduate degree and holds a master's degree in engineering. Ms. NI Huichuan worked for many years in Shenzhen's government departments, previously serving in the Urban Renewal Section of the Second Direct Management Bureau under the Shenzhen Municipal Planning and Land Resources Commission, in the Urban Design Office of the Shenzhen Municipal Planning and Land Resources Commission, and in the Longhua Management Bureau of the Shenzhen Municipal Planning and Land Resources Commission. From October 2017 to December 2022, she served as a consultant of Hong Kong Lucky Holdings Limited. She has served as the Deputy General Manager of the Company since October 2024.

Positions held in shareholders

☒Applicable ☐Not applicable

Name of the	Name of shareholder	Positions held in	Beginning date	Ending	Whether to receive
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appointed personnel		shareholders	of term	date of term	remuneration allowance from the shareholder unit
Wang Ge	Shenzhen Investment Holdings Co., Ltd.	Chief Engineer	March 1, 2017		Yes
Xie Chang	Shenzhen Investment Holdings Co., Ltd.	Director of General Management Department	April 7, 2020		Yes
Zhang Manhua	Shenzhen Investment Holdings Co., Ltd.	Head of the Legal and Risk Management Department	January 1, 2017		Yes
Li Qinghua	Shenzhen Investment Holdings Co., Ltd.	Deputy Head of Audit Department	January 1, 2017		Yes
Description of the positions held in shareholders	In addition to the above-mentioned main positions in the shareholder units, directors Wang Ge and Xie Chang and Supervisors Zhang Manhua and Li Qinghua also serve as directors or supervisors in several non-listed subsidiaries or invested enterprises of the relevant shareholder units.				

.Positions in other entities

☒Applicable ☐Not applicable

Name of the appointed personnel	Name of other entities	Positions held in other entities	Beginning date of term	Ending date of term	Whether to receive remuneration allowances in other entities
Mei Yonghong	BGI Group, BGI Agriculture Group, Country Garden Agricultural Holdings Limited	Director and Executive Vice President of BGI Group, Chairman of BGI Agriculture, CEO of Country Garden Agricultural Holdings Limited	September 1, 2015		Yes
Li Donghui	Shenzhen University	Distinguished Professor, Doctoral Supervisor, Director of the Professor Committee of the School of Economics	April 1, 2019		Yes
Hu Caimei	China (Shenzhen) Comprehensive Development Institute	Director of Institute of Financial Development and State-owned Assets and Enterprises	November 1, 2016		Yes
Zhang Manhua	Shenzhen Bay Technology Development Co., Ltd.	Director and General Manager	December 19, 2024		No
Song Shaohua	Shenzhen S.C New Energy Technology Corporation	Independent director	November 10, 2023		Yes
Explanation of serving in other entities	Not applicable				

Penalties imposed by securities regulators on current directors, supervisors and senior officers as well as those left the post in the past three years

☐Applicable ☒Not applicable

3. Remuneration of directors, supervisors and senior officers

Decision-making procedures, determination basis and actual payment of remuneration for directors, supervisors and senior officers

During the reporting period, the Board of Directors and the management of the Company signed the 2024 annual business target responsibility letter, and adopted the evaluation method of combining economic indicators, classified indicators and evaluation indicators scores, and after the end of the year, the Board of Directors will assess it. The remuneration of the senior officers of the Company shall be approved by the Board after the annual assessment in accordance with the Measures for the Management of

Performance Assessment and Remuneration of Senior Officers of Shenzhen Properties & Resources Development (Group) Ltd., the Long-term Incentive and Restriction Plan of Shenzhen Properties & Resources Development (Group) Ltd. and other regulations.

Remuneration of directors, supervisors and senior officers during the reporting period

Unit: RMB10,000

Name	Gender	Age	Position	Employment status	Total pre-tax compensation received from the Company	Whether get paid from related parties of the Company
Liu Shengxiang	Male	53	Secretary of the Party Committee and Chairman	Resigned	113.6	No
Wang Hangjun	Male	58	Director, Deputy Secretary of the Party Committee and General Manager	Incumbent	107.95	No
Zhang Zhimin	Male	47	Director, Deputy Secretary of the Party Committee	Incumbent	96.65	No
Shen Xueying	Female	55	Director and Finance Director	Resigned	92.33	No
Wang Ge	Male	53	Director	Incumbent	0	Yes
Xie Chang	Male	52	Director	Incumbent	0	Yes
Mei Yonghong	Male	60	Independent director	Resigned	6.66	Yes
Li Donghui	Male	52	Independent director	Incumbent	8	No
Hu Caimei	Female	42	Independent director	Incumbent	8	No
Song Shaohua	Male	61	Independent director	Incumbent	1.33	No
Ma Hongtao	Male	56	Chairman of the Board of Supervisors	Incumbent	108.22	No
Zhang Manhua	Male	48	Supervisor	Incumbent	0	Yes
Li Qinghua	Male	42	Supervisor	Incumbent	0	Yes
Wang Qiuping	Female	54	Employee supervisor, executive director and secretary of the Party Committee of International Trade Technology Park	Incumbent	64.94	No
Gu Weimin	Female	43	Employee supervisor, director of the discipline inspection and supervision office, and deputy secretary of the discipline inspection committee	Incumbent	49.26	No
Chen Hongji	Male	56	Member of Party Committee and Deputy General Manager	Incumbent	96.65	No
Cai Lili	Female	52	Member of Party Committee and Deputy General Manager	Incumbent	96.65	No
Li Peng	Male	48	Member of Party Committee and Deputy General Manager	Incumbent	96.65	No

Zhang Gejian	Male	49	Member of the Party Committee, Deputy General Manager, Secretary of the Board of Directors	Incumbent	96.65	No
Ni Huichuan	Female	51	Deputy General Manager	Incumbent	30.3	No
Total	--	--	--	--	1,073.84 ¹	--

Notes: 1. remuneration: (1) the remuneration in the above table does not include the long-term incentive bonus deferred to 2024: the deferred long-term incentive bonus received by Liu Shengxiang, Wang Hangjun, Chen Hongji, Cai Lili, Li Peng and Zhang Gejian in 2024 was RMB 265,200, RMB 251,900, RMB 71,000, RMB 192,400, RMB197,300 and RMB 174,000 respectively. (2) Since the assessment in 2024 has not been completed, the data in the above table are estimated according to relevant rules, and the actual amount issued shall prevail.

Other circumstances

☐ Applicable ☒ Not applicable

VI. Directors' performance of duties during the reporting period

1. Board of Directors during the reporting period

Session	Date of meeting	Date of disclosure	Resolutions made at the meeting
The 23rd Meeting of the 10th Board of Directors	February 2, 2024	February 3, 2024	The "Proposal on Amending the Regulations on the Work of the Strategic Development and Investment Decision-Making Committee of the Board of Directors and Other Corporate Governance Systems" and the "Proposal on Formulating the Detailed Rules for the Work of the Secretary of the Board of Directors and Other Corporate Governance Systems" were deliberated and approved.
The 24th Meeting of the 10th Board of Directors	March 18, 2024	/	The "Proposal on Signing the Performance Target Responsibility Letter of Senior Officers in 2024" was deliberated and approved
The 25th Meeting of the 10th Board of Directors	March 29, 2024	March 30, 2024	The Board of Directors reviewed and approved the "2023 Annual Report of the Board of Directors", "2023 Annual Report and Summary", "2023 Financial Final Accounts Report", "2024 Financial Budget Report", "Proposal on Provision and Reduction of Various Provision for Asset Impairment", "Proposal on 2023 Profit Distribution and Conversion of Capital Reserve into Share Capital", "Proposal on 2024 Comprehensive Credit Financing Quota", "Proposal on 2024 Business Plan and Investment Budget", "Proposal on Estimated Daily Related Party Transactions in 2024", "2023 Self-Evaluation Report on Internal Control", "2023 Social Responsibility Report", "Special Evaluation Opinions of the Board of Directors on the Independence of Independent Directors", "Proposal on the Evaluation Report of the Audit and Risk Management Committee on the Performance of Accounting Firm and the Report on the Performance of Supervisory Duties", and "Proposal on the Convening of the 2023 Annual General Meeting"
The 26th Meeting of the 10th Board of Directors	April 26, 2024	April 27, 2024	Reviewed and approved the Company's 2024 First Quarterly Report, 2023 Internal Control System Report and 2024 Enterprise-wide Major Risk Assessment Report

The 27th Meeting of the 10th Board of Directors	June 4, 2024	June 5, 2024	The meeting reviewed and approved the "Proposal on Providing Guarantee for Subsidiary to Apply for Facility Amount from Banks" and "Proposal on Convening the First Extraordinary General Meeting in 2024"
The 28th Meeting of the 10th Board of Directors	August 27, 2024	August 28, 2024	The Company's 2024 Semi-annual Report and its Summary were reviewed and approved
The 29th Meeting of the 10th Board of Directors	September 30, 2024	October 1, 2024	The following proposals were deliberated and approved: Proposal on Amending the Articles of Association, Proposal on Investment Matters of the Upgrading and Renovation Project of ITC Shopping Mall, Proposal on the Application of the Company's Controlling Shareholder for Changes in Commitments on Avoiding Horizontal Competitions, Proposal on the Appointment of the Company's Independent Directors, and Proposal on the Convening of the Second Extraordinary General Meeting of Shareholders in 2024.
The 30th Meeting of the 10th Board of Directors	October 30, 2024	October 31, 2024	Reviewed and approved the Company's Third Quarter 2024 Report, the Proposal on Changing the Accounting Firm, the Proposal on Appointing the Company's Deputy General Manager, the Proposal on Formulating the Implementation Plan for the Construction of Compliance Management System, the Proposal on Formulating the Compliance Management Measures, and the Proposal on Convening the Third Extraordinary Shareholders' Meeting in 2024

2. Attendance of directors at the board meeting and the general meeting

Attendance of directors at the board meeting and general meeting							
Name of director	Number of the board meetings to be attended during this reporting period	Number of the board meetings attended on site	Number of the board meetings attended by communication	Number of the board meetings attended by proxy	Number of absences from the board meetings	Whether to fail to attend the meeting of the Board in person for two consecutive times	Number of general meetings attended
Liu Shengxiang	8	1	7	0	0	No	4
Wang Hangjun	8	1	7	0	0	No	4
Shen Xueying	8	1	7	0	0	No	4
Wang Ge	8	0	8	0	0	No	4
Xie Chang	8	1	7	0	0	No	4
Mei Yonghong	7	1	6	0	0	No	3
Li Donghui	8	1	7	0	0	No	4
Hu Caimei	8	1	7	0	0	No	4
Zhang Zhimin	8	1	7	0	0	No	4
Song Shaohua	1	0	1	0	0	No	1

Description of the failure to attend the board meetings in person for two consecutive times

Not applicable

3. Objections raised by directors to relevant matters of the Company

Whether the directors have raised any objections to relevant matters of the Company?

☐Yes ☒No

During the reporting period, the directors did not raise any objection to the relevant matters of the Company.

4. Other descriptions of directors' performance of duties

Whether the relevant suggestions of the directors to the Company have been adopted

☒Yes ☐No

Director's statement on the adoption or non-adoption of the Company's relevant proposals

During the reporting period, the directors of the Company actively attended the meetings of the Board of Directors and the Shareholders' Meeting in strict accordance with the Articles of Association, the Rules of Procedures of the Board of Directors and relevant laws and regulations, and diligently and dutifully put forward relevant opinions on the Company's major governance and business decisions according to the Company's actual situation. After full communication and discussion, a consensus was reached, and the implementation of the resolutions of the Board of Directors was resolutely supervised and promoted to ensure that the decisions were scientific, timely and efficient, and the legitimate rights and interests of the Company and all shareholders were safeguarded.

VII. Information on special committees under the Board during the reporting period

Name of committee	Membership	Number of meetings held	Date of meeting	Content of the meeting	Important opinions and suggestions put forward	Other performance of duties	Details of objections (if any)
Remuneration and Evaluation Committee	Hu Caimei, Mei Yonghong, Li Donghui, Xie Chang, Shen Xueying	2	May 23, 2024	Review the Proposal on the Performance Evaluation Results of the Group Company in 2023	Agree	To study the assessment standards, salary policies and plans of the directors and senior officers of the Company, supervise the performance of duties of the directors and senior officers of the Company, conduct	
	Hu Caimei, Li Donghui, Xie Chang, Shen Xueying, Song Shaohua		November 26, 2024	1. Deliberated the 2023 Group Senior Officers Business Performance Assessment Plan; 2. Reviewed the 2023 Personal Debriefing Report of the senior officers of SZPRD; 3. Reviewed the Completion Form of Annual Performance Targets of Senior Officers of SZPRD; 4. Review the additional items and rejected items of the 2023 senior management assessment; 5. Review the list of senior management assessment scorers in 2023.	Agree		

						annual performance assessment of the directors and senior officers of the Company and make suggestions, etc.	
Audit, Risk and Compliance Management Committee	Li Donghui, Hu Caimei, Mei Yonghong, Liu Shengxiang, Xie Chang	5	March 29, 2024	1. Review the Company's 2023 Audit Work Report and 2024 Audit Work Plan; 2. Deliberate the "Inspection Report on the Company's Provision of Guarantee, Related Party Transactions and Other Matters in 2023"; 3. Review the Company's 2023 Annual Financial and Accounting Report and 2023 annual report; 4. Deliberate the 2023 Internal Control Self-Evaluation Report of the Company; 5. Deliberated the Proposal on the Evaluation Report of the Audit and Risk Management Committee on the Performance of Accounting Firm and the Report on the Performance of Supervisory Duties	Agree	The committee supervise the external audit agency and the internal audit work of the Company, supervise the implementation of the	
			April 26, 2024	1. Review the First Quarterly Report of 2024; 2. Review the Internal Control System Report for 2023; 3. To review the 2024 Enterprise Major Risk Assessment Report; 4. Review the Report on Audit Work in the First Quarter of 2024.	Agree	Company's internal control system, and coordinate the communication between the	
			July 5, 2024	1. Deliberate the Report on the Work Progress of the Annual Audit Accounting Firm 2024-2027 Selected by Shenzhen Properties & Resources Development (Group) Ltd. through Public Bidding.	Agree	management, the internal audit department and relevant	
			August 27, 2024	1. Review the Company's 2024 Semi-annual Report and its Summary; 2. Review the Report on Audit Work in the Second Quarter of 2024; 3. Review the "Inspection Report on Provision of Guarantee, Related Party Transactions and Other Matters in First Half of 2024"; 4. Review the Report on the Progress of the Public Bidding for	Agree	departments with the external audit agency.	

				the Selection and Employment of the Annual Audit Accounting Firm in 2024-2027.			
	Li Donghui, Hu Caimei, Liu Shengxiang, Xie Chang, Song Shaohua		October 30, 2024	1. Review the Company's third quarterly report of 2024; 2. Review the Report on Audit Work in the Third Quarter of 2024; 3. Deliberated on the proposal on changing the accounting firm.	Agree		
	Hu Caimei, Mei Yonghong, Li Donghui		March 29, 2024	Deliberated the proposal on the estimated daily related party transactions in 2024	Agree	The independent directors	
Special meeting of independent directors	Hu Caimei, Mei Yonghong, Li Donghui	2	September 30, 2024	Proposal regarding the amendment of commitments on avoiding horizontal competitions by the controlling shareholder.	Agree	listened to the reports of the management and the financial principal of the Company on the Company's production and operation, standardized operation and financial affairs in the current year, and the progress of major matters such as investment and financing activities.	
Strategic Development and Investment Decision-Making Committee	LIU Shengxiang, Wang Hangjun, ZHANG Zhimin, WANG Ge, SHEN Xueying	0					
Nomination Committee	ZHANG Zhimin, WANG Ge, HU Caimei, LI Donghui, SONG Shaohua	0				The Nomination Committee conducted a thorough review on the qualification	

						s of Mr. SONG Shaohua, the proposed Independent Director, and Ms. NI Huichuan, the candidate for Deputy General Manager, and issued their review opinions.	
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VIII. Work of the Board of Supervisors

Whether the Company has risks found by the Board of Supervisors during the supervision activities in the reporting period

☐Yes ☒No

The Board of Supervisors has no objection to the supervision matters during the reporting period.

IX. Employees of the Company

1. Number, professional composition and education level of employees

Number of employees of the parent company at the end of the reporting period	98
Number of in-service employees of major subsidiaries at the end of the reporting period	8,866
Total number of in-service employees at the end of the reporting period	8,964
Total number of employees receiving salaries in the current period	8,964
Number of retired employees whose expenses shall be borne by the parent company and major subsidiaries	0
Professional composition	
Professional composition category	Number of employees of each category
Production personnel	6,349
Sales personnel	45
Technical personnel	1,892
Financial personnel	144
Administrative staff	493
R&D personnel	41
Total	8,964
Education level	
Education level category	Quantity

College education or above	3,432
High school education or below	5,532
Total	8,964

2. Remuneration policy

In accordance with the Group's strategic development requirements, the Group Company has implemented a performance evaluation and management system for managerial members linked to the business performance of its subsidiaries, further enhancing work efficiency and fostering a proactive work atmosphere. The Group headquarters strictly enforces all compensation management regulations and has revised the organizational structure design, departmental functional divisions, position establishment and staffing quotas, as well as the compensation and performance systems of subsidiaries based on market-oriented principles.

3. Training plan

In 2024, the Group Company will focus on talent development, adhere to a talent-driven enterprise strategy and innovation empowerment, and stimulate internal vitality. To implement the talent-driven strategy and create a dynamic cycle where talent fuels development and development nurtures talent, the Group will comprehensively deepen talent development by planning the Elite Talent leadership enhancement program, designing policy communication and professional skill-building activities aligned with business needs, and pioneering the Internal Trainers Delivering Grassroots Training initiative to optimize internal trainer resources. These efforts aim to solidify the talent foundation for sustainable growth and achieve a virtuous cycle of mutual advancement between talent and the enterprise.

4. Outsourcing of labor services

☐Applicable ☒Not applicable

X. The Company's profit distribution and conversion of capital reserves into share capital in the current year

Formulation, implementation or adjustment of the profit distribution policy during the reporting period, especially the cash dividend policy

☐Applicable ☒Not applicable

The Company is profitable during the reporting period and the profit available for distribution by the parent company is positive, but no cash dividend distribution plan is proposed

☐Applicable ☒Not applicable

Profit distribution and conversion of capital reserves into share capital during the reporting period

☐Applicable ☒Not applicable

The Company plans not to distribute cash dividends, issue bonus shares, or convert capital reserves into share capital for the current fiscal year.

XI. Implementation of the Company's equity incentive plan, employee stock ownership plan or other employee incentive measures

☐Applicable ☒Not applicable

During the reporting period, the Company had no equity incentive plan, employee stock ownership plan or other employee

incentive measures and their implementation.

XII. Construction and implementation of internal control system during the reporting period

1. Construction and implementation of internal control

In 2024, guided by both business needs and risk prevention and control, the Company formulated the Compliance Management Measures and the Compliance Management System Construction Implementation Plan based on its actual conditions. These initiatives aim to promote the implementation, penetration, and deepening of the compliance management system across all functional departments and affiliated enterprises of the group. A 'four-in-one' integrated collaborative mechanism encompassing legal affairs, compliance, risk management, and internal controls under a legal framework has been established. The company actively drives the deep integration of internal control compliance with business development to safeguard its high-quality growth.

2. Details of major deficiencies in internal control found during the reporting period

☐Yes ☒No

XIII. The Company's management and control over its subsidiaries during the reporting period

Company name	Consolidation plan	Consolidation progress	Problems encountered in consolidation	Solutions taken	Progress of solution	Follow-up solution plan
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

XIV. Evaluation Report on Internal Control or Audit Report on Internal Control

1. Internal control evaluation report

Full-text disclosure date of the Evaluation Report on Internal Control	March 29, 2025	
Full-text disclosure index of the Evaluation Report on Internal Control	Cninfo (http://www.cninfo.com.cn)	
Ratio of total assets of units included in the evaluation scope to total assets in the consolidated financial statements of the Company	100.00%	
Ratio of operating revenue of units included in the evaluation scope to the operating revenue of consolidated financial statements of the Company	100.00%	
Defect identification criteria		
Type	Financial report	Non-financial report
Qualitative criteria	Major deficiencies: 1. Ineffective control environment; 2. Significant fraudulent activities involving the Company's directors, supervisors, or senior management;	Major deficiencies: 1. Serious violations of national laws or regulations resulting in major litigation, regulatory investigations, business suspension orders, criminal liability, or

	<p>3. The Company's audit firm identified material misstatements in the current financial reports that were not detected by the internal control system during its operation;</p> <p>4. Corrections of material errors in the Company's previously submitted or disclosed financial reports;</p> <p>5. Ineffective oversight of internal controls by the Company's audit committee and internal audit department.</p> <p>Significant deficiencies:</p> <p>1. Failure to select and apply accounting policies in accordance with Generally Accepted Accounting Principles;</p> <p>2. Absence of established anti-fraud procedures and controls;</p> <p>3. No control mechanisms established or implemented for accounting treatment of non-routine or special transactions, and absence of compensating controls;</p> <p>4. One or more defects in controls over the period-end financial reporting process that cannot reasonably assure the preparation of financial statements achieves objectives of truthfulness and completeness;</p> <p>5. Failure to rectify significant or minor deficiencies in internal controls.</p> <p>Minor deficiencies:</p> <p>Other control deficiencies excluding the aforementioned major and significant deficiencies.</p>	<p>replacement of senior officers;</p> <p>2. Abnormal and significant changes in the Company's directors, supervisors, senior management, or key technical personnel;</p> <p>3. Absence of democratic or scientifically flawed decision-making processes within the Company, leading to major decision-making errors;</p> <p>4. Severe loss of core management or technical personnel;</p> <p>5. Frequent exposure of severely negative news in the media, with widespread impact and unresolved adverse effects;</p> <p>6. Critical business operations of the Company lacking systematic controls or suffering from systemic failures, significantly impacting production and operations;</p> <p>7. Major deficiencies identified in internal control evaluations remaining unaddressed;</p> <p>8. Other significant negative circumstances materially affecting the Company.</p> <p>Significant deficiencies:</p> <p>1. The Company's democratic decision-making processes exist but are not sufficiently robust, adversely impacting its production and operations;</p> <p>2. Violations of the Company's internal regulations causing substantial losses;</p> <p>3. Negative media exposure significantly impacting the Company;</p> <p>4. Significant deficiencies in key business systems or processes remaining unrectified;</p> <p>5. Other adverse circumstances with significant impacts on the Company.</p> <p>Minor deficiencies:</p> <p>Other control deficiencies excluding the aforementioned major and significant deficiencies.</p>
Quantitative criteria	<p>Major deficiencies:</p> <p>Potential misstatements in operating revenue $\geq 0.5\%$ of the Company's consolidated financial statement operating revenue, total assets $\geq 0.10\%$ of the Company's consolidated financial statement total assets, and net assets $\geq 0.40\%$ of the Company's consolidated financial statement net assets;</p> <p>Significant deficiencies:</p> <p>0.25% of the Company's consolidated statements operating revenue \leq misstatements $< 0.50\%$ of</p>	<p>Major deficiencies:</p> <p>Direct property loss amount $\geq 0.40\%$ of the previous year's net assets;</p> <p>Significant deficiencies:</p> <p>0.20% of the previous year's net assets \leq direct property loss amount $< 0.40\%$ of the previous year's net assets.</p> <p>Minor deficiencies:</p> <p>Direct property loss amount $< 0.20\%$ of the previous year's net assets.</p>

	<p>the Company's consolidated statements operating revenue, and 0.05% of the Company's consolidated statements total assets \leq misstatements $< 0.10\%$ of the Company's consolidated statements total assets, and 0.20% of the Company's consolidated statements net assets \leq misstatements $< 0.40\%$ of the Company's consolidated statements net assets;</p> <p>Minor deficiencies:</p> <p>Misstatements in operating revenue $< 0.25\%$ of the Company's consolidated statement operating revenue, total assets $< 0.05\%$ of the Company's consolidated financial statement total assets, and net assets $< 0.20\%$ of the Company's consolidated financial statement net assets.</p>	
Number of major deficiencies in financial reports		0
Number of major deficiencies in non-financial report		0
Number of significant deficiencies in financial report		0
Number of significant deficiencies in non-financial report		0

2. Audit Report on Internal Control

☒Applicable ☐Not applicable

Review opinion in the Audit Report on Internal Control	
In our opinion, SZPRD has maintained effective internal control over financial reporting in all material respects, in accordance with the Basic Standard for Enterprise Internal Control and relevant regulations.	
Disclosure of the Audit Report on Internal Control	Disclosed
Full-text disclosure date of the Audit Report on Internal Control	March 29, 2025
Full-text disclosure index of the Audit Report on Internal Control	Cninfo (http://www.cninfo.com.cn)
Opinion type of the Audit Report on Internal Control	Standard and unqualified opinion
Whether there are major deficiencies in non-financial reports	No

Whether the accounting firm issues an Audit Report on Internal Control with non-standard opinions

☐Yes ☒No

Whether the Audit Report on Internal Control issued by the accounting firm is consistent with the opinion of the self-evaluation report of the Board of Directors

☒Yes ☐No

XV. Status of rectification of self-examination issues of special actions on governance of listed companies

Not applicable.

Section V Environment and Social Responsibilities

I. Major environmental protection issues

Whether the listed company and its subsidiaries are among the key pollutant discharge entities announced by the environmental protection department

☐Yes ☒No

Administrative punishment due to environmental problems during the reporting period

Name of the Company or subsidiaries	Reason for punishment	Violations	Punishment result	Impact on production and operation of listed companies	Corrective measures of the Company
Shenzhen Property Engineering and Construction Supervision Co., Ltd.	The case involves a suspected violation of Article 8.2 of the Administrative Measures of Shenzhen Municipality on the Prevention and Control of Fugitive Dust Pollution (2022 Revision)	The Lake City Phase I Project Department was suspected of failing to fulfill its supervisory responsibility for dust pollution control as required	Fine RMB 20,000	None	A supervisory notice had been issued in April 2024, and rectification has been completed.

Refer to other environmental information disclosed by key pollutant discharging units

In 2024, Huangcheng Real Estate, a subsidiary of SZPRD, actively implemented pollution prevention, treatment, dust control, and noise reduction measures at its ongoing projects, the Dongguan Humen Harbour Palace and Shenzhen Guangming Yutang Shangfu Project, to improve satisfaction among surrounding residents. The project management department rigorously fulfilled its environmental risk prevention responsibilities, actively cooperated with environmental protection regulatory authorities in receiving onsite inspections, strictly complied with environmental impact assessment and the Three Simultaneities requirements, and standardized pollutant discharge, dust suppression, and noise control methods.

The master plans for the ongoing Humen Harbour Palace and Guangming Yutang Shangfu Project adopted eco-friendly and pollution-controlling measures, requiring that environment protection and pollution prevention facilities be simultaneously designed, constructed, and commissioned with the main projects. Effective measures were implemented to control and ensure compliance of all pollutants, including exhaust gases, wastewater, solid waste, industrial residues, noise, oil contaminants, radioactive and non-radioactive pollutants from construction materials, as well as other emissions.

Rongyao Real Estate, a subsidiary of SZPRD, rigorously fulfills its primary responsibility for dust and noise pollution control at the ongoing Lake City Phase I and II Projects. The costs of dust and noise pollution prevention measures have been incorporated into project costs, and the construction contracts explicitly specify the obligations of construction contractors to implement such measures. Firstly, construction contractors are required to develop and implement dust and noise pollution prevention and control plans, adopt effective measures, install dust and noise monitoring equipment at the project site to collect data, and strictly control construction-related dust and noise emissions in accordance with standards. Secondly, the project strictly enforces installation of spraying systems on enclosures to effectively reduce site dust, and deployment of water trucks for dust suppression when necessary, ensuring strict control of dust pollution. Thirdly, supervisory units must integrate dust and noise pollution prevention into daily supervision, and issue rectification notices immediately upon identifying issues. Fourthly, the project rigorously

implements a nighttime construction approval system, and contractors must complete required procedures, publicly post notices at the construction site or notify nearby residents in advance through other means before conducting nighttime construction.

Wuhe Urban Renewal Company, a subsidiary of SZPRD, announced the Tianjun Project Urban Renewal Unit Plan in January 2024. This initiative holds significant implications for urban development and improvements to residential spaces. By enhancing the area's urban image, optimizing local traffic micro-circulation, and elevating public service standards, the project actively responds to the government's call for green development, ensuring effective implementation of environmental measures to mitigate adverse impacts on the surrounding environment.

The Fuyuan Project has completed the public announcement of its draft plan. The implementation of this renewal initiative holds significant implications for the preservation and appreciation of state-owned assets, urban traffic, and industrial development. Through the implementation of the renewal plan, high-quality properties with legal property rights can be acquired, achieving the preservation and appreciation of state-owned assets. By collaborating with government road initiatives, traffic efficiency and convenience in the area are enhanced, effectively alleviating regional traffic congestion. This further unclogs the transportation artery of Bao'an District Exhibition and Convention Center, significantly improving traffic flow and accessibility in and around the convention center. The renewal initiative enables the introduction of emerging industries such as high-end manufacturing and technology-driven innovation sectors, fostering the development of modern industrial parks. This not only enhances the economic efficiency and competitiveness of the industrial zone but also injects new vitality into the industrial development of Bao'an District and even Shenzhen City as a whole.

Measures taken to reduce its carbon emissions during the reporting period and their effects

☐Applicable ☒Not applicable

Reasons for not disclosing other environmental information

The Company and its subsidiaries are not classified as key pollutant discharging units announced by the environment protection department.

II. Social responsibilities

(I) Fulfillment of tax obligations and distribution of stock dividends SZPRD and its subsidiaries actively fulfilled their tax obligations in 2024, completing tax payments totaling RMB 1.069 billion, fully demonstrating their commitment as socially responsible corporate citizens. In accordance with the Company's Articles of Association and shareholder resolutions, we adhere to the principles of fairness, equity, and transparency to rationally distribute profits based on the Company's earnings status and shareholders' equity. A total of RMB 185.945 million in stock dividends was distributed to shareholders, safeguarding their lawful rights and interests while reinforcing investor confidence. SZPRD also places high importance on communication and engagement with shareholders, regularly convening shareholder meetings to solicit and incorporate their feedback and suggestions. This practice continuously refines the corporate governance framework, enhancing decision-making efficiency and transparency across the organization.

(II) Addressing employment issues in 2024 SZPRD and its affiliated enterprises provided a total of 86 job positions to the public, recruiting a total of 2,010 employees, including 14 fresh graduates and 65 veterans. The Group further optimized its talent structure, emphasized talent recruitment and development, and facilitated rapid growth of new employees through systematic training and career planning, injecting new momentum for sustainable development.

(III) Conducting employee care initiatives To uphold the people-centered development philosophy and implement the Group's support mechanism, the SZPRD Party Committee organized pre-Chinese New Year care forums for employees in hardship and 'July 1st' care forums for Party members in difficulty. Prior to the pre-Chinese New Year care event for employees in hardship, the Group Party Committee identified 50 hardship care recipients, including 6 hardship Party members, by organizing Party organizations at all levels to conduct thorough surveys, verification, and categorized documentation. During the 'July 1st' event, 4 hardship Party members were supported.

(IV) Implementing Green and Beautiful Guangdong ecological initiatives The SZPRD Party Committee implemented the Green and Beautiful Guangdong ecological deployment requirements from provincial, municipal, and state-owned asset authorities. Aligning with enterprise production characteristics, the Group organized over 200 participants in green activities, planted nearly 3,000 green plants, integrated ecological civilization concepts into operations, and advanced green development.

(V) Organizing Love from SIHC · Supporting People's Livelihood campaign SZPRD Group and its affiliated enterprises actively responded to the 2024 Love from SIHC · Supporting People's Livelihood initiative. Through employee donations, the Group raised RMB 29,566 in supplies, 796 clothing items, and 23 sports/educational kits for schools including Zhangji Overseas Chinese Primary School, Town Central Kindergarten, and Guangxi Wanglu Primary School, supporting rural revitalization.

(VI) Launching the Red Flag, Red Action public welfare blood donation volunteer activity The Party Committee of Shenzhen International Trade Center Property Management, a subsidiary of SZPRD Group, organized directly affiliated Party organizations, directly managed enterprises, local communities, blood centers, served communities, and partnered enterprises to jointly launch the Red Flag, Red Action public welfare blood donation volunteer activity. Since its inaugural launch in 2011, the blood donation activity has spanned 13 years by 2024, establishing a framework covering South China, North China, East China, and Southwest China. By 2024, it engaged over 2,800 participants, with 2,400 successful donors contributing 850,000 milliliters of blood. In 2024, the Party Committee of Shenzhen International Trade Center Property Management conducted the Red Flag, Red Action national public blood donation month campaign during June and July. According to statistics, the Party Committee's affiliated units organized a total of 9 blood donation events in Shenzhen, Chongqing, Baoding, Yangzhou, Hangzhou, and Hulunbuir, involving 350 participants, with 250 successful donors contributing a total of 104,000ml of blood. Multiple companies under Shenzhen International Trade Center Property Management have been awarded letters of appreciation, honorary titles, and other distinctions by local municipal blood centers (or central blood stations) in their respective regions.

(VII) Building the ITC Service · Refreshing as a Spring Breeze Service Quality Enhancement Year Under the leadership of its Party Committee, Shenzhen International Trade Center Property Management, a subsidiary of SZPRD Group, launched the Service Quality Enhancement Year campaign across all levels of its property management division. Centered on the theme ITC Service · Refreshing as a Spring Breeze, the campaign formulated Ten Key Initiatives and implemented a total of 4,657 actions. The ITC Service · Refreshing as a Spring Breeze Service Quality Enhancement Year campaign diligently implemented the core principle of customer service with utmost sincerity, enhanced the brand image of Shenzhen International Trade Center Property Management, effectively improved service quality, increased customer satisfaction, boosted market competitiveness, and ensured the strategic objective of high-quality development for the Company.

(VIII) Hosting the Second Property Service Skills Competition by Shenzhen International Trade Center Property Management SZPRD's subsidiary, Shenzhen International Trade Center Property Management, adheres to the Party-led talent management principle, focusing on talent development and enhancing employee competencies. In 2024, aligned with the core tenets of its distinctive Zhizhen ITC Party-building brand, the Shenzhen International Trade Center Property Management organized its second Property Service Skills Competition. The competition expanded from Shenzhen to a national scope, attracting 109 teams (327 participants) across its system. The event covered six contests in four categories: engineering, customer service, security management, and environmental services, with segments including written theoretical tests, thematic speeches, team practical exercises, case analyses, and on-site quick-response quizzes.

III. Consolidation and expansion of the achievements of poverty alleviation and rural revitalization

(I) Actively supporting the implementation of the Hundreds of Thousands Project SZPRD Group and its subsidiaries carried out consumption assistance initiatives in 2024, purchasing agricultural products totaling over RMB 1.6 million to support underprivileged regions.

(II) Aiding Futian District Committee's targeted poverty alleviation program SZPRD's subsidiary, Huangcheng Real Estate Company, responded to the Futian District Committee's call for targeted assistance. At the request of government departments such as the Futian District Development and Reform Bureau and the Poverty Alleviation Office, the Company donated RMB 20,000 in batches to fund the procurement of charitable supplies and public infrastructure development for rural revitalization.

Section VI Important Matters

I. Fulfillment of commitments

1. Commitments made by the Company's actual owner, shareholders, related parties, acquirers, the Company and other related parties that have been fulfilled within the reporting period and those that have not been fulfilled as of the end of the reporting period

☒Applicable ☐Not applicable

Reason	Party making commitment	Type	Content	Date	Term	Performance
Commitments made in the acquisition report or report on changes in equity	Shenzhen Investment Holdings Co., Ltd.	Commitments on horizontal competitions, related party transactions, and capital occupation	Shenzhen Investment Holdings' wholly-owned subsidiary, Shenzhen City Construction & Development (Group) Co., Ltd., and its subsidiaries held, Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd., engage in real estate development and commercial housing sales, which belong to the same industry as the listed company, resulting in horizontal competitions. To avoid horizontal competitions, Shenzhen Investment Holdings has provided commitments. ¹	September 6, 2018	3 years	Being carried out normally ²
Commitments made in the acquisition report or report on changes in equity	Shenzhen Investment Holdings Co., Ltd.	Commitments on horizontal competitions, related party transactions, and capital occupation	To reduce and standardize related party transactions with the listed company, Shenzhen Investment Holdings has made the following commitments. ³	September 6, 2018	Long-term	In normal performance
Whether the commitment is fulfilled on time	Yes					

Note: 1 Shenzhen Investment Holdings' wholly-owned subsidiary, Shenzhen City Construction & Development (Group) Co., Ltd., and its subsidiaries held, Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd., engage in real estate

development and commercial housing sales, which belong to the same industry as the listed company, resulting in horizontal competitions. To address this, Shenzhen Investment Holdings commits as follows: 1. solutions to horizontal competitions involving Shenzhen Urban Construction: during the period as the controlling shareholder of the listed company (SZPRD) and while the Company is listed on the Shenzhen Stock Exchange, for Shenzhen Urban Construction's existing businesses that compete horizontally with the listed company, Shenzhen Investment Holdings will, to the extent permitted by laws and regulations, initiate feasible solutions among the following horizontal competitions resolution plans within 12 months from the date SZPRD's equity is transferred to Shenzhen Investment Holdings, and complete the implementation of such solutions within 3 years from the equity transfer date to resolve existing horizontal competitions issues:

(1) Signing an asset trusteeship agreement between Shenzhen Urban Construction and the listed company, entrusting assets directly competing with the listed company to SZPRD under fair trusteeship fees, and taking effective measures to resolve horizontal competitions within the commitment period;

(2) Injecting assets in direct competition with the listed company into the listed company; (3) Transferring assets in direct competition with the listed company to an unrelated third party; (4) Other measures that can effectively solve the problem of horizontal competition and are conducive to protecting the interests of listed companies and the legitimate rights and interests of other shareholders. Before solving the existing horizontal competition, in the process of business of the listed company and the companies, enterprises and economic organizations controlled or actually controlled by Shenzhen Investment Holdings (excluding the enterprises controlled by the listed companies, hereinafter collectively referred to as "Subsidiaries"), Shenzhen Investment Holdings shall maintain a neutral position as the controlling shareholder to ensure that the listed companies and all subsidiaries can participate in market competition in accordance with the principle of fair competition when there are circumstances involving dispute resolution and other situations that have a significant impact on the business. 2. Solutions to horizontal competitions involving Shenzhen Special Economic Zone Real Estate & Properties: On September 14, 2016, Shenzhen Special Economic Zone Real Estate & Properties suspended trading due to planning a major asset restructuring. According to the Review Opinions on the Extension of Trading Suspension for Shenzhen Special Economic Zone Real Estate & Properties Major Asset Restructuring issued by CITIC Securities Co., Ltd. and Huatai United Securities Co., Ltd. on November 26, 2016, the restructuring plan proposed that Shenzhen Special Economic Zone Real Estate & Properties acquire 100% equity of Evergrande Real Estate Group Co., Ltd. by issuing A-shares and/or paying cash (hereinafter referred to as the restructuring of Shenzhen Special Economic Zone Real Estate & Properties). On November 9, 2020, Shenzhen Special Economic Zone Real Estate & Properties announced the termination of the aforementioned transaction, stating that the current market conditions were immature for advancing the major asset restructuring and that the decision aimed to safeguard the interests of the Company and all shareholders. Following the termination, Shenzhen Investment Holdings remains the controlling shareholder of Shenzhen Special Economic Zone Real Estate & Properties. For Shenzhen Special Economic Zone Real Estate & Properties' existing business operations that involve horizontal competitions with the listed company, Shenzhen Investment Holdings will, within the scope permitted by laws and regulations, initiate a reasonable solution to address the horizontal competitions within 12 months from the date of the termination of Shenzhen Special Economic Zone Real Estate & Properties' restructuring and resumption of trading, based on actual conditions at the time of resumption, and promptly fulfill disclosure obligations. Concurrently, Shenzhen Investment Holdings will complete the implementation of such solution and resolve the horizontal competitions between SZPRD and Shenzhen Special Economic Zone Real Estate & Properties within 3 years from the date of the termination of Shenzhen Special Economic Zone Real Estate & Properties' restructuring and resumption of trading. 3. Other commitments to avoid horizontal competition: during the period when it is the controlling

shareholder of a listed company and the listed company is listed on the Shenzhen Stock Exchange, other Affiliated Companies of Shenzhen Investment Holdings will not engage in related business with direct horizontal competition relationship with the listed company in new business areas other than the business areas with horizontal competition relationship that have already occurred. Shenzhen Investment Holdings undertakes not to seek improper benefits as the controlling shareholder of the listed company, thus harming the rights and interests of the listed company and its shareholders. In case of any violation of the above commitments, Shenzhen Investment Holdings will bear corresponding legal liabilities, including but not limited to the liability for compensation for all losses caused to the listed company.

2 Shenzhen Investment Holdings has been actively dedicated to fulfilling these commitments since their initiation. During the commitment period, Shenzhen Investment Holdings did not seek improper benefits as the controlling shareholder of SZPRD, which damaged the rights and interests of SZPRD and its shareholders. During the commitment period, Shenzhen Investment Holdings actively sorted out the relevant assets and business of Shenzhen Urban Construction, and was committed to formulating a feasible solution to the horizontal competition with SZPRD as soon as possible. Shenzhen Investment Holdings also actively promoted the restructuring of Shenzhen Special Economic Zone Real Estate & Properties. However, considering the objective circumstances, Shenzhen Investment Holdings has not been able to fulfill its original commitment to avoid horizontal competitions. Shenzhen Investment Holdings has reissued the Letter on Changing the Commitments on Avoiding Horizontal Competition on September 26, 2024, and the change of the commitment has been approved by the Company's Second Extraordinary General Meeting of Shareholders of 2024 held on October 18, 2024. For details, please refer to the Announcement on the Resolution of the Second Extraordinary General Meeting in 2024 (Announcement No.: 2024-47) disclosed by the Company on Cninfo on October 19, 2024.

3 To reduce and regulate related party transactions with the listed company, Shenzhen Investment Holdings commits that, during its tenure as the controlling shareholder of the listed company (listed on the Shenzhen Stock Exchange): 1. Shenzhen Investment Holdings and its controlled or de facto controlled entities (including companies, enterprises, and economic organizations, excluding subsidiaries of the listed company; collectively referred to as "Affiliated Companies") shall strictly exercise shareholder rights and fulfill shareholder obligations in accordance with laws, regulations, and regulatory requirements, and maintain the independence of the listed company in terms of assets, financials, personnel, operations, and organizational structure; 2. Shenzhen Investment Holdings undertakes not to leverage its position as the controlling shareholder to influence the listed company's shareholders' meetings or the board to make resolutions that could harm the lawful rights and interests of other shareholders; 3. Shenzhen Investment Holdings or its Affiliated Companies shall endeavor to minimize related party transactions with the listed company. For unavoidable related party transactions, Shenzhen Investment Holdings or its Affiliated Companies shall ensure that such transactions are conducted on an arm's length and voluntary basis, under fair and reasonable terms consistent with normal commercial practices, and without demanding or accepting more favorable conditions from the listed company than those offered to third parties in comparable market transactions. Additionally, Shenzhen Investment Holdings or its Affiliated Companies shall diligently and strictly perform all related party transaction agreements entered into with the listed company in good faith; 4. Shenzhen Investment Holdings or its Affiliated Companies shall strictly comply with the listed company's Articles of Association and applicable laws and regulations in fulfilling the decision-making procedures for related party transactions and the corresponding information disclosure obligations; 5. Shenzhen Investment Holdings or its Affiliated Companies shall ensure not to seek any special benefits beyond the aforementioned provisions through related party transactions with the listed company, not to

illegally transfer the listed company's funds or profits via such transactions, and not to maliciously infringe upon the lawful rights and interests of the listed company or its shareholders through related party transactions. 6. Shenzhen Investment Holdings commits to determining a reasonable solution for existing related party transactions with the listed company within the scope permitted by laws and regulations, initiating such a solution within 12 months from the date of transferring the Company's shares to its ownership, and fully implementing the solution within 5 years from the share transfer date to completely resolve these transactions. The specific forms include: (1) upon expiration of existing related party transaction contracts, no renewal shall occur. If renewal is necessary due to the listed company's operational needs, relevant decision-making procedures for related party transactions shall be strictly followed; (2) where feasible, terminate existing contracts and conduct market price inquiries through market-based public bidding to identify suitable service providers for the services involved in such transactions. If related party transactions arise, relevant decision-making procedures shall be strictly followed; (3) for existing active contracts with potential for price renegotiation, renegotiate pricing terms to ensure post-renegotiation contract amounts align with prevailing market prices and do not exceed current contract amounts, while strictly following related party transactions decision-making procedures; (4) other reasonable measures to reduce and ultimately eliminate existing non-essential related party transactions. 7. In case of any violation of the above commitments, Shenzhen Investment Holdings will bear corresponding legal liabilities, including but not limited to the liability for compensation for all losses caused to the listed company.

2. If there is a profit forecast for the Company's assets or projects, and the reporting period is still in the profit forecast period, the Company shall explain that the assets or projects have met the original profit forecast and the reasons

☐Applicable ☒Not applicable

II. Non-operational occupation of funds by the controlling shareholders and other related parties of the listed company

☐Applicable ☒Not applicable

During the reporting period, there were no non-operational funds occupied by the controlling shareholders and other related parties for the listed company.

III. Illegal external guarantees

☐Applicable ☒Not applicable

The Company had no illegal external guarantee during the reporting period.

IV. Explanation of the Board of Directors on the latest "modified report"

☐Applicable ☒Not applicable

V. Explanation of the Board of Directors, the Board of Supervisors, independent directors (if any) on the "modified report" of the accounting firm during the reporting period

☐Applicable ☒Not applicable

VI. Explanation of the accounting policies, changes in accounting estimates or corrections of significant accounting errors compared to the financial report of the previous year

☐Applicable ☒Not applicable

During the reporting period, the Company had no accounting policies, changes in accounting estimates or corrections of significant accounting errors.

VII. Explanation of changes in the scope of consolidated statements compared to the financial report of the previous year

☒Applicable ☐Not applicable

The changes in the scope of the consolidated statements during the reporting period are detailed in IX. Changes in Consolidation Scope of Section X Financial Reports.

VIII. Appointment and dismissal of the accounting firm

Currently appointed accounting firm

Name of domestic accounting firm	Grant Thornton Zhitong Certified Public Accountants LLP
Remuneration of domestic accounting firm (RMB10,000)	105
Number of consecutive years of audit services provided by domestic accounting firm	0
Name of certified public accountants of the domestic accounting firm	ZHAO Juanjuan, ZHOU Yilan
Number of consecutive years of audit services provided by certified public accountants of domestic accounting firm	ZHAO Juanjuan: 0, ZHOU Yilan: 0

Whether to change the accounting firm in the current period

☒Yes ☐No

Was the accounting firm changed during the audit period

☐Yes ☒No

Were the approval procedures followed for the change of the accounting firm

☒Yes ☐No

Detailed explanation of the change of employment and accounting firm

The Company has conducted communication and explanations regarding the change of the accounting firm with both the predecessor and successor accounting firms. All parties have duly acknowledged the change and confirmed no objections. The predecessor and successor accounting firms have communicated in accordance with the provisions of China CPA Standard on Auditing 1153 Communications between Predecessor and Successor CPAs.

As the audit service agreement between the Company and Baker Tilly China Certified Public Accountants expired, and in accordance with the Measures for the Selection and Appointment of Accounting Firms by State-Owned Enterprises and Listed Companies (CK [2023] No. 4), Grant Thornton Zhitong Certified Public Accountants LLP was appointed as the Company's 2024 audit service provider through a public tender process to ensure the independence and objectivity of the audit work. The Audit, Risk and Compliance Management Committee of the Board of Directors conducted a dedicated assessment on the change of the accounting firm. On October 30, 2024, the Company convened the 30th Meeting of the 10th Board of Directors and the 25th Meeting of the 10th Board of Supervisors, where the Proposal on the Change of Accounting Firm was reviewed and approved; on November 15, 2024, the Company's Third Extraordinary General Meeting of Shareholders of 2024 reviewed and approved the

proposal, agreeing to appoint Grant Thornton Zhitong Certified Public Accountants LLP as the Company's 2024 financial audit firm with an engagement period of one year.

Engagement of internal control audit accounting firm, financial adviser or sponsor

☒Applicable ☐Not applicable

During the reporting period, the Company engaged Grant Thornton Zhitong Certified Public Accountants LLP as its internal control audit accounting firm, with total internal control audit fees paid amounting to RMB 156,000 during the period.

IX. Delisting after the disclosure of the annual report

☐Applicable ☒Not applicable

X. Matters related to bankruptcy and reorganization

☐Applicable ☒Not applicable

During the reporting period, the Company had no bankruptcy restructuring related matters.

XI. Significant litigation and arbitration

☒Applicable ☐Not applicable

Basic information on litigation (arbitration)	Amount involved (RMB10,000)	Whether estimated liabilities are formed	Proceedings of litigation (arbitration)	Results and influence of litigation (arbitration) trial	Execution of litigation (arbitration) judgment	Date of disclosure	Disclosure index
As Xinhai Rongyao's violation of the Equity Transfer Agreement for the Bangling Area Urban Renewal Project in Guanlan Subdistrict, Longhua District, Shenzhen has constituted a material breach, the Company is entitled to claim compensation for investment losses from Xinhai Rongyao at an annual interest rate of 11% on the funds invested in the Lake City Project, pursuant to the Agreement. Accordingly, the	5,085.23	No	Enforced	The enforcement ruling orders Xinhai Rongyao to pay SZPRD compensation for investment losses totaling RMB 50 million; Xinhai Rongyao has pledged 30% of its equity in Rongyao Real Estate to SZPRD as collateral; Xinhai Rongyao shall compensate SZPRD for legal fees of RMB 150,000, preservation fees of RMB 3,000, preservation insurance costs of RMB 41,120.84, and arbitration fees of RMB 658,188.60.	Under execution		

Company has initiated arbitration proceedings.							
<p>On February 26, 2019, the Company entered into the Repayment Agreement with Rongyao Real Estate, Xinhai Rongyao, and Xinhai Holdings. For details, refer to the Announcement on the Signing of the Repayment Agreement (Announcement No. 2019-9) disclosed by the Company on Cninfo (http://www.cninfo.com.cn) on February 28, 2019. Pursuant to the Repayment Agreement, Xinhai Rongyao and Xinhai Holdings acknowledged their obligation to repay debts owed to Rongyao Real Estate, with Xinhai Investment, Expander Property Management, Lianghong Industrial, and Tiancheng Investment acting as guarantors jointly and severally liable for the obligations under the guarantee. However, as the aforementioned parties failed to fully repay the debts as agreed, Rongyao Real Estate initiated arbitration proceedings.</p>	72,218.22	No	<p>After the case entered the stage of arbitrator appointment and tribunal formation, the Respondent filed a lawsuit with the Shenzhen Intermediate People's Court to determine the validity of the arbitration agreement, leading to a temporary suspension of the arbitration proceedings. On February 26, 2024, the Shenzhen Intermediate People's Court issued a ruling dismissing Xinhai Holdings' application to invalidate the arbitration agreement. Subsequently, on July 29, 2024, Rongyao Real Estate received the Notice to Resume Arbitration Proceedings [Case No. (2023) SGZS 2970-10] from the Shenzhen Court of International Arbitration, stating that the Guangdong Province Shenzhen Intermediate People's Court had rendered the Civil Ruling (2023) Yue 03 MT 1308, rejecting the Respondent's request to invalidate the arbitration agreement. Accordingly, the Arbitration Court determined that the grounds for suspension no longer existed and decided to resume the arbitration proceedings. The case was heard by the tribunal at the Shenzhen Court of International</p>	N/A	N/A	June 9, 2023	<p>For details, please refer to the Announcement on Major Arbitration of Subsidiary (Announcement No. 2023-13) disclosed by the Company on Cninfo.</p>

			Arbitration on August 30, 2024, and remains pending for a final award.				
Summary of other contract litigation disputes	9,722.91	See Section XVI.2 of Section X Financial Reports	See Section XVI.2 of Section X Financial Report	See Section XVI.2 of Section X Financial Reports	See Section XVI.2 of Section X Financial Reports		

XII. Punishment and rectifications

☐Applicable ☒Not applicable

There was no punishment or rectification during the reporting period.

XIII. Integrity status of the Company and its controlling shareholders and actual owner

☐Applicable ☒Not applicable

XIV. Major related party transactions

1. Related party transactions related to daily operations

☒Applicable ☐Not applicable

Related parties to the transactions	Related relationship	Type of related party transactions	Related party transactions	Pricing principles of related party transactions	Price of related party transactions	Amount of related party transactions (RMB 10,000)	Ratio of similar transaction amount	Approved transaction quota (RMB 10,000)	Exceeds approved quota	Settlement method of related party transactions	Prevailing market price for similar transactions	Date of disclosure	Disclosure index
Shenzhen Bay Technology Development Co., Ltd.	Wholly-owned subsidiary of the parent company	Related party transactions for the sale of goods and provision of services	Property management service	Property management service	Property management service	7,780.02	4.88%	6,969.03	Yes	Cash	7,780.02	March 30, 2024	The 2024 Forecast Announcement on Recurring Related Party Transactions (Announcement)
Hebei Shenb	Subsidiary	Related	Property	Property	Property	5,612.6	3.52%	4,249	Yes	Cash	5,612.60		

ao Invest ment Devel opme nt Co., Ltd.	of a subsidi ary (unde r the parent comp any)	party transa ctions for the sale of goods and provi sion of servic es	mana geme nt servic e, engin eering servic e	mana geme nt servic e	mana geme nt servic e								unce ment No. 2024- 09) disclo sed on Cninf o
Shenz hen Bay Techn ology Devel opme nt Co., Ltd.	Wholl y-own ed subsidi ary of the parent comp any	Relate d party transa ctions for the purch ase of goods and provi sion of servic es	Mana geme nt Servic es	Mark et princi ples	Agree d- upon price	6,238. 28	4.72 %	7,276. 18	No	Cash	6,238. 28		
Shenz hen Shent ou Prope rty Devel opme nt Co., Ltd.	Wholl y-own ed subsidi ary of the parent comp any	Entru sted mana geme nt	Entru sted housi ng mana geme nt servic es	Mark et princi ples	Agree d- upon price	6,505. 85	47.88 %	6,446. 58	Yes	Cash	6,505. 85		
Total				--	--	26,13 6.75	--	24,94 0.79	--	--	--	--	--
Detailed circumstances of large-scale sales returns				Not applicable									
Actual fulfillment (if any) during the reporting period if the total amount of daily related party transactions that will occur in this period is estimated by category				During the reporting period, the Company held the annual general meeting of 2023 on April 19, 2024, which considered and passed the Proposal on the Expected Daily Related Party Transactions for the Year 2024, with the related shareholders had abstained from voting, details of connected transactions are set out in the "Related parties and related party transactions" in the notes to the accounting statements.									
Reasons for significant deviations between transaction prices and market reference prices (if applicable)				Not applicable									

2. Related party transactions arising from the acquisition and sale of assets or equity

☐Applicable ☒Not applicable

During the reporting period, the Company had no related party transactions arising from the acquisition or sale of assets or equity.

3. Related party transactions arising from joint external investment

☐Applicable ☒Not applicable

During the reporting period, the Company had no related party transactions arising from joint external investment.

4. Related claims and debts

☒Applicable ☐Not applicable

Existence of non-operational related party debt and credit transactions

☒Yes ☐No

Receivables from related party (claims)

Related party	Related relationship	Formation causes	Existence of non-operational funds occupation	Beginning balance (RMB10,000)	Additions in the current period (RMB10,000)	Recoveries in the current period (RMB10,000)	Interest rate	Interest in the current period (RMB10,000)	Ending balance (RMB10,000)
Shenzhen Xinhai Holdings	The parent company of Xinhai Rongyao, the minority shareholders of the subsidiary Rongyao Real Estate	Pre-acquisition working capital	No	20,150					20,150
Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	Minority shareholders of the subsidiary Rongyao Real Estate	Pre-acquisition working capital	No	33,047.29					33,047.29
Impact of related party receivables on the Company's operating results and financial position		According to the value analysis results of the recoverable amount by the asset appraisal agency engaged by the Company, the provision for bad debts was accrued by RMB356.2229 million.							

Payables to related parties (debts)

Related party	Related relationship	Formation causes	Beginning balance (RMB10,000)	Additions in the current period (RMB10,000)	Repayment amount in the current period (RMB10,000)	Interest rate	Interest in the current period (RMB10,000)	Ending balance (RMB10,000)
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Shenzhen Property Jifa Warehousing Co., Ltd.	Joint Venture	Current accounts	4,229.67	16,000				20,229.67
Shenzhen Tian'an International Building Property Management Co., Ltd.	Joint Venture	Current accounts	521.43					521.43
Impact of related party payables on the Company's operating results and financial position		All such matters have been maintained entirely within the Company's risk control tolerance and do not adversely affect its operating results or financial position.						

5. Information on transactions with finance companies with related relationship

☐Applicable ☒Not applicable

There was no deposit, loan, credit or other financial business between the Company and the finance companies with related relationship and their related parties.

6. Transactions between the Company's holding finance companies and its related parties

☐Applicable ☒Not applicable

There was no deposit, loan, credit or other financial business between the Company's holding finance companies and its related parties.

7. Other major related party transactions

☐Applicable ☒Not applicable

The Company had no other major related party transactions during the reporting period.

XV. Major contracts and their performance

1. Custody, contracting and lease matters

(1) Custody

☐Applicable ☒Not applicable

During the reporting period, the Company had nothing under custody.

(2) Contracting

☐Applicable ☒Not applicable

During the reporting period, the Company had no contracting.

(3) Leases

☐Applicable ☒Not applicable

During the reporting period, the Company had no leases.

2. Significant guarantees

☒Applicable ☐Not applicable

Unit: RMB10,000

External guarantees of the Company and its subsidiaries (excluding the guarantees to subsidiaries)										
Name of guarantor	Disclosure date of guarantee limit related announcements	Guarantee limit	Actual date	Actual guarantee amount	Type of guarantee	Collateral (if any)	Counter guarantee (if any)	Guarantee period	Whether the performance is completed	Whether to guarantee for a related party
Guarantees to subsidiaries by the Company										
Name of guarantor	Disclosure date of guarantee limit related announcements	Guarantee limit	Actual date	Actual guarantee amount	Type of guarantee	Collateral (if any)	Counter guarantee (if any)	Guarantee period	Whether the performance is completed	Whether to guarantee for a related party
Shenzhen Rongyao Real Estate Development Co., Ltd.	October 18, 2019	500,000	November 27, 2019	349,137.17		Equity, land use right		2019.11.27-2026.3.17	No	Yes
Yangzhou Wuhe Real Estate Co., Ltd.	June 21, 2024	67,000	July 25, 2024	20,009.46		Land use right, construction in progress		2024.1.19-2029.1.18	No	Yes
Total guarantee limit to be approved to subsidiaries during the reporting period (B1)		67,000		Total actual amount of guarantee incurred to subsidiaries during the reporting period (B2)		47,346.86				
Total approved guarantee limit to subsidiaries at the end of the reporting period (B3)		567,000		Total actual balance of guarantees to subsidiaries at the end of the reporting period (B4)		369,146.63				
Guarantees by subsidiaries to subsidiaries										

Name of guarantor	Disclosure date of guarantee limit related announcements	Guarantee limit	Actual date	Actual guarantee amount	Type of guarantee	Collateral (if any)	Counter guarantee (if any)	Guarantee period	Whether the performance is completed	Whether to guarantee for a related party
Total guarantees of the Company (i.e. the total of the top three items)										
Total guarantee limit to be approved during the reporting period (A1+B1+C1)		67,000	Total actual amount of guarantee incurred during the reporting period (A2+B2+C2)		47,346.86					
Total approved guarantee limit at the end of the reporting period (A3+B3+C3)		567,000	Total actual balance of guarantees at the end of the reporting period (A4+B4+C4)		369,146.63					
Total actual guarantees (i.e. A4+B4+C4) as a percentage of the Company's net assets			109.81%							
Including:										
Balance of debt guarantees provided directly or indirectly for the guaranteed object whose asset-liability ratio exceeds 70% (E)			369,146.63							
Total amount of the above three guarantees (D+E+F)			369,146.63							

Explanation of the specific situation of the guarantee by the adoption of composite method

3. Entrustment of others for cash asset management

(1) Entrusted wealth management

☐Applicable ☒Not applicable

During the reporting period, the Company had no entrusted wealth management.

(2) Entrusted loans

☐Applicable ☒Not applicable

There were no entrusted loans of the Company during the reporting period.

4. Other major contracts

☐Applicable ☒Not applicable

There were no other major contracts of the Company during the reporting period.

XVI. Notes to other major matters

☒Applicable ☐Not applicable

(I) Matters related to changes in the rights and interests of the controlling shareholder

During the reporting period, the Company received a notice from its controlling shareholder, Shenzhen Investment Holdings Co., Ltd., that 1,730,300 restricted shares held by Shenzhen Duty Free Commodities Enterprise Co., Ltd. in the Company had been transferred to Shenzhen Investment Holdings Co., Ltd. due to the enforcement of a court judgment. The number of shares held by Shenzhen Investment Holdings and its persons acting in concert increased from 339,452,527 shares (accounting for 56.957% of the total share capital of the Company) to 341,182,827 shares (accounting for 57.247% of the total share capital of the Company). For details, please refer to the "Announcement on Changes in Equity Interests of the Controlling Shareholder" (Announcement No.: 2024-04) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

(II) Matters related to the guarantee for subsidiary's application for facility amount from banks

During the reporting period, in order to meet the capital needs of the subsidiary Yangzhou Wuhe Real Estate Co., Ltd. (hereinafter referred to as "Yangzhou Wuhe Industry Investment and Development") for the development and construction of the Shenyang Digital Intelligent City Project, Yangzhou Wuhe Industry Investment and Development planned to apply to banks and other financial institutions for a facility amount of no more than RMB 1 billion, which was mainly for project development and construction, daily operation, etc. The Board agreed that the Company would sign a guarantee agreement with banks and other financial institutions to provide guarantee for Yangzhou Wuhe Industry Investment and Development to apply for facility amount, and the guarantee amount would not exceed RMB 670 million. For relevant progress, please refer to the "Announcement on Providing Guarantee for Subsidiary's Application for Facility Amount from the Bank" (Announcement No.: 2024-20) and the "Announcement on the Progress of Providing Guarantee for Subsidiary's Application for Facility Amount from the Bank" (Announcement No.: 2024-30) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

(III) Matters concerning the signing of the housing expropriation compensation agreement by the participating companies of the Company

During the reporting period, Shenzhen Property Jifa Warehousing Co., Ltd., a participating company of the Company, signed a House Acquisition Compensation Agreement with Shenzhen Yantian District Land Readiness Affairs Center. The compensation amount was based on the Real Estate Appraisal Report on House Acquisition Project of Pingyan Railway Reconstruction Project (Yantian Section) issued by Guozhonglian Assets Appraisal Land and Real Estate Appraisal Co., Ltd. For relevant progress, please refer to the "Announcement on the Participating Companies Signing the House Acquisition Compensation Agreement" (Announcement No.: 2024-25) and the "Announcement on the Progress of the Participating Companies Receiving House Acquisition Compensation" (Announcement No.: 2024-27) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

(IV) Matters related to the controlling shareholder's agreement to transfer part of the shares of the Company and the change of equity

During the reporting period, the Company received a notice from its controlling shareholder, Shenzhen Investment Holdings Co., Ltd. On June 28, 2024, Shenzhen Investment Holdings signed the Share Transfer Agreement with China Orient Asset Management Co., Ltd., intending to transfer 29,799,000 unrestricted tradable shares of the Company to Orient Asset Management through the agreement, along with all shareholders' equity derived from this, accounting for 5.00% of the Company's total share capital. After the completion of this transfer, Shenzhen Investment Holdings will hold 273,345,937 shares of the Company, accounting for 45.87% of the total share capital of the Company. China Orient Asset Management Co., Ltd. will hold 46,290,402 shares of the Company, accounting for 7.77% of the Company's total share capital. This change in equity does not involve a change in the Company's controlling interest. For details, please refer to the "Announcement on the Agreement-based Transfer of Partial Shares by the Controlling Shareholders and Changes in Equity Interests" (Announcement No.: 2024-28) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

(V) Matters concerning the application of the controlling shareholder of the Company for changing the commitments on avoiding horizontal competitions

During the reporting period, the Company received the Letter on Changing the Commitments on Avoiding Horizontal Competitions from the controlling shareholder, Shenzhen Investment Holdings Co., Ltd., and Shenzhen Investment Holdings applied for changing the commitments on avoiding horizontal competitions. The matter was deliberated and approved at the 29th

meeting of the 10th Board of Directors and the 24th meeting of the 10th Board of Supervisors on September 30, 2024, and was voted and approved at the second extraordinary general meeting in 2024. For details, please refer to the Announcement on the Application of the Company's Controlling Shareholder for Change of Commitments on Avoiding Horizontal Competitions (Announcement No.: 2024-40) and the Announcement on the Resolution of the Second Extraordinary General Meeting in 2024 (Announcement No.: 2024-47) disclosed by the Company on September 30 and October 19, 2024 respectively.

(VI) Matters related to changes in the Company's independent directors

During the reporting period, Mr. MEI Yonghong, independent directors of the Company, applied for resignation from the independent directors and the relevant special committees of the Board after serving as independent directors for 6 consecutive years in accordance with the Administrative Measures for Listed Company Independent Directors of the China Securities Regulatory Commission and the Articles of Association, and will not hold any post of the Company after resignation. According to the Articles of Association of the Company, the Company will hold the 29th meeting of the 10th Board of Directors and the second extraordinary general meeting in 2024 on September 30, 2024 and October 18, 2024 respectively to elect Mr. SONG Shaohua as an independent director of the Company, with a term of office from the date of election by the Company's general meeting to the date of expiration of the term of the 10th Board of Directors of the Company. For details, please refer to the Announcement on the Proposed Appointment of Independent Directors of the Company (Announcement No.: 2024-41) and the Announcement on the Resolution of the Second Extraordinary General Meeting in 2024 (Announcement No.: 2024-47) disclosed on the Cninfo on September 30 and October 19, 2024.

(VII) Matters related to changes in the Company's senior officers

During the reporting period, upon the recommendation of the controlling shareholder of the Company, Shenzhen Investment Holdings Co., Ltd., and in accordance with the provisions of the Rules Governing the Listing of Shares on the Shenzhen Stock Exchange and the Articles of Association of the Company, the general manager nominated Ms. NI Huichuan as the deputy general manager of the Company, and the Nomination Committee of the Board reviewed the nomination and submitted it to the Board for appointment. The Company held the 30th meeting of the 10th Board of Directors on October 30, 2024, and reviewed and approved the Proposal on the Appointment of the Company's Deputy General Manager. The term of office is from the date of approval by the Board of Directors to the date of expiration of the 10th Board of Directors. For details, please refer to the Announcement on the Proposed Appointment of Independent Directors of the Company (Announcement No.: 2024-51) disclosed by the Company on the Cninfo on October 31, 2024.

XVII. Major matters of the Company's subsidiaries

☐Applicable ☒Not applicable

Section VII Changes in Shares and Shareholders

I. Changes in shares

1. Changes in shares

Unit: shares

	Before the change		Increase or decrease in this change (+, -)					After the change	
	Number	Ratio	New shares issued	Bonus issue	Conversion of provident fund into shares	Others	Sub-total	Number	Ratio
I. Shares with restrictive conditions for sales	1,898,306	0.32%	0	0	0	0	0	1,898,306	0.32%
1. State-owned shares	0	0.00%	0	0	0	0	0	0	0.00%
2. Shares held by the state-owned legal persons	3,326	0.00%	0	0	0	1,730,300	1,730,300	1,733,626	0.29%
3. Other domestic holdings	1,894,980	0.32%	0	0	0	-1,730,300	-1,730,300	164,680	0.03%
Including: shares held by domestic legal persons	1,894,980	0.32%	0	0	0	-1,730,300	-1,730,300	164,680	0.03%
Shares held by domestic natural persons	0	0.00%	0	0	0	0	0	0	0.00%
4. Foreign shareholding	0	0.00%	0	0	0	0	0	0	0.00%
Including: shares held by overseas legal persons	0	0.00%	0	0	0	0	0	0	0.00%
Shares held by overseas natural persons	0	0.00%	0	0	0	0	0	0	0.00%
II. Shares without restrictive conditions for sales	594,080,786	99.68%	0	0	0	0	0	594,080,786	99.68%
1. RMB ordinary shares	526,475,543	88.34%	0	0	0	0	0	526,475,543	88.34%
2. Foreign shares listed domestically	67,605,243	11.34%	0	0	0	0	0	67,605,243	11.34%
3. Foreign shares listed overseas	0	0.00%	0	0	0	0	0	0	0.00%

4. Others	0	0.00%	0	0	0	0	0	0.00%
III. Total number of shares	595,979,092	100.00%	0	0	0	0	595,979,092	100.00%

Reasons for changes in shares

☒Applicable ☐Not applicable

The Company has received notice from its controlling shareholder, Shenzhen Investment Holdings Co., Ltd., that 1,730,300 restricted shares previously held by Shenzhen Duty free Commodities Enterprise Co., Ltd. have been transferred to Shenzhen Investment Holdings due to the enforcement of a court judgment. For details, please refer to the Announcement on Changes in Equity Interests of the Controlling Shareholder (Announcement No. 2024-04) disclosed by the Company on Cninfo on March 6, 2024.

Approval of changes in shares

☐Applicable ☒Not applicable

Transfer of changes in shares

☒Applicable ☐Not applicable

On March 4, 2024, CSDC Shenzhen Branch transferred 1,730,300 restricted shares of the Company previously held by Shenzhen Duty free Commodities Enterprise Co., Ltd. to Shenzhen Investment Holdings. For details, please refer to the Announcement on Changes in Equity Interests of the Controlling Shareholder (Announcement No. 2024-04) disclosed by the Company on Cninfo on March 6, 2024.

Effect of changes in shares on financial indicators such as basic earnings per share and diluted earnings per share in the latest year and the latest period, and net assets per share attributable to the Company's ordinary shareholders

☐Applicable ☒Not applicable

Other contents deemed necessary by the Company or required by the securities regulators to be disclosed

☐Applicable ☒Not applicable

2. Changes in restricted shares

☒Applicable ☐Not applicable

Unit: shares

Name of shareholder	Beginning number of restricted shares	Increase in restricted shares in the current period	Number of restricted shares lifted in the current period	Ending number of restricted shares	Reasons for sales restriction	Date of lifting sales restrictions
Shenzhen Investment Holdings Co., Ltd.	3,326	1,730,300 ¹	0	1,733,626	Not applicable	Not applicable
Total	3,326	1,730,300	0	1,733,626	--	--

Notes: 1 The 1,730,300 restricted shares of the Company previously held by Shenzhen Duty free Commodities Enterprise Co., Ltd. have been transferred to Shenzhen Investment Holdings due to the enforcement of a court judgment. For details, please refer to the Announcement on Changes in Equity Interests of the Controlling Shareholder (Announcement No. 2024-04) disclosed by the Company on Cninfo on March 6, 2024.

II. Issuance and listing of securities

1. Issuance of securities (excluding preferred shares) during the reporting period

☐Applicable ☒Not applicable

2. Changes in the total number of shares and shareholder structure of the Company, and changes in the structure of assets and liabilities of the Company

☐Applicable ☒Not applicable

3. Existing internal employee shares

☐Applicable ☒Not applicable

III. Shareholders and actual owner

1. Number of the Company's shareholders and shareholding ratios

Unit: shares

Total number of ordinary shareholders at the end of the reporting period.	36,875	Total number of ordinary shareholders at the end of the previous month before the disclosure date of the annual report	36,568	Total number of preferred shareholders with restored voting rights at the end of the reporting period (if applicable)	0	Total number of preferred shareholders with restored voting rights as of the last day of the month immediately preceding the disclosure date of the annual report (if any)	0	
Shareholdings of shareholders holding more than 5% or the top 10 shareholders (excluding shares lent through refinancing)								
Name of shareholder	Nature of shareholder	Shareholding ratio	Number of shares held at the end of the reporting period	Changes during the reporting period	Number of shares held under restricted conditions	Number of shares held without restrictions on sales	Pledge, marking or freezing	
							Share status	Number
Shenzhen Investment Holdings Co., Ltd.	State-owned legal person	50.87%	303,144,937	1730300	1,733,626	301,411,311	Not applicable	0
Shenzhen State-owned Equity Operation Management Co., Ltd.	Domestic non-state-owned legal person	6.38%	38,037,890	0	0	38,037,890	Not applicable	0
China Orient Asset Management	State-owned legal	2.77%	16,491,402	0	0	16,491,402	Not applicable	0

Co., Ltd.	person							
HKSCC Ltd.	Overseas legal person	0.45%	2,656,478	-812869	0	2,656,478	Not applicable	0
YANG Yaochu	Domestic natural person	0.35%	2,096,584	405600	0	2,096,584	Not applicable	0
DUAN Shaoteng	Domestic natural person	0.30%	1,760,565	0	0	1,760,565	Not applicable	0
Industrial and Commercial Bank of China Limited - China Southern CSI All Share Real Estate ETF Securities Investment Fund	Others	0.28%	1,643,134	4300	0	1,643,134	Not applicable	0
Mai Furong	Domestic natural person	0.23%	1,374,596	130000	0	1,374,596	Not applicable	0
HE Simo	Domestic natural person	0.17%	1,011,750	0	0	1,011,750	Not applicable	0
China Universal Asset Management Company Limited - Social Security Fund 1103 Portfolio	Others	0.17%	1,007,301	1007301	0	1,007,301	Not applicable	0
Circumstances under which strategic investors or general legal persons become top 10 shareholders due to the placement of new shares (if any)	None							
Notes to shareholders' related relationship or persons acting in concert	The largest shareholder, Shenzhen Investment Holdings Co., Ltd., is the controlling shareholder of the Company and Shenzhen State-owned Equity Operation Management Co., Ltd. In addition, it is unknown whether the remaining eight shareholders have related relationship or are persons acting in concert.							
Explanation of the above shareholders' involvement in entrusting/being entrusted voting rights and waiver of voting rights	Not applicable							
Special disclosure on the	Not applicable							

existence of repurchase-specific accounts among the top 10 shareholders (if any)			
Shareholdings of the top 10 shareholders without restrictions on sales (excluding shares lent through refinancing and shares locked by senior management)			
Name of shareholder	Number of shares held without restrictions on sales at the end of the reporting period	Type of shares	
		Type of shares	Number
Shenzhen Investment Holdings Co., Ltd.	301,411,311	RMB ordinary shares	301,411,311
Shenzhen State-owned Equity Operation Management Co., Ltd.	38,037,890	RMB ordinary shares	38,037,890
China Orient Asset Management Co., Ltd.	16,491,402	RMB ordinary shares	16,491,402
Hong Kong Securities Clearing Company Ltd. (HKSCC)	2,656,478	RMB ordinary shares	2,656,478
YANG Yaochu	2,096,584	Domestically listed foreign shares	2,096,584
DUAN Shaoteng	1,760,565	RMB ordinary shares	1,760,565
Industrial and Commercial Bank of China Limited - China Southern CSI All Share Real Estate ETF Securities investment funds	1,643,134	RMB ordinary shares	1,643,134
Mai Furong	1,374,596	Domestically listed foreign shares	1,374,596
HE Simo	1,011,750	Domestically listed foreign shares	1,011,750
China Universal Asset Management Company Limited - Social Security Fund 1103 Portfolio	1,007,301	RMB ordinary shares	1,007,301
Explanation of related relationship or concerted actions among the top 10 shareholders with unrestricted tradable shares, and between the top 10 shareholders with unrestricted tradable shares and the top 10 shareholders	The largest shareholder, Shenzhen Investment Holdings Co., Ltd., is the controlling shareholder of the Company and Shenzhen State-owned Equity Operation Management Co., Ltd. In addition, it is unknown whether the remaining eight shareholders have related relationship or are persons acting in concert.		
Disclosure on the participation of the top 10 ordinary shareholders in margin trading and securities lending (if any)	At the end of the reporting period, among the above-mentioned shareholders, DUAN Shaoteng held 1,760,565 shares of the Company through a credit securities account.		

Participation of shareholders holding more than 5% of the shares, the top 10 shareholders and the top 10 shareholders of unrestricted tradable shares in refinancing business and lending shares

☐Applicable ☒Not applicable

Changes of the top 10 shareholders and the top 10 shareholders of unrestricted tradable shares compared with the previous period due to refinancing lending/repayment

☐Applicable ☒Not applicable

Whether the Company's top 10 ordinary shareholders and the top 10 ordinary shareholders without restrictive condition for sales conduct any agreed repurchase transactions during the reporting period

☐Yes ☒No

The Company's top 10 ordinary shareholders, and top 10 ordinary shareholders without restrictive condition for sales did not conduct any agreed repurchase transaction during the reporting period.

2. Controlling shareholders of the Company

Nature of controlling shareholders: local state-owned holding

Type of controlling shareholders: legal person

Name of controlling shareholder	Legal representative/ person in charge	Date of establishment	Organization code	Main business
Shenzhen Investment Holdings Co., Ltd.	He Jianfeng	October 13, 2004	914403007675664218	Investment in and mergers & acquisitions of financial and quasi-financial equity, including banking, securities, insurance, funds, and guarantee sectors; engage in real estate development and operation business within the scope of legally obtaining land use right; carry out investment and services in the field of strategic emerging industries; invest, operate and manage the state-owned equity of wholly-owned, holding and participating enterprises through restructuring and integration, capital operation, asset disposal, etc; other business authorized by the Municipal State-owned Assets Supervision and Administration Commission (if the above business scope needs to be approved according to national regulations, it can be operated only after approval is obtained).
Equities of other domestic and overseas listed companies controlled and invested by the controlling shareholder during the reporting period	The controlling shareholder of the Company held controlling interests in the following domestic and overseas listed companies during the reporting period: Shenzhen Textile A (000045), Shenzhen Special Economic Zone Real Estate & Properties A (000029), Shenzhen Universe A (000023), Ping An Insurance (601318), Guosen Securities (002736), Guotai Junan Securities (601211), Telling Telecommunication Holding (000829), Shenzhen International (00152), Beauty Star (002243), Bay Area Development (00737), Infinova (002528), Eternal Asia (002183), Shenzhen Energy (000027), Bank of Communications (601328), Techand Ecology and Environment (300197), and Vanke (02202).			

Changes in controlling shareholders during the reporting period

☐Applicable ☒Not applicable

There was no change in the controlling shareholder of the Company during the reporting period.

3. The Company's actual owner and its persons acting in concert

Nature of actual owner: local state-owned assets management agency

Type of actual owner: legal person

Name of actual owner	Legal representative/ person in charge	Date of establishment	Organization code	Main business
State-owned Assets Supervision and Administration	Yang Jun	July 1, 2004	K31728067	(I) Implement and enforce national, provincial, and municipal laws and regulations related to state-owned assets management, draft local

Commission of Shenzhen Municipal People's Government				<p>regulations, rules, and policies governing such management, and organize their implementation upon approval. Draft regulatory frameworks and measures for operational state-owned assets and organize their implementation. (II) Perform the capital contributor duties authorized by the municipal government in accordance with laws and regulations, and safeguard the rights and interests of the state-owned assets contributor in compliance with the law. (III) Be responsible for advancing the Party building work within the supervised enterprises and the commission's affiliated institutions. (IV) Assume the responsibility for supervising state-owned assets of municipal enterprises, strengthen the management of state-owned assets, and further establish a unified framework integrating rights, obligations, and responsibilities with an asset management system that combines oversight of assets, personnel, and operations. (V) Assume the responsibility for overseeing the preservation and appreciation of state-owned assets in supervised enterprises, establish and improve an indicator system for such preservation and appreciation, formulate assessment criteria, monitor compliance through statistics, auditing, and inspections, and promote supervised enterprises to fulfill their social responsibilities. (VI) Be responsible for researching and formulating master plans for the reform and development of supervised state-owned enterprises, guiding and advancing state-owned enterprises' reforms and restructuring, promoting the development of a modern enterprise system, conducting state capital operations, driving strategic adjustments to the layout and structure of the state economy, and leveraging the role of state capital in vital industries and key domains such as national security and critical sectors of the national economy. (VII) Guide and advance the improvement of corporate governance structures in supervised enterprises, strengthen the development of the Board and Board of Supervisors, Supervisory Boards, and related bodies, and establish governance mechanisms characterized by clearly defined responsibilities, coordinated operations, and effective checks and balances. (VIII) Assume the responsibility for managing revenue distribution in supervised enterprises and standardize revenue-based income allocation and official expenses of their executives. (IX) Conduct the appointment, removal, and performance evaluation of executives in supervised enterprises through legal procedures, and implement rewards and penalties based on their operational performance in accordance with the regulations of the municipal Party committee. Establish personnel selection</p>
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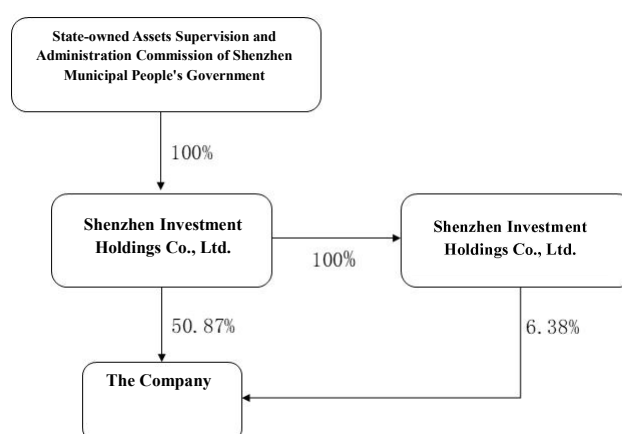
				and appointment mechanisms that align with the socialist market economy system and the requirements of the modern enterprise system, and enhance the incentive and restraint mechanisms for executives. (X) Be responsible for appointing or recommending directors, supervisors, and Finance Directors to supervised enterprises, and conducting economic responsibility audits of enterprise executives in accordance with the provisions on their management. (XI) Be responsible for formulating draft annual state capital operation budgets and final accounts for supervised enterprises, incorporating them into the government budget system, organizing their implementation upon approval, and collecting state capital gains from supervised enterprises in accordance with regulations. (XII) Be responsible for conducting strategic research, formulating policies, and providing guidance on the reform, development, and asset management of collective enterprises. (XIII) Undertake other tasks assigned by the municipal government and higher-level authorities.
Equity of other domestic and overseas listed companies controlled by the actual owner during the reporting period	Shenzhen Airport, Yantian Port, Shenzhen Energy, Shenzhen Zhenye, Shenzhen Tagen, Shenzhen SDG Information and other listed companies.			

Changes in actual owner during the reporting period

☐Applicable ☒Not applicable

There was no change in the actual owner of the Company during the reporting period.

Chart for the property and controlling relationships between the Company and the actual owner



The actual owner controls the Company by way of trust or other asset management methods

☐Applicable ☒Not applicable

4. The cumulative number of shares pledged by the controlling shareholder or the largest shareholder of the Company and their persons acting in concert accounted for 80% of the number of shares held by them

☐Applicable ☒Not applicable

5. Other institutional shareholders holding more than 10% of the shares

☐Applicable ☒Not applicable

6. Restricted share reduction of controlling shareholder, actual owner, reorganization parties and other committed entities

☐Applicable ☒Not applicable

IV. Specific implementation of share repurchase during the reporting period

Implementation progress of share repurchase

☐Applicable ☒Not applicable

Implementation progress of reducing repurchase shares by means of centralized bidding transaction

☐Applicable ☒Not applicable

Section VIII Preferred Shares

☐Applicable ☒Not applicable

During the reporting period, the Company had no preferred shares.

Section IX Bonds

☐Applicable ☒Not applicable

Section X Financial Reports

I. Audit report

Type of audit opinion	Standard and unqualified opinion
Signing date of the audit report	March 28, 2025
Name of audit institution	Grant Thornton Zhitong Certified Public Accountants LLP
Name of certified public accountant	ZHAO Juanjuan, ZHOU Yilan

Main Body of the Audit Report

ZTSZ (2025) No. 441A005716

All shareholders of Shenzhen Properties & Resources Development (Group) Ltd.

I. Audit opinions

We have audited the financial statements of Shenzhen Properties & Resources Development (Group) Co., Ltd. (hereinafter referred to as "SZPRD"), including the consolidated and the Company's balance sheets as of December 31, 2024, the consolidated and the Company's income statements, the consolidated and the Company's statements of cash flows, the consolidated and the Company's statements of changes in shareholders' equity for the year then ended, and related notes to the financial statements.

We believe that the attached financial statements are prepared in accordance with the provisions of the Accounting Standards for Business Enterprises in all material respects and fairly reflect the consolidated and company financial position of SZPRD as of December 31, 2024, and the consolidated and the Company's operating results and cash flows for 2024.

II. Basis for the audit opinion

We have conducted our audit in accordance with the Chinese Auditing Standards for Certified Public Accountants. Our responsibilities under these standards are further described in the "Certified Public Accountant's Responsibilities for the Audit of Financial Statements" section of the audit report. In accordance with the Code of Ethics for Chinese Certified Public Accountants, we are independent of SZPRD and have fulfilled other ethical responsibilities. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

III. Key audit matters

Key matters are matters we deem the most significant to the audit of financial statements based on our professional judgment. These matters are addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

(I) Recognition and measurement of real estate sales revenue

See Notes III. 26 and V. 39 to the Financial Statements for details of the relevant information disclosure.

1. Descriptions

The real estate sales revenue of SZPRD for 2024 was RMB 941 million, accounting for 34.40% of the total operating revenue. SZPRD recognizes the realization of revenue after the real estate meets the delivery conditions agreed in the contract and the owner obtains the right of control of the relevant real estate. As real estate sales revenue has a significant impact on SZPRD's operating results, inaccurate measurement or recognition in an inappropriate accounting period will have a significant impact on SZPRD's profits. Therefore, we have identified the recognition and measurement of real estate sales revenue as one of the key audit matters.

2. Audit countermeasures

For the recognition and measurement of real estate sales revenue, we mainly performed the following audit procedures:

(1) learned, evaluated and tested the design and operating effectiveness of key internal controls related to the real estate sales business;

(2) sampled and reviewed the real estate sales contracts, identified the contract terms and conditions related to the transfer of right of control, and evaluated whether the accounting policies for the recognition of real estate revenue of SZPRD comply with the provisions of the Accounting Standards for Business Enterprises;

(3) for the items of real estate sales revenue recognized in the current year, selected samples, reviewed the supporting documents for the real estate delivery, and evaluated whether the recognition of real estate sales revenue conforms to the revenue recognition accounting policies of SZPRD;

(4) performed analysis procedures on real estate sales revenue, compared such revenue with that in the same period in history and the same industry, analyzed the changes in revenue and gross margin, and judged the rationality of the changes;

(5) performed a cut-off test on the recognition of real estate revenue and evaluated whether real estate revenue is recorded in the appropriate accounting period.

(II) Provision for inventory depreciation

See Notes III. 13 and V. 5 to the Financial Statements for details of the relevant information disclosure.

1. Descriptions

As of December 31, 2024, the book balance of SZPRD's development costs and development products (hereinafter collectively referred to as "inventories") was RMB 11.939 billion; provision for depreciation was RMB 1.255 billion; book value was RMB 10.684 billion, accounting for 69.86% of the total assets;

inventories are measured at the cost or net realizable value (whichever is lower). The management of SZPRD (hereinafter referred to as the management) determines the net realizable value according to the amount after the estimated selling price is deducted by the estimated cost to be incurred at the time of completion, estimated selling and distribution expenses and

related taxes. Since the amount of inventories is significant and the determination of the net realizable value of inventories involves significant management judgment, we have identified the provision for inventory depreciation of SZPRD as one of the key audit matters.

2. Audit countermeasures

For the provision for inventory depreciation, we mainly performed the following audit procedures:

- (1) learned, evaluated and tested the design and operating effectiveness of key internal control related to the provision for inventory depreciation;
- (2) selected samples, conducted on-site observation on the inventory items, and inquired the management about the progress of the inventory items;
- (3) evaluated the valuation method adopted by the management, and compared the key estimates and assumptions adopted in the valuation, including those related to the estimated selling price, with the available market data and sales budget;
- (4) obtained the net realizable value calculation table prepared by the management and recalculate the amount of the net realizable value;
- (5) reviewed the inventory impairment test report issued by the third-party assessment expert hired by the management by using the expertise of the internal assessment expert of Grant Thornton Zhitong Certified Public Accountants LLP;
- (6) evaluated the objectivity, independence and professional competence of third-party evaluation experts and internal evaluation experts of Grant Thornton Zhitong Certified Public Accountants LLP.

IV. Other information

The management of SZPRD is responsible for the other information. The other information includes information covered in the 2024 Annual Report of SZPRD, but excludes the financial statements and our audit report.

Our audit opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with financial statements or our knowledge obtained during 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 the other information, we are required to report that fact. We have nothing to report in this regard.

IV. Responsibilities of the management and those charged with governance for financial statements

The management of SZPRD is responsible for preparing the financial statements in accordance with the requirements of

Accounting Standards for Business Enterprises to achieve a fair presentation, and for designing, implementing and maintaining internal control that is necessary to ensure that the financial statements are free from material misstatements, whether due to frauds or errors.

In preparing the financial statements, the management is responsible for assessing the going-concern ability of SZPRD, disclosing matters related to going concern (if applicable) and applying the going concern basis, unless the management plans to liquidate SZPRD, terminate its operations or has no other realistic alternative.

Those charged with governance are responsible for overseeing the financial reporting process of SZPRD.

VI. Responsibilities of certified public accountants for the audit of financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an audit report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the audit standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

We have exercised professional judgment and maintained professional skepticism in performing our audit under the auditing standards. At the same time, we also implement the following work:

- (1) Identify and assess the risks of material misstatement of the 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.
- (2) Understand the internal control related to the audit to design appropriate audit procedures.
- (3) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- (4) Conclude on the appropriateness of the going concern basis adopted by the management. At the same time, based on the obtained audit evidence, a conclusion may be drawn as to whether there are significant uncertainties regarding events or circumstances that may cause significant doubts about SZPRD's going-concern ability. If we conclude that a material uncertainty exists, we are required to, in our audit report, draw attention of the users of statements to the related disclosures in the financial statements; if such disclosures are inadequate, we should modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our audit report. However, future events or circumstances may cause inability of SZPRD to continue as a going concern.

(5) Evaluate the overall presentation, structure and content of the financial statements, and evaluate whether the financial statements fairly reflect the relevant transactions and events.

(6) Obtain sufficient and appropriate audit evidence regarding the financial information on the entities or business activities within SZPRD to formulate opinions on the financial statements. We are responsible for the guidance, supervision and performance of the audit for the Group, and remain solely responsible for our audit opinions.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of this period and are therefore the key audit matters. We describe these matters in the audit report unless laws and regulations prohibit public disclosure of these matters, or in extremely rare circumstances, if it is reasonably expected that the negative consequences of communicating a matter outweigh the benefits to the public interest in the audit report, we determine not to do so.

Grant Thornton

Certified Public Accountant of China

(Special General Partnership)

(Engagement Partner):

ZHAO Juanjuan,

Beijing, China

Certified Public Accountant of China

ZHOU Yilan

March 28, 2025

II. Financial statements

The unit in the notes to the financial statements is: RMB

1. Consolidated balance sheet

Prepared by: Shenzhen Properties & Resources Development (Group) Ltd.
December 31, 2024

Unit: RMB

Item	Ending balance	Beginning balance
Current assets:		
Monetary funds	1,678,116,644.12	2,748,798,476.72
Balances with clearing companies		
Loans to banks and other financial institutions		
Financial assets held for trading		
Derivative financial assets		
Notes receivable		
Accounts receivable	476,014,729.60	502,806,453.88
Receivables financing		
Advances to suppliers	7,789,173.69	11,983,086.35
Premiums receivable		
Reinsurance accounts receivable		
Provision of cession receivable		
Other receivables	273,333,289.51	624,394,372.82
Including: interest receivable		
Dividends receivable		
Financial assets purchased under resale agreements		
Inventories	10,685,045,153.41	11,098,209,095.74
Including: data resources		
Contract assets	468,765.62	844,485.57
Assets held for sale	170,154.05	
Non-current assets maturing within one year		
Other current assets	181,721,113.82	127,774,825.51
Total current assets	13,302,659,023.82	15,114,810,796.59
Non-current assets:		
Loans and advances		
Debt investments		
Other debt investments		
Long-term receivables		
Long-term equity investments	268,187,805.52	84,057,750.55
Other equity instrument investments	586,231.82	636,926.20
Other non-current financial assets		
Investment properties	374,035,893.07	386,810,800.47
Fixed assets	52,712,396.64	66,436,408.90
Construction in progress		
Productive biological assets		
Oil and gas assets		
Right-of-use assets	16,967,620.03	23,516,796.22

Intangible assets	471,565.39	889,801.14
Including: data resources		
Development expenses		
Including: data resources		
Goodwill	9,446,847.38	9,446,847.38
Long-term deferred expenses	22,110,090.13	21,510,397.88
Deferred tax assets	1,232,152,522.89	1,276,440,386.83
Other non-current assets	13,875,501.61	3,505,155.93
Total non-current assets	1,990,546,474.48	1,873,251,271.50
Total assets	15,293,205,498.30	16,988,062,068.09
Current liabilities:		
Short-term borrowings	190,165,458.33	230,915,000.00
Borrowings from central bank		
Loans from banks and other financial institutions		
Financial liabilities held for trading		
Derivative financial liabilities		
Notes payable		
Accounts payable	1,043,092,277.27	662,869,059.59
Advances from customers	1,744,526.75	2,265,223.56
Contract liabilities	336,164,629.72	820,424,953.42
Financial assets sold under repurchase agreements		
Absorption of deposits and interbank deposits		
Receivings from vicariously traded securities		
Receivings from vicariously sold securities		
Employee compensation payable	207,978,691.61	218,786,111.78
Taxes payable	3,224,280,429.52	4,026,957,347.94
Other payables	1,231,351,436.38	1,217,303,294.25
Including: interest payable		
Dividends payable	12,202,676.04	12,202,676.04
Handling service fee and commissions		
Reinsurance accounts payable		
Liabilities held for sale		
Non-current liabilities maturing within one year	506,702,676.30	3,092,324,853.07
Other current liabilities	23,186,263.57	68,373,661.13
Total current liabilities	6,764,666,389.45	10,340,219,504.74
Non-current liabilities:		
Reserves for insurance contracts		

Long-term borrowings	4,755,314,631.26	1,399,889,274.47
Bonds payable		
Including: preferred shares		
Perpetual bonds		
Lease liabilities	11,089,072.57	10,571,092.27
Long-term payables	399,749,550.00	400,105,655.56
Long-term employee compensations payable		
Estimated liabilities	934,205.51	650,000.00
Deferred income		
Deferred tax liabilities	4,100,164.35	5,862,279.70
Other non-current liabilities	126,919,529.02	127,039,225.54
Total non-current liabilities	5,298,107,152.71	1,944,117,527.54
Total liabilities	12,062,773,542.16	12,284,337,032.28
Owners' equity:		
Equity	595,979,092.00	595,979,092.00
Other equity instruments		
Including: preferred shares		
Perpetual bonds		
Capital reserve	80,488,045.38	80,488,045.38
Less: treasury shares		
Other comprehensive income	-2,200,355.67	-3,352,337.88
Special reserves		
Surplus reserves	125,425,488.21	116,108,727.08
General risk reserves		
Undistributed profits	2,561,990,778.58	3,872,586,802.17
Total equity attributable to owners of the parent company	3,361,683,048.50	4,661,810,328.75
Minority interests	-131,251,092.36	41,914,707.06
Total owners' equity	3,230,431,956.14	4,703,725,035.81
Total liabilities and owners' equity	15,293,205,498.30	16,988,062,068.09

Legal representative: Wang Hangjun Chief Finance Officer: Cai Lili Chief Accountant: Cai Kelin

2. Balance sheet of the parent company

Unit: RMB

Item	Ending balance	Beginning balance
Current assets:		
Monetary funds	542,921,067.03	1,477,419,010.01
Financial assets held for trading		
Derivative financial assets		
Notes receivable		
Accounts receivable	112,869,081.78	120,029,158.78
Receivables financing		
Advances to suppliers		
Other receivables	4,279,938,165.85	4,489,713,785.01

Including: interest receivable		
Dividends receivable		
Inventories	50,862,399.82	50,777,366.97
Including: data resources		
Contract assets		
Assets held for sale		
Non-current assets maturing within one year		
Other current assets	4,459,085.14	2,617,751.73
Total current assets	4,991,049,799.62	6,140,557,072.50
Non-current assets:		
Debt investments		
Other debt investments		
Long-term receivables		
Long-term equity investments	1,558,679,206.62	1,374,549,151.65
Other equity instrument investments	816,731.82	867,426.20
Other non-current financial assets		
Investment properties	233,185,594.71	253,100,089.70
Fixed assets	12,189,961.87	22,373,578.76
Construction in progress		
Productive biological assets		
Oil and gas assets		
Right-of-use assets	4,369,643.63	2,700,397.70
Intangible assets	3,495,333.29	3,887,333.33
Including: data resources		
Development expenses		
Including: data resources		
Goodwill		
Long-term deferred expenses		380,493.32
Deferred tax assets	4,486,334.83	1,961,067.37
Other non-current assets	3,167,926,650.86	2,853,376,650.86
Total non-current assets	4,985,149,457.63	4,513,196,188.89
Total assets	9,976,199,257.25	10,653,753,261.39
Current liabilities:		
Short-term borrowings		
Financial liabilities held for trading		
Derivative financial liabilities		
Notes payable		
Accounts payable	56,048,131.44	77,667,521.25
Advances from customers		227.00
Contract liabilities	761,904.76	
Employee compensation payable	51,619,107.46	57,605,546.32

Taxes payable	2,376,003.37	75,570,618.96
Other payables	6,853,403,083.89	7,278,131,009.11
Including: interest payable		
Dividends payable	29,642.40	29,642.40
Liabilities held for sale		
Non-current liabilities maturing within one year	402,621,528.39	63,605,554.05
Other current liabilities		
Total current liabilities	7,366,829,759.31	7,552,580,476.69
Non-current liabilities:		
Long-term borrowings		400,400,000.00
Bonds payable		
Including: preferred shares		
Perpetual bonds		
Lease liabilities	3,082,216.96	1,708,456.34
Long-term payables	399,749,550.00	400,105,655.56
Long-term employee compensations payable		
Estimated liabilities		
Deferred income		
Deferred tax liabilities	1,092,410.91	675,099.43
Other non-current liabilities	40,000,000.00	40,000,000.00
Total non-current liabilities	443,924,177.87	842,889,211.33
Total liabilities	7,810,753,937.18	8,395,469,688.02
Owners' equity:		
Equity	595,979,092.00	595,979,092.00
Other equity instruments		
Including: preferred shares		
Perpetual bonds		
Capital reserve	53,876,380.11	53,876,380.11
Less: treasury shares		
Other comprehensive income	-3,064,972.70	-3,004,584.80
Special reserves		
Surplus reserves	125,425,488.21	116,108,727.08
Undistributed profits	1,393,229,332.45	1,495,323,958.98
Total owners' equity	2,165,445,320.07	2,258,283,573.37
Total liabilities and owners' equity	9,976,199,257.25	10,653,753,261.39

3. Consolidated income statement

Unit: RMB

Item	Year 2024	Year 2023
I. Total operating revenue	2,734,158,884.05	2,965,117,025.04
Including: operating revenue	2,734,158,884.05	2,965,117,025.04
Interest income		

Premiums earned		
Revenue from handling service fee and commissions:		
II. Total operating costs	2,711,750,583.36	2,745,490,676.70
Including: operating costs	2,250,014,088.33	2,233,525,382.49
Interest expenses		
Handling service fee and commissions		
Surrender value		
Net amount of compensation payout		
Net provision for insurance contract liabilities		
Policy dividends		
Reinsurance costs		
Taxes and surcharges	86,911,950.69	106,650,246.82
Selling and distribution expenses	43,995,985.41	46,757,158.57
G&A expenses	284,433,101.74	310,578,375.15
R&D expenses	5,351,808.44	4,133,484.37
Financial expenses	41,043,648.75	43,846,029.30
Including: interest expenses	68,401,770.57	55,928,873.37
Interest income	31,389,808.25	19,183,529.19
Plus: other income	4,561,713.55	15,432,192.52
Investment income ("-" for losses)	185,619,483.06	705,759,652.36
Including: investment income from associates and joint ventures	184,223,509.99	4,339,433.24
Gains from derecognition of financial assets measured at amortized costs		
Exchange gains (losses expressed with "-")		
Net exposure hedging gains (loss expressed with "-")		
Gains from changes in fair value ("-" for losses)		
Loss from credit impairment (losses expressed with "-")	-363,088,397.28	-19,844,952.87
Asset impairment loss (losses expressed with "-")	-1,036,113,360.07	-212,173,623.03
Gains from disposal of assets (losses expressed with "-")	87,845.86	833,369.19
III. Operating profit ("-" for loss)	-1,186,524,414.19	709,632,986.51
Plus: non-operating revenue	1,067,805.57	3,604,677.09
Less: non-operating expenses	8,355,964.49	6,504,504.20

IV. Total profits ("-" for total losses)	-1,193,812,573.11	706,733,159.40
Less: income tax expenses	93,331,151.00	256,874,297.92
V. Net profit ("-" for net loss)	-1,287,143,724.11	449,858,861.48
(I) Classified by operating sustainability		
1. Net profit from continued operation (losses expressed with "-")	-1,287,143,724.11	449,797,505.65
2. Net profit from discontinued operations (losses expressed with "-")	0.00	61,355.83
(II) Classified by ownership		
1. Net profit attributable to shareholders of the parent company	-1,114,764,922.17	464,014,492.11
2. Minority interests	-172,378,801.94	-14,155,630.63
VI. Other comprehensive income, net of tax	1,151,982.21	502,040.07
Other comprehensive income, net of tax, attributable to owners of parent company	1,151,982.21	502,040.07
(I) Other comprehensive income that cannot be reclassified into profit or loss later	-60,387.90	-261,743.15
1. Changes in re-measurement of defined benefit plans		
2. Other comprehensive income that cannot be transferred to profit or loss under the equity method		
3. Changes in fair value of other equity instrument investments	-60,387.90	-261,743.15
4. Changes in fair value of the enterprise's own credit risk		
5. Others		
(II) Other comprehensive income that will be reclassified into profit or loss	1,212,370.11	763,783.22
1. Other comprehensive income that can be transferred to profit or loss under the equity method		
2. Changes in fair value of other debt investments		
3. Amount of financial assets reclassified and included in other comprehensive income		
4. Provision for credit impairment of other debt investments		
5. Reserve for cash flows		
6. Differences arising from translation of foreign-currency financial statements	1,212,370.11	763,783.22
7. Others		
Net of tax of other comprehensive income attributable to minority shareholders		
VII. Total comprehensive income	-1,285,991,741.90	450,360,901.55
Total comprehensive income attributable to the owner of the parent company	-1,113,612,939.96	464,516,532.18

Total comprehensive income attributable to minority shareholders	-172,378,801.94	-14,155,630.63
VIII. Earnings per share		
(I) Basic earnings per share	-1.8705	0.7786
(II) Diluted earnings per share	-1.8705	0.7786

In case of any business combination under the same control in the current period, the net profit realized by the combinee before the combination was RMB0.00, and the net profit realized by the combinee in the previous period was RMB 0.00.

Legal representative: Wang Hangjun Chief Finance Officer: Cai Lili Chief Accountant: Cai Kelin

4. Income statement of the parent company

Unit: RMB

Item	Year 2024	Year 2023
I. Operating revenue	64,213,916.30	1,053,809,354.95
Less: operating costs	47,304,177.17	790,579,825.41
Taxes and surcharges	5,700,415.15	11,569,489.25
Selling and distribution expenses	666,120.15	1,376,939.25
G&A expenses	84,866,260.13	100,710,539.92
R&D expenses		
Financial expenses	14,386,286.50	12,752,211.70
Including: interest expenses	34,681,762.07	24,335,591.87
Interest income	19,113,464.20	12,114,868.86
Plus: other income	176,813.10	252,975.99
Investment income ("-" for losses)	184,223,509.99	761,774,908.45
Including: investment income from associates and joint ventures	184,223,509.99	4,339,433.24
Gains from derecognition of financial assets measured by amortized costs (losses expressed with "-")		
Net exposure hedging gains (loss expressed with "-")		
Gains from changes in fair value ("-" for losses)		
Loss from credit impairment (losses expressed with "-")	-5,066,946.80	-3,568,827.56
Asset impairment loss (losses expressed with "-")		
Gains from disposal of assets (losses expressed with "-")		111,000.73
II. Operating profits ("-" for loss)	90,624,033.49	895,390,407.03
Plus: non-operating revenue	29,599.13	1,910,619.60
Less: non-operating expenses	541,779.71	15,573.60
III. Total profit ("for" total loss)	90,111,852.91	897,285,453.03
Less: income tax expenses	-3,055,758.39	225,123,943.28
IV. Net profit ("-" for net loss)	93,167,611.30	672,161,509.75

(I) Net profit from continued operation ("-" for net loss)	93,167,611.30	672,161,509.75
(II) Net profit from discontinued operations (losses expressed with "-")	0.00	
V. Net of tax of other comprehensive income	-60,387.90	-261,743.15
(I) Other comprehensive income that cannot be reclassified into profit or loss later	-60,387.90	-261,743.15
1. Changes in re-measurement of defined benefit plans	0.00	
2. Other comprehensive income that cannot be transferred to profit or loss under the equity method	0.00	
3. Changes in fair value of other equity instrument investments	-60,387.90	-261,743.15
4. Changes in fair value of the enterprise's own credit risk	0.00	
5. Others	0.00	
(II) Other comprehensive income that will be reclassified into profit or loss	0.00	
1. Other comprehensive income that can be transferred to profit or loss under the equity method	0.00	
2. Changes in fair value of other debt investments	0.00	
3. Amount of financial assets reclassified and included in other comprehensive income	0.00	
4. Provision for credit impairment of other debt investments	0.00	
5. Reserve for cash flows	0.00	
6. Differences arising from translation of foreign-currency financial statements	0.00	
7. Others	0.00	
VI. Total comprehensive income	93,107,223.40	671,899,766.60
VII. Earnings per share		
(I) Basic earnings per share		
(II) Diluted earnings per share		

5. Consolidated statement of cash flows

Unit: RMB

Item	Year 2024	Year 2023
I. Cash flows from operating activities:		
Cash received from sale of goods and rendering of services	2,539,665,135.96	3,136,072,105.49
Net increase in deposits from customers and deposits with banks and other financial institutions		
Net increase in borrowings from central bank		
Net increase in borrowings from banks		

and other financial institutions		
Cash received from receiving insurance premium of original insurance contract		
Net cash received from reinsurance business		
Net increase in deposits and investments from policyholders		
Cash received from interests, handling service fee and commissions		
Net increase in borrowings from banks and other financial institutions		
Net increase in funds from repurchase business		
Net cash received from vicariously traded securities		
Refunds of taxes and surcharges received	25,035,642.09	17,871,338.77
Other cash received related to operating activities	482,860,988.36	355,263,031.70
Sub-total of cash inflows from operating activities	3,047,561,766.41	3,509,206,475.96
Cash paid for purchase of goods and receipt of services	2,085,129,192.68	2,249,429,282.59
Net increase in loans and advances to customers		
Net increase in deposits with central bank and with banks and other financial institutions		
Cash paid for original insurance contract claims		
Net increase in loans to banks and other financial institutions		
Cash paid for interests, handling service fee and commissions		
Cash paid for policy dividends		
Cash paid to and on behalf of employees	967,528,463.67	971,486,269.04
Cash paid for taxes and surcharges	1,057,184,197.95	280,607,594.18
Other cash paid related to operating activities	361,718,086.63	271,776,314.48
Sub-total of cash outflows from operating activities	4,471,559,940.93	3,773,299,460.29
Net cash flows from operating activities	-1,423,998,174.52	-264,092,984.33
II. Cash flows from investing activities:		
Cash received from recovery of investment		
Cash received from investment income	93,455.02	63,120.00
Net cash received from disposal of fixed assets, intangible assets and other long-term assets	55,903,425.50	92,191.39
Net cash received from disposal of		634,578,885.34

subsidiaries and other business units		
Other cash received related to investing activities		
Sub-total of cash inflows from investing activities	55,996,880.52	634,734,196.73
Cash paid to acquire and construct fixed assets, intangible assets and other long-term assets	10,344,411.99	7,641,999.39
Cash paid for investments	57,412,000.00	
Net increase in pledge loans		
Net cash paid to acquire subsidiaries and other business units		
Other cash paid related to investing activities		
Sub-total of cash outflows from investing activities	67,756,411.99	7,641,999.39
Net cash flows from the investing activities	-11,759,531.47	627,092,197.34
III. Cash flows from financing activities:		
Cash received from absorption of investments		
Including: cash received by subsidiaries from absorption of investments of minority shareholders		
Cash received from acquisition of borrowings	1,239,948,405.21	1,084,580,254.47
Other cash received related to financing activities		400,000,000.00
Sub-total of cash inflows from financing activities	1,239,948,405.21	1,484,580,254.47
Cash paid for debt repayments	502,523,324.00	194,193,324.00
Cash paid for distribution of dividends and profits or payment of interests	387,842,921.21	402,974,331.30
Including: dividends and profit paid to minority shareholders by subsidiaries	786,997.48	245,000.00
Other cash paid related to financing activities	37,214,506.73	27,083,856.33
Sub-total of cash outflows from financing activities	927,580,751.94	624,251,511.63
Net cash flows from financing activities	312,367,653.27	860,328,742.84
IV. Effect of fluctuation in exchange rate on cash and cash equivalents	1,050,801.90	117,321.79
V. Net increase in cash equivalents	-1,122,339,250.82	1,223,445,277.64
Plus: beginning balance of cash equivalents	2,733,139,135.12	1,509,693,857.48
VI. Ending balance of cash equivalents	1,610,799,884.30	2,733,139,135.12

6. The statement of cash flows of the parent company

Unit: RMB

Item	Year 2024	Year 2023
I. Cash flows from operating activities:		
Cash received from sale of goods and rendering of services	48,548,339.20	91,759,421.31

Refunds of taxes and surcharges received	0.17	
Other cash received related to operating activities	1,280,972,888.61	1,234,735,240.99
Sub-total of cash inflows from operating activities	1,329,521,227.98	1,326,494,662.30
Cash paid for purchase of goods and receipt of services	54,312,689.07	54,693,324.00
Cash paid to and on behalf of employees	57,929,002.75	52,203,282.11
Cash paid for taxes and surcharges	81,029,962.82	52,237,252.64
Other cash paid related to operating activities	1,462,259,953.79	694,228,351.07
Sub-total of cash outflows from operating activities	1,655,531,608.43	853,362,209.82
Net cash flows from operating activities	-326,010,380.45	473,132,452.48
II. Cash flows from investing activities:		
Cash received from recovery of investment		835,000,000.00
Cash received from investment income	93,455.02	151,496,228.41
Net cash received from disposal of fixed assets, intangible assets and other long-term assets		
Net cash received from disposal of subsidiaries and other business units		
Other cash received related to investing activities		
Sub-total of cash inflows from investing activities	93,455.02	986,496,228.41
Cash paid to acquire and construct fixed assets, intangible assets and other long-term assets	1,251,193.04	697,768.98
Cash paid for investments	314,000,000.00	491,000,000.00
Net cash paid to acquire subsidiaries and other business units		
Other cash paid related to investing activities		
Sub-total of cash outflows from investing activities	315,251,193.04	491,697,768.98
Net cash flows from the investing activities	-315,157,738.02	494,798,459.43
III. Cash flows from financing activities:		
Cash received from absorption of investments		
Cash received from acquisition of borrowings		
Other cash received related to financing activities		400,000,000.00
Sub-total of cash inflows from financing activities		400,000,000.00
Cash paid for debt repayments	61,600,000.00	188,100,000.00
Cash paid for distribution of dividends and profits or payment of interests	202,467,017.91	239,765,330.40
Other cash paid related to financing	20,629,854.24	

activities		
Sub-total of cash outflows from financing activities	284,696,872.15	427,865,330.40
Net cash flows from financing activities	-284,696,872.15	-27,865,330.40
IV. Effect of fluctuation in exchange rate on cash and cash equivalents	9,238.09	-697,037.83
V. Net increase in cash equivalents	-925,855,752.53	939,368,543.68
Plus: beginning balance of cash equivalents	1,467,641,238.73	528,272,695.05
VI. Ending balance of cash equivalents	541,785,486.20	1,467,641,238.73

7. Consolidated statements of changes in owners' equity

The current period

Unit: RMB

Item	Year 2024														
	Equity attributable to owners of the parent company												Min ority inter ests	Total own ers' equit y	
	Equi ty	Other equity instruments			Capi tal reser ve	Less: treas ury share s	Othe r com preh ensiv e inco me	Spec ial reser ves	Surp lus reser ves	Gene ral risk reser ves	Undi strib uted profi ts	Othe rs			Sub- total
		Prefe rred share s	Perp etual bond s	Othe rs											
I. Ending balance last year	595, 979, 092. 00				80,4 88,0 45.3 8		- 3,35 2,33 7.88		116, 108, 727. 08		3,87 2,58 6,80 2.17		4,66 1,81 0,32 8.75	41,9 14,7 07.0 6	4,70 3,72 5,03 5.81
Plus: changes in accounting policies															
Correc tion of prior period errors															
Others															
II. Beginning balance as at the beginning of this year	595, 979, 092. 00				80,4 88,0 45.3 8		- 3,35 2,33 7.88		116, 108, 727. 08		3,87 2,58 6,80 2.17		4,66 1,81 0,32 8.75	41,9 14,7 07.0 6	4,70 3,72 5,03 5.81
III. Changes in amount for the current period (decreases expressed with "-")							1,15 1,98 2.21		9,31 6,76 1.13		- 1,31 0,59 6,02 3.59		- 1,30 0,12 7,28 0.25	- 173, 165, 799. 42	- 1,47 3,29 3,07 9.67
(I) Total comprehensive income							1,15 1,98 2.21				- 1,11 4,76 4,92 2.17		- 1,11 3,61 2,93 9.96	- 172, 378, 801. 94	- 1,28 5,99 1,74 1.90
(II) Capital															

contributed or reduced by owners															
1. Ordinary shares contributed by owners															
2. Capital invested by the holders of other equity instruments															
3. Amounts of share-based payments recognized in owners' equity															
4. Others															
(III) Profit distribution								9,316,761.13		-195,262,237.83		-185,945,476.70		-786,997.48	-186,732,474.18
1. Withdrawal of surplus reserves								9,316,761.13		-9,316,761.13					
2. Withdrawal of general risk reserves															
3. Profit distributed to owners (or shareholders)										-185,945,476.70		-185,945,476.70		-786,997.48	-186,732,474.18
4. Others															
(IV) Internal transfer of owners' equity															
1. Conversion of capital reserves into paid-in capital (or share capital)															
2. Conversion of surplus reserves into paid-in capital (or share capital)															
3. Surplus reserves offsetting losses															
4. Changes in benefit plans															

transferred to retained earnings															
5. Transfer of other comprehensive income into retained earnings															
6. Others															
(V) Special reserves															
1. Withdrawal in the current period															
2. Amount used in the current period															
(VI) Others											- 568,863.59		- 568,863.59		- 568,863.59
IV. Balance as at the end of the current period	595,979,092.00				80,488,045.38		-2,200,355.67		125,425,488.21		2,561,990,778.58		3,361,683,048.50	-131,251,092.36	3,230,431,956.14

Amount in previous period

Unit: RMB

Item	Year 2023														
	Equity attributable to owners of the parent company												Min ority inter ests	Total own ers' equit y	
	Equi ty	Other equity instruments			Capi tal reser ve	Less: treas ury share s	Othe r com pre hensiv e inco me	Spec ial reser ves	Surp lus reser ves	Gene ral risk reser ves	Undi strib uted profi ts	Othe rs			Sub- total
		Prefe rred share s	Perp etual bond s	Othe rs											
I. Ending balance last year	595, 979, 092. 00				80,4 88,0 45.3 8		- 3,85 4,37 7.95		48,8 92,5 76.1 0		3,69 2,75 3,83 2.81		4,41 4,25 9,16 8.34	56,3 15,3 37.6 9	4,47 0,57 4,50 6.03
Plus: changes in accounting policies															
Correc tion of prior period errors															
Others															
II. Beginning balance as at the beginning of this	595, 979, 092.				80,4 88,0 45.3		- 3,85 4,37		48,8 92,5 76.1		3,69 2,75 3,83		4,41 4,25 9,16	56,3 15,3 37.6	4,47 0,57 4,50

year	00				8		7.95		0		2.81		8.34	9	6.03
III. Changes in amount for the current period (decreases expressed with "-")							502,040.07		67,216,150.98		179,832,969.36		247,551,160.41	-14,400,630.63	233,150,529.78
(I) Total comprehensive income							502,040.07				464,014,492.11		464,516,532.18	-14,155,630.63	450,360,901.55
(II) Capital contributed or reduced by owners															
1. Ordinary shares contributed by owners															
2. Capital invested by the holders of other equity instruments															
3. Amounts of share-based payments recognized in owners' equity															
4. Others															
(III) Profit distribution									67,216,150.98		-282,364,603.19		-215,148,452.21	-245,000.00	-215,393,452.21
1. Withdrawal of surplus reserves									67,216,150.98		-67,216,150.98				
2. Withdrawal of general risk reserves															
3. Profit distributed to owners (or shareholders)											-215,148,452.21		-215,148,452.21	-245,000.00	-215,393,452.21
4. Others															
(IV) Internal transfer of owners' equity															
1. Conversion of															

capital reserves into paid-in capital (or share capital)															
2. Conversion of surplus reserves into paid-in capital (or share capital)															
3. Surplus reserves offsetting losses															
4. Changes in benefit plans transferred to retained earnings															
5. Transfer of other comprehensive income into retained earnings															
6. Others															
(V) Special reserves															
1. Withdrawal in the current period															
2. Amount used in the current period															
(VI) Others										-		-		-	
										1,81		1,81		1,81	
										6,91		6,91		6,91	
										9.56		9.56		9.56	
IV. Balance as at the end of the current period	595,979,092.00				80,488,045.38	-3,352,337.88		116,108,727.08		3,872,586,802.17		4,661,810,328.75	41,914,707.06	4,703,725,035.81	

8. Statement of changes in owner's equity of parent company

The current period

Unit: RMB

Item	Year 2024											
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	Undistributed profits	Others	Total owners' equity
		Preferr ed shares	Perpet ual bonds	Others								
I. Ending balance last year	595,979,092.				53,876,380.1		-3,004,		116,108,727.	1,495,323,95		2,258,283,57

	00				1		584.80		08	8.98		3.37
Plus: changes in accounting policies												
Correction of prior period errors												
Others												
II. Beginning balance as at the beginning of this year	595,979,092.00				53,876,380.11		-3,004,584.80		116,108,727.08	1,495,323,958.98		2,258,283,573.37
III. Changes in amount for the current period (decreases expressed with "-")							-60,387.90		9,316,761.13	-102,094,626.53		-92,838,253.30
(I) Total comprehensive income							-60,387.90			93,167,611.30		93,107,223.40
(II) Capital contributed or reduced by owners												
1. Ordinary shares contributed by owners												
2. Capital invested by the holders of other equity instruments												
3. Amounts of share-based payments recognized in owners' equity												
4. Others												
(III) Profit distribution									9,316,761.13	-195,262,237.83		-185,945,476.70
1. Withdrawal of surplus reserves									9,316,761.13	-9,316,761.13		
2. Profit distributed to owners (or shareholders)										-185,945,476.70		-185,945,476.70
3. Others												
(IV) Internal transfer of owners' equity												

1. Conversion of capital reserves into paid-in capital (or share capital)											
2. Conversion of surplus reserves into paid-in capital (or share capital)											
3. Surplus reserves offsetting losses											
4. Changes in benefit plans transferred to retained earnings											
5. Transfer of other comprehensive income into retained earnings											
6. Others											
(V) Special reserves											
1. Withdrawal in the current period											
2. Amount used in the current period											
(VI) Others											
IV. Balance as at the end of the current period	595,979,092.00				53,876,380.11		-3,064,972.70		125,425,488.21	1,393,229,332.45	2,165,445,320.07

Amount in previous period

Unit: RMB

Item	Year 2023											
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surpluss reserves	Undistributed profits	Others	Total owners' equity
		Preferred shares	Perpetual bonds	Others								
I. Ending balance last year	595,979,092.00				53,876,380.11		-2,742,841.65		48,892,576.10	1,105,527,052.42		1,801,532,258.98
Plus: changes in accounting policies												
Correction of prior period errors												
Others												
II. Beginning balance as at the	595,979,092.00				53,876,380.11		-2,742,841.65		48,892,576.10	1,105,527,052.42		1,801,532,258.98

beginning of this year	00				1		841.65		0	2.42		8.98
III. Changes in amount for the current period (decreases expressed with "-")							- 261,74 3.15		67,216 ,150.9 8	389,79 6,906. 56		456,75 1,314. 39
(I) Total comprehensive income							- 261,74 3.15			672,16 1,509. 75		671,89 9,766. 60
(II) Capital contributed or reduced by owners												
1. Ordinary shares contributed by owners												
2. Capital invested by the holders of other equity instruments												
3. Amounts of share-based payments recognized in owners' equity												
4. Others												
(III) Profit distribution									67,216 ,150.9 8	- 282,36 4,603. 19		- 215,14 8,452. 21
1. Withdrawal of surplus reserves									67,216 ,150.9 8	- 67,216 ,150.9 8		
2. Profit distributed to owners (or shareholders)										- 215,14 8,452. 21		- 215,14 8,452. 21
3. Others												
(IV) Internal transfer of owners' equity												
1. Conversion of capital reserves into paid-in capital (or share capital)												
2. Conversion of surplus reserves into paid-in capital (or share capital)												
3. Surplus reserves offsetting losses												

4. Changes in benefit plans transferred to retained earnings												
5. Transfer of other comprehensive income into retained earnings												
6. Others												
(V) Special reserves												
1. Withdrawal in the current period												
2. Amount used in the current period												
(VI) Others												
IV. Balance as at the end of the current period	595,979,092.00				53,876,380.11		-3,004,584.80		116,108,727.08	1,495,323,958.98		2,258,283,573.37

III. Company profile

Shenzhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as "the Company") was established with the approval of the Shenzhen Municipal People's Government of Guangdong Province under the official document SFBF [1991] No. 831. It was restructured from the former Shenzhen Properties Development General Company into a joint stock limited company, registered with the Shenzhen Administration for Market Regulation on January 17, 1983, and headquartered in Shenzhen, Guangdong Province. The Company currently holds a Business License for Enterprise Legal Person with the registration number/unified social credit code 91440300192174135N, a registered capital of RMB 595,979,092, and a total of 595,979,092 shares (with a par value of RMB 1 per share). Of which, restricted tradable shares include 1,898,306 A shares and 0 B shares; unrestricted tradable shares comprise 526,475,543 A shares and 67,605,243 B shares. The Company's shares have been listed on the Shenzhen Stock Exchange since March 30, 1992.

The Company operates in the real estate industry. The primary operating activities include real estate development and commercial property sales, construction and management of commercial buildings, property leasing, and construction supervision. Domestic commerce and the supply and marketing industry (excluding state-monopolized, exclusively distributed, and specially controlled commodities). Main products/services include: development and sales of commercial residential properties; property management service; building maintenance, equipment maintenance for buildings, landscaping and gardening, and cleaning services; property leasing services; engineering supervision; retail of Chinese cuisine, Western cuisine, alcoholic beverages, etc.

The financial statements were approved for external release at the 34th Meeting of the 10th Board of Directors on March 28, 2025.

The consolidation scope of the Company's consolidated financial statements is determined based on control, including the financial statements of the Company and all its subsidiaries. A subsidiary refers to an enterprise or entity controlled by the Company. A total of 58 subsidiaries are included in the consolidation scope of the consolidated statements during the current period. For details regarding the scope of consolidated financial statements and its changes, refer to Notes 9 and 10 to the financial statements.

IV. Basis for preparation of financial statements

1. Basis for preparation

The financial statements are prepared on the going concern basis, reflecting actual transaction events, in accordance with the relevant provisions of the Accounting Standards for Business Enterprises, and based on the significant accounting policies and accounting estimates described below.

2. Going concern

The Company has no events or conditions that raise significant doubts about its ability to continue as a going-concern ability for the twelve months following the end of the reporting period.

V. Significant accounting policies and accounting estimates

Tips of specific accounting policies and accounting estimates:

The Company, based on its actual production and operational characteristics and in accordance with the relevant Accounting Standards for Business Enterprises, has established specific accounting policies and accounting estimates for transactions and events such as revenue recognition. For details, refer to the respective sections below: "Financial Instruments," "Inventories," and "Revenue."

1. Statement of compliance with the Accounting Standards for Business Enterprises

The financial statements of the Company, prepared on the aforementioned basis for preparation, comply with the requirements of the latest Accounting Standards for Business Enterprises and their application guidelines, interpretations, and other relevant regulations (collectively referred to as the "Accounting Standards for Business Enterprises") issued by the Ministry of Finance. They fairly and completely reflect the Company's financial position, operating results, cash flows, and other relevant information.

In addition, the preparation of this financial report references the presentation and disclosure requirements stipulated in the CSRC's Rules for the Preparation and Disclosure of Information by Companies Offering Securities to the Public No. 15 – General Requirements for Financial Reports (2023 Revision) and the Notice on the Implementation of New Accounting Standards for Business Enterprises by Listed Companies (Accounting Department Letter [2018] No. 453).

2. Accounting period

The company adopts the calendar year as its accounting period, which runs from January 1 to December 31 each year.

3. Operating cycle

For industries other than real estate, the Companies' operating cycles are relatively short, and a 12-month period is used as the threshold for classifying the liquidity of assets and liabilities. The operating cycle in the real estate industry spans from property development to sales realization, generally exceeding 12 months. The specific duration is determined by the nature of the development project, with the operating cycle itself serving as the criterion for classifying the liquidity of assets and liabilities.

4. Recording currency

The Company and its domestic subsidiaries adopt RMB as their recording currency. The overseas subsidiaries of the Company determine their recording currency based on the currency of the primary economic environment in which they operate. The Company prepares its financial statements using RMB as the reporting currency.

5. Determination methods and selection basis for materiality threshold

☒ Applicable ☐ Not applicable

Item	Importance criteria
Significant accounts receivable with the provision for bad debts made on an individual basis	Accounts receivable balances of RMB 5 million or more
Major non-wholly-owned subsidiaries	A non-wholly-owned subsidiary with revenue exceeding 10% of the consolidated operating revenue, or total assets exceeding 5% of the consolidated total assets.

6. Accounting treatments for business combinations under common control and those not under common control**(1) Accounting treatments for business combination under common control**

For business combinations under common control, the assets and liabilities acquired by the Company from the acquiree are measured at the book value of the acquiree in the consolidated financial statements of the ultimate controller as of the combination date. The difference between the book value of the merger consideration (or the total par value of the shares issued) and the book value of the net assets acquired in the merger is adjusted against capital reserve, and if the capital reserve is insufficient to absorb the difference, the adjustment is made to retained earnings.

In a business combination under common control achieved through multiple transactions in stages, the assets and liabilities of the combined party acquired by the Company in the combination are measured at their book value in the ultimate controller's consolidated financial statements as of the combination date; the difference between the sum of the book value of the pre-combination investment held and the book value of the new consideration paid on the combination date, and the book value of the net assets acquired in the combination, is adjusted against capital reserve. If the capital reserve is insufficient to absorb the difference, the adjustment is made to retained earnings. For the long-term equity investments held by the combining party in the combined party before obtaining the right of control, the recognized profit or loss, other comprehensive income, and other changes in owners' equity between the later of the date the original equity was acquired and the date when both the combining party and the combined party first came under the ultimate controller's control, up to the combination date, shall be offset against either the retained earnings at the beginning of the comparative statements period or the current period's profit or loss.

(2) Accounting treatments for business combination not under common control

In a business combination not under common control, the combination cost is determined as the fair value of the assets transferred, liabilities incurred or assumed, and equity securities issued by the acquirer on the acquisition date to obtain the right of control over the acquiree. On the acquisition date, the assets, liabilities, and contingent liabilities obtained from the acquiree are recognized at fair value.

On the acquisition date, the Company recognizes the difference between the combination cost and the fair value share of net identifiable assets obtained from the acquiree as goodwill, which is subject to subsequent measurement at cost less accumulated

provision for impairment; the difference between the combination cost and the fair value share of net identifiable assets obtained from the acquiree is, after verification, recognized in profit or loss.

In a business combination not under common control achieved through multiple transactions in stages, the combination cost is the sum of the consideration paid on the acquisition date and the fair value of the equity interest in the acquiree held prior to the acquisition date as of the acquisition date. For equity interests in the acquiree held prior to the acquisition date, such interests are remeasured at their fair value as of the acquisition date, and the difference between the fair value and the book value is recognized in current period investment income; for equity interests in the acquiree held prior to the acquisition date, any other comprehensive income and other changes in owners' equity related to such interests are reclassified to profit or loss on the acquisition date, except for other comprehensive income arising from the remeasurement of the net liabilities under defined benefit plans or changes in net assets of the acquiree, and other comprehensive income related to non-trading equity instrument investments previously designated as measured at fair value with changes recognized in other comprehensive income.

(3) Treatment of transaction costs in business combination

In a business combination, intermediary fees, such as audit, legal services, valuation consulting, and other related G&A expenses incurred for the transaction are recognized in profit or loss when incurred. The transaction costs incurred for issuing equity securities or debt securities as merger consideration are included in the initial recognized amount of such equity securities or debt securities.

7. Criteria for determining control and preparation methods for consolidated financial statements

(1) Judgment criteria for control

The consolidation scope in the consolidated financial statements is determined on the basis of control. Control means that the Company has the power over the investees, participates in their relevant activities to obtain variable returns, and has the ability to use that power to affect the amount of returns from the investees. When changes in relevant facts and circumstances lead to changes in the key elements related to the definition of control, the Company will re-evaluate accordingly.

When determining whether to include a structured entity within the consolidation scope, the Company comprehensively evaluates all relevant facts and circumstances, including assessing the structured entity's purpose and design, identifying the types of variable returns, and evaluating whether control exists over the structured entity based on its participation in relevant activities that expose it to some or all variability of returns.

(2) Preparation methods for consolidated financial statements

Consolidated financial statements are prepared by the Company based on the financial statements of the Company and its subsidiaries, along with other relevant materials. In preparing consolidated financial statements, the accounting policies and reporting periods of the Company and its subsidiaries must be consistent, and significant intercompany transactions and balances are eliminated.

During the reporting period, subsidiaries and businesses added due to a business combination under common control are treated as having been included in the Company's consolidation scope from the date they came under the control of the ultimate controller. Their operating results and cash flows from that date are incorporated into the consolidated income statement and consolidated statement of cash flows, respectively.

For subsidiaries and businesses added during the reporting period due to a business combination not under common control, the Company includes their revenue, expenses, and profits from the acquisition date to the end of the reporting period in the consolidated income statement, and incorporates their cash flows into the consolidated statement of cash flows.

The portion of a subsidiary's shareholders' equity not attributable to the Company is presented separately as minority interests under shareholders' equity in the consolidated balance sheet; the share of the subsidiary's net profit or loss attributable to minority interests is presented in the consolidated income statement under the net profit item as "minority interest income". If the losses borne by minority shareholders exceed the share of owners' equity they hold at the beginning of the subsidiary's period, the excess continues to be deducted from the minority interests.

(3) Purchase of minority shareholders' equity in a subsidiary

The difference between the cost of newly acquired long-term equity investments from the purchase of minority interests and the proportionate share of the subsidiary's net asset share calculated based on the increased ownership ratio from the acquisition date or combination date, as well as the difference between the disposal proceeds from partial disposal of equity investments in a subsidiary without loss of control and the proportionate share of the subsidiary's net asset share attributable to the disposed long-term equity investments calculated from the acquisition date or combination date, shall be adjusted against capital reserve in the consolidated balance sheet. If the capital reserve is insufficient to offset the difference, the remaining amount shall be adjusted against retained earnings.

(4) Treatment for loss of right of control over subsidiaries

When the Company disposes of a portion of its equity investments or loses the right of control over the original subsidiary due to other reasons, the remaining equity interest shall be remeasured at fair value as of the date of loss of control; the difference between the total of the consideration received from the disposal of equity and the fair value of the remaining equity interest, less the sum of the subsidiary's net assets attributable to the original ownership percentage calculated based on book value from the acquisition date and the related goodwill, shall be recognized as investment income in the period of loss of control.

Other comprehensive income related to equity investments in the former subsidiary shall be reclassified on the same basis as if the subsidiary had directly disposed of the related assets or liabilities upon loss of control, and other changes in owners' equity previously recognized under accounting by equity method related to the former subsidiary shall be transferred to profit or loss in the period of loss of control.

(5) Treatment for the disposal of equity in stages until loss of control occurs

If the terms, conditions, and economic effects of multiple transactions involving the disposal of equity in stages until loss of control meet one or more of the following conditions, the Company shall account for such transactions as a package of transactions:

- 1) The transactions are entered into either simultaneously or in contemplation of one another;
- 2) The transactions as a whole are necessary to achieve a complete commercial outcome;
- 3) The occurrence of one transaction is contingent on the occurrence of at least one other transaction;
- 4) A transaction is not economically viable when considered individually, but is economically viable when considered together with the others.

When conducting a disposal of equity in stages until the loss of the right of control occurs, the measurement of the remaining equity interest and the recognition of profit or loss related to the disposal shall follow the same accounting principles as those described in the preceding section for "Treatment upon Loss of Control of a Subsidiary." Prior to the loss of control, the difference between the consideration received from each disposal and the disposing investment's proportionate share of the subsidiary's net assets calculated based on book value from the acquisition date shall be accounted for as follows:

- 1) If the transactions constitute "a package of transactions," the related amount shall be recognized in other comprehensive income. The related amounts shall be transferred to profit or loss during the period of loss of control.
- 2) If the transactions do not constitute "a package of transactions," they shall be recognized as equity transactions in the capital reserve (equity premium/capital premium). Upon loss of control, the related amounts shall not be transferred to profit or loss in the period of loss of control.

8. Classification of joint venture arrangements and accounting treatments for joint operations

(1) Identification and classification of joint venture arrangements

A joint venture arrangement refers to an arrangement under the common control of two or more parties. A joint venture arrangement has the following characteristics: 1) all participating parties are bound by the arrangement; 2) two or more participating parties exercise common control over the arrangement. No single participating party can control the arrangement individually, and any party with common control over the arrangement can prevent other parties or combinations of parties from exercising individual control.

Common control refers to the control shared over an arrangement in accordance with the relevant stipulations, and the decision-making of related activities of the arrangement should not be made before the party sharing the right of control agrees the same.

Joint venture arrangements are classified into joint operation and joint venture. A joint operation refers to those joint venture arrangements under which the joint venture is entitled to relevant assets and be responsible for relevant liabilities. A joint venture refers to a joint venture arrangement in which the participating parties only have rights to the net assets of the arrangement.

(2) Accounting treatment for joint venture arrangements

Participants in a joint operation shall recognize the following items related to their proportionate share in the joint operations and account for them in accordance with the Accounting Standards for Business Enterprises: 1) Recognize individually held assets and recognize jointly held assets based on their proportionate share; 2) Recognize individually incurred liabilities and recognize jointly incurred liabilities based on their proportionate share; 3) Recognize revenue from the sale of their share of the output of the joint operations; 4) Recognize their proportionate share of the revenue generated by the joint operations from the sale of output; 5) Recognize individually incurred expenses and recognize expenses of the joint operations based on their proportionate share.

Participants in joint ventures shall account for their investments in joint ventures in accordance with Accounting Standards for Business Enterprises No. 2 - Long-term Equity Investments.

9. Determination criteria for cash and cash equivalents

The term cash in the statement of cash flows refers to a company's cash on hand and deposits that are readily available for payment. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value.

10. Foreign currency transactions and translation of foreign currency statements

(1) Translation of foreign currency transactions

Foreign currency transactions shall be translated into RMB upon initial recognition using an exchange rate that approximates the spot exchange rate on the transaction date. At the balance sheet date, foreign currency monetary items shall be translated using the spot exchange rate on the balance sheet date. Exchange differences resulting from differences between the spot exchange rate on the balance sheet date and the spot exchange rate at initial recognition or the previous balance sheet date shall be recognized in profit or loss; foreign currency non-monetary items measured at historical cost shall continue to be translated using the exchange rate that approximates the spot exchange rate on the transaction date; foreign currency non-monetary items measured at fair value shall be translated using the spot exchange rate on the date the fair value is determined. The difference between the translated amount in the recording currency and the original recording currency amount shall be recognized in profit or loss or other comprehensive income based on the nature of the non-monetary items.

(2) Translation of foreign-currency financial statements

At the balance sheet date, when translating the foreign currency financial statements of overseas subsidiaries, the assets and liability items in the balance sheet shall be translated using the spot exchange rate on the balance sheet date; for owners' equity items, except for the "undistributed profits" item, all other items shall be translated using the spot exchange rate on the transaction date; the revenue and expense items in the income statement shall be translated using an exchange rate that approximates the spot exchange rate on the transaction date; all items in the statement of cash flows shall be translated at the exchange rate that approximates the spot exchange rate on the date the cash flows occurred. The difference arising from the translation of financial statements shall be recognized in the "other comprehensive income" item under shareholders' equity in the balance sheet.

11. Financial instruments

(1) Recognition and derecognition of financial instruments

The Company recognizes financial assets or financial liabilities when it becomes a party to financial instruments contracts.

Financial assets bought and sold in the ordinary course are subject to recognition and derecognition using trade date accounting. The buying and selling of financial assets in the ordinary course refers to receiving or delivering financial assets within the time frame prescribed by laws, regulations, or common practices, in accordance with the contractual terms. Trading date refers to the date on which the Company commits to buy or sell financial assets.

Derecognition shall be applied to a financial asset (or a portion thereof, or a group of similar financial assets) when the following conditions are met, i.e., it shall be removed from the Company's accounts and balance sheet.

- 1) The contractual right to receive the cash flows of the financial assets has expired;
- 2) The financial assets has been transferred and meets the derecognition criteria for transfer of financial assets as described below.

If the present obligation of a financial liability is fully or partially discharged, the liability (or the discharged portion) is derecognized. If the Company (as the obligor) and the creditor enter into an agreement to assume a new financial liability to replace the existing financial liability, and the contractual terms of the new financial liability are substantially different from those of the existing one, the existing financial liabilities shall be derecognized and the new financial liability shall be recognized simultaneously.

(2) Classification and measurement of financial assets

At initial recognition, the Company classifies financial assets into the following three categories based on its business model for managing financial assets and the contractual cash flows characteristics of the financial assets: financial assets measured at amortized costs, financial assets measured at fair value with changes recognized in other comprehensive income, and financial assets measured at fair value with changes recognized in profit or loss. Financial assets are initially recognized at fair value. For financial assets measured at fair value with changes recognized in profit or loss, related transaction costs are directly recognized in profit or loss. For other categories of financial assets, related transaction costs are included in their initial recognized amount. For accounts receivable arising from the sale of goods or provision of services without including or considering significant financing components, the Company recognizes the consideration amount the Company expects to be entitled to receive as the initial recognized amount. The subsequent measurement of financial assets depends on their classification.

1) Financial assets measured at amortized cost

A financial asset shall be classified as measured at amortized costs if it meets both of the following conditions: the Company's business model for managing the financial assets is to collect contractual cash flows, and the contractual cash flows of the financial assets represent solely payments of principal and interest on the principal amount outstanding; the contractual terms of the financial assets stipulate that the cash flows generated on specified dates solely represent payments of principal and interest calculated based on the outstanding principal amount. For such financial assets, the effective interest method is applied, and their subsequent measurement is performed at amortized costs, with gains or losses arising from their amortization or impairment recognized in profit or loss.

2) Investments in debt instruments measured at fair value with changes recognized in other comprehensive income

A financial asset shall be classified as measured at fair value with changes recognized in other comprehensive income if it meets both of the following conditions: the Company's business model for managing the financial assets is both to collect contractual cash flows and to sell the financial assets, and the contractual cash flows of the financial assets represent solely payments of principal and interest on the principal amount outstanding; the contractual terms of the financial assets stipulate that the cash flows generated on specified dates solely represent payments of principal and interest calculated based on the outstanding principal amount. For such financial assets, fair value is used for subsequent measurement. The discount or premium is amortized using the effective interest method and recognized as interest income or expense. Except for impairment losses and exchange differences on foreign currency monetary financial assets recognized in profit or loss, the fair value changes of such financial assets are recognized in other comprehensive income until the financial asset is derecognized, at which time the cumulative gains or losses are reclassified to profit or loss. Interest income related to such financial assets shall be recognized in profit or loss.

3) Investments in equity instruments measured at fair value with changes recognized in other comprehensive income

The Company irrevocably elects to designate certain non-trading equity instrument investments as financial assets measured at fair value with changes recognized in other comprehensive income. Dividend income related to such assets is recognized in profit or loss, fair value changes are recognized in other comprehensive income, and cumulative gains or losses arising from such changes are reclassified to retained earnings upon derecognition of the financial assets.

4) Financial assets measured at fair values through current profit or loss

Financial assets other than those measured at amortized costs and those measured at fair value with changes recognized in other comprehensive incomes shall be classified as financial assets measured at fair value with changes recognized in profit or loss. At initial recognition, financial assets may be designated as measured at fair value with changes recognized in profit or loss to

eliminate or significantly reduce an accounting mismatch. For such financial assets, fair value is used for subsequent measurement, and all fair value changes are recognized in profit or loss.

The Company shall reclassify all affected related financial assets if and only if it changes its business model for managing financial assets.

(3) Classification and measurement of financial liabilities

At initial recognition, the Company's financial liabilities are classified into financial liabilities measured at amortized costs and financial liabilities measured at fair value with changes recognized in profit or loss.

Financial liabilities that meet one of the following conditions may be designated at initial measurement to be measured at fair value, with changes recognized in profit or loss: 1) the designation eliminates or significantly reduces accounting mismatch; 2) financial liabilities or a combination of financial assets and financial liabilities are managed and evaluated based on fair value according to the formal written documents outlining the Group's risk management or investment strategies, and reports are provided to key officers within the Group based on this information; 3) The financial liabilities contain embedded derivative instruments that need to be separately split.

The Company determines the classification of financial liabilities at initial recognition. For financial liabilities measured at fair value with changes recognized in profit or loss, the related transaction costs are recognized directly in profit or loss. For other financial liabilities, the related transaction costs are included in their initial recognized amount.

Subsequent measurement of financial liabilities depends on their classification:

1) Financial liabilities measured at amortized costs

For such financial liabilities, subsequent measurement is conducted using the effective interest method at amortized costs, and gains or losses arising from derecognition or amortization are recognized in profit or loss.

2) Financial liabilities measured at fair value with changes recognized in profit or loss

Financial liabilities measured at fair value with changes recognized in profit or loss include financial liabilities held for trading (including derivatives that are financial liabilities) and those initially designated as measured at fair value with changes recognized in profit or loss. For such financial liabilities, subsequent measurement is conducted at fair value, and gains or losses arising from fair value changes, as well as dividends and interest expenses related to these financial liabilities, are recognized in profit or loss.

(4) Offsetting of financial instruments

Financial assets and financial liabilities are presented in the balance sheet at their net amounts after offsetting, provided that the following conditions are met: there is a legally enforceable right to offset the recognized amounts, and the right to offset is currently exercisable; there is a plan to settle on a net basis or simultaneously realize the financial assets and settle the financial liabilities.

(5) Impairment of financial instruments

1) Impairment measurement and accounting treatment of financial instruments

The Company shall conduct impairment treatment and recognize provision for loss based on expected credit losses for the following items.

- ① Financial assets measured at amortized costs;
- ② Accounts receivable and investments in debt instruments measured at fair value with changes recognized in other comprehensive income;
- ③ Contract assets as defined in Accounting Standards for Business Enterprises No. 14 - Revenue;
- ④ Lease receivables;
- ⑤ Loan commitments not classified as financial liabilities measured at fair value with changes recognized in profit or loss;
- ⑥ Financial guarantee contracts (except those measured at fair value with changes recognized in profit or loss, or transfer of financial assets that do not meet derecognition criteria or continue involvement with the transferred financial assets).

Expected credit losses refer to the weighted average of credit losses on financial instruments, weighted by the risk of default occurring. Credit loss refers to the difference between all contractual cash flows receivable under the contract (discounted by the Company using the original effective interest rate) and all expected cash flows to be collected, i.e., the present value of all cash shortfalls. Specifically, for financial assets purchased or originated by the Company that have incurred a credit loss, the discounting is based on the credit-adjusted effective interest rate of that financial assets.

For financial assets purchased or originated by the Company that have incurred a credit loss, the Company recognizes only the cumulative changes in expected credit losses over the entire expected life since initial recognition as the provision for loss on the balance sheet date.

For accounts receivable that either do not contain a significant financing component or for which the Company does not consider the financing component in contracts with a term of one year or less, the Company applies a simplified measurement approach to measure the provision for loss at an amount equal to the lifetime expected credit losses.

For lease receivables and accounts receivable containing a significant financing component, the Company applies a simplified measurement approach to measure the provision for loss at an amount equal to the lifetime expected credit losses.

Except for financial assets measured under the aforementioned methods, the Company assesses whether their credit risk has increased significantly since initial recognition at each balance sheet date. If the credit risk has increased significantly since the initial recognition, the Company measures the provision for loss at an amount equal to the lifetime expected credit losses; if the credit risk has not increased significantly since initial recognition, the Company measures the provision for loss at an amount equal to the expected credit losses within the next 12 months of the financial instruments.

The Company utilizes available reasonable and supportable information, including forward-looking information, by comparing the risk of default occurring on the financial instruments as of the balance sheet date with the risk of default at initial recognition date, to determine whether the credit risk of the financial instruments has increased significantly since initial recognition.

As of the balance sheet date, if the Company determines that the financial instruments only have low credit risk, it is assumed that the credit risk of the financial instruments has not increased significantly since initial recognition.

The Company assesses expected credit risk and measures expected credit losses on the basis of individual financial instruments or portfolios of financial instruments. When portfolios of financial instruments are used as the basis, the Company groups the financial instruments into different portfolios based on common risk characteristics.

The Company remeasures expected credit losses at each balance sheet date, with the resulting increases or reversals in the provision for loss recognized as impairment losses or gains in profit or loss. For financial assets measured at amortized costs, the provision for loss reduces the book value of these financial assets presented in the balance sheet; for debt investments measured at fair value with changes recognized in other comprehensive income, the Company recognizes their provision for loss within other comprehensive income, without reducing the book value of these financial assets.

2) Financial instruments for which expected credit risk is assessed and expected credit losses are measured on a portfolio basis

For accounts receivable items such as notes receivable, accounts receivable, other receivables, and contract assets, if a customer's credit risk characteristics are significantly different from those of other customers in the portfolio or if the customer's credit risk characteristics have changed significantly, the Company assesses the provision for bad debts on an individual basis for such receivables. Except for accounts receivable for which the provision for bad debts is assessed individually, the Company groups accounts receivable into portfolios based on credit risk characteristics and calculates the provision for bad debts on a portfolio basis.

Notes receivable, accounts receivable and contract assets

For notes receivable, accounts receivable and contract assets, whether there is a significant financing component or not, the Company always measures its provision for loss at the amount equivalent to the expected credit losses during the entire duration.

When the information on expected credit losses of a single financial asset or contract asset cannot be evaluated at a reasonable cost, the Company divides the notes receivable, accounts receivable and contract assets into portfolios according to the credit risk characteristics, and calculates the expected credit losses on the basis of the portfolios. The basis for determining the portfolios is as follows:

A. Notes receivable

- Portfolio 1 of notes receivable: bank acceptance bills
- Portfolio 2 of notes receivable: commercial acceptance bills

B. Accounts receivable

- Portfolio 1 of accounts receivable: government payment portfolio
- Portfolio 2 of accounts receivable: portfolio of transactions with other related parties
- Portfolio 3 of accounts receivable: credit risk characteristic combination

For the accounts receivable divided into portfolios, the Company prepares the comparison table between the aging of accounts receivable and the rate of expected credit loss throughout the duration by reference to the experience of historical credit losses, combining with the current situation and the forecast of future economic conditions, and calculates the expected credit losses. The aging of accounts receivable is calculated from the date of recognition.

C. Other receivables

The Company classifies other receivables into several portfolios based on credit risk characteristics, and calculates expected credit losses on the basis of portfolios. The basis for determining portfolios is as follows:

- Portfolio 1 of other receivables: portfolio of transactions with related parties within the consolidation scope

- Portfolio 2 of other receivables: interest receivable portfolio
- Portfolio 3 of other receivables: portfolio of transactions with other related parties
- Portfolio 4 of other receivables: credit risk characteristic combination

For other receivables classified as portfolios, the Company calculates the expected credit losses through the default risk exposure and the rate of expected credit loss throughout the duration or in the next 12 months. For other receivables classified into portfolios by aging, the aging is calculated from the date of recognition.

(6) Transfer of financial assets

If the Company has transferred substantially all the risks and rewards of the ownership of the financial assets to the transferee, the financial assets will be derecognized; if it retains substantially all the risks and rewards of the ownership of the financial assets, the financial assets will not be derecognized.

If the Company neither transfers nor retains substantially all the risks and rewards of the ownership of the financial assets, the treatment are as follows: if the Company gives up control of the financial assets, the derecognition of the financial assets will be carried out with the recognition of the resulting assets and liabilities; if the Company has not given up control of the financial assets, the relevant financial assets will be recognized to the extent of its continued involvement in the transferred financial assets, and the relevant liabilities will be recognized accordingly.

12. Notes receivable

Refer to the relevant notes to the financial statements V. 11 Financial instruments for details.

13. Accounts receivable

Refer to the relevant notes to the financial statements V. 11 Financial instruments for details.

14. Receivables financing

Not applicable.

15. Other receivables

Refer to the relevant notes to the financial statements V. 11 Financial instruments for details.

16. Contract assets

(1) Recognition methods and standards for contract assets

COOEC presents contract assets or contract liabilities in the balance sheet based on the relationship between its performance of fulfillment obligations and customer payments. The consideration (except accounts receivable) that the Company is entitled to receive for the transfer of goods or provision of services to customers is presented as contract assets.

(2) Determination methods and accounting treatments of expected credit losses of contract assets

For contract assets that do not contain any significant financing component (including the financing component in contracts with a term of less than one year that is not considered under the Standards) as stipulated in Accounting Standards for Business Enterprises No. 14 - Revenue, the Company adopts a simplified model of expected credit losses, that is, the provision for loss is always measured according to the amount of expected credit losses over the life of the instruments, and the resulting increase or reversal of provision for loss is included in the current profit or loss as impairment losses or gains.

For contract assets that contain significant financing components, the Company chooses to use the simplified model of expected credit losses, that is, the provision for loss is always measured according to the amount of expected credit losses over the life of the instruments.

17. Inventories

(1) Classification of inventories

Inventories include development land, development products, development products intended for sale but temporarily leased, transitional housing, inventory materials, inventory equipment and low-value consumables held for sale or consumption in the development and operation process, as well as development costs in the development process.

(2) Pricing method of inventories dispatched

- 1) The moving weighted average method is adopted for the dispatched materials.
- 2) During the development of the project, the land used for development is included in the development costs of the project according to the floor area occupied by the development products.
- 3) The dispatched development products are accounted for by the specific identification method.
- 4) Development products and transitional housing that are temporarily leased for sale are amortized evenly over the expected service life of the Company's similar fixed assets.
- 5) If the public supporting facilities are completed earlier than the relevant development products, after the completion of the public supporting facilities, the public supporting facilities fee shall be allocated to the development costs of the relevant development project according to the floor area of the relevant development project; if the public supporting facilities are completed later than the relevant development products, the public supporting facilities fee shall be accrued by the relevant development products first, and the cost of the relevant development products shall be adjusted according to the difference between the actual amount and the accrued amount after the completion of the common facilities.

(3) Determination basis of net realizable value of inventories

On the balance sheet date, the inventories are measured at the lower of cost or net realizable value, and the provision for inventory depreciation is made at the difference where the cost of a single inventory is higher than the net realizable value. For the inventories that are directly used for sale, the net realizable value is determined by the estimated selling price of the inventories minus the estimated selling and distribution expenses and related taxes during the normal production and operation process; For the inventories that need to be processed, their net realizable value is determined in the normal course of production and operation by the estimated selling price of the finished products minus the estimated costs to be incurred upon completion, estimated selling and distribution expenses and related taxes; on the balance sheet date, if part of the same inventory has a contract

price and other parts do not have a contract price, its net realizable value shall be determined respectively and compared with its corresponding cost to determine the provision or reversal of provision for inventory depreciation amount.

(4) Inventory system of inventories

The inventory system of inventories is the perpetual inventory system.

(5) Amortization method of low-value consumables and packaging materials

1) Low-value consumables

They are amortized with the one-off write-off method.

2) Packaging materials

They are amortized with the one-off write-off method.

18. Assets held for sale

(1) Recognition criteria and accounting treatments of non-current assets held for sale or disposal groups

The Company classifies non-current assets or disposal groups that meet the following conditions into the category of held for sale:

1) According to the practice of selling such assets or disposal groups in similar transactions, they can be sold immediately under the current situation; 2) The sale is very likely to occur, a resolution has been made on a sale plan and a firm purchase commitment has been obtained, and the sale is expected to be completed within one year. Approval from relevant authorities or regulatory authorities has been obtained in accordance with relevant regulations. If the Company loses the right of control of its subsidiary due to reasons such as the sale of its investment in the subsidiary, regardless of whether the enterprise retains part of the equity investment after the sale, the entire investment in the subsidiary shall be classified as held for sale in the parent company's individual financial statements, and all assets and liabilities of the subsidiary shall be classified as held for sale in the consolidated financial statements when the investment in the subsidiary to be sold meets the conditions for the classification as held for sale.

The Company adjusts the estimated net residual value of the assets held for sale to the net amount reflecting its fair value less selling expenses (but not more than the original book value of the assets held for sale). The difference between the original book value and the adjusted estimated net residual value is included in the current profit or loss as asset impairment loss, and the provision for impairment of assets held for sale is made at the same time. For the amount of asset impairment loss recognized by the disposal group held for sale, the book value of the goodwill in the disposal group shall be deducted first, and then the ratio of the book value of each non-current asset in the disposal group measured in accordance with the applicable standards shall be deducted in proportion to its book value.

If the net amount of the fair value of the disposal group held for sale minus sales expenses increases on subsequent balance sheet dates, the previously written-down amount shall be restored, and reversed within the asset impairment loss of non-current assets recognized under the measurement provisions of this standard after being classified as held for sale. The reversed amount shall be included in the current profit or loss. The goodwill book value that has been offset and the asset impairment loss recognized before the non-current assets subject to the measurement provisions of the relevant standards are classified as held for sale shall not be reversed. The subsequent reversal amount of the asset impairment loss recognized for the disposal group held for sale shall be

increased in proportion to its book value according to the ratio of the book value of each non-current asset in the disposal group that is subject to the measurement provisions of the relevant standards except for goodwill.

No depreciation or amortization are made for the non-current assets held for sale and the assets in the disposal group held for sale; Interest and other expenses on liabilities in the disposal group held for sale continue to be recognized. For all or part of the investment in associates or joint ventures classified as held for sale, accounting by equity method shall cease for the part classified as held for sale, and accounting by equity method shall continue for the retained part (not classified as held for sale); the use of the equity method shall cease when the Company loses significant influence over the associates and joint ventures as a result of the sale.

If a non-current asset or disposal group is classified as held for sale, but later no longer meets the classification conditions for held for sale, the Company shall stop classifying it as held for sale and measure it at the lower of the following two amounts:

- 1) The amount after adjusting the book value of the asset or disposal group before it is classified as held for sale for depreciation, amortization or impairment that would have been recognized if it had not been classified as held for sale;
- 2) Recoverable amount.

(2) Identification criteria of discontinued operations

Discontinued operations refer to the component that can be separately distinguished and has been disposed of by the Company or classified by the Company as held for sale that meets one of the following conditions:

- 1) The component represents a separate major business or a sole major business area;
- 2) The component is a part of the associated plan on the intended disposal of an independent major business or a sole major business area; or
- 3) The component is a subsidiary acquired only for re-sale.

(3) Presentation

The Company presents the non-current assets held for sale or the assets in the disposal group held for sale in the balance sheet under the "assets held for sale", and the liabilities in the disposal group held for sale under the "liabilities held for sale".

The Company presents the profit or loss of continuing operations and the profit or loss of discontinued operations in the income statement separately. For non-current assets or disposal group held for sale that do not meet the definition of discontinued operations, their impairment losses, reversal amounts and disposal profit or loss are presented as profit or loss from continuing operations. The impairment loss from discontinued operation, reversed amount and other profit or loss from operation as well as profit or loss from disposal shall be presented as profit or loss from discontinued operation.

A disposal group that is intended to be discontinued rather than sold and meets the conditions of the relevant components in the definition of discontinued operations is presented as discontinued operations from the date of the discontinuance of its use.

For the discontinued operations presented in the current period, the information originally presented as the profit or loss of continuing operations is re-presented as the profit or loss of the discontinued operations in the comparable accounting period in the current financial statements. If the discontinued operations no longer meet the conditions for classification as held for sale, the

information originally presented as profit or loss from discontinued operations is re-presented as the profit or loss from continuing operations in the comparable accounting period in the current financial statements.

19. Debt investments

Not applicable

20. Other debt investments

Not applicable

21. Long-term receivables

Refer to the relevant notes to the financial statements V. 11 Financial instruments for details.

22. Long-term equity investments

(1) Common control and judgment of significant influence

If there is a shared control over an arrangement in accordance with relevant agreements, and the relevant activities of the arrangement must be decided with the unanimous consent of the participants sharing the right of control, it is recognized as common control. For determining whether there is a common control, it is firstly to determine whether all participants or a combination of participants collectively control the arrangement, and then determine whether the decision on the activities related to the arrangement must be unanimously agreed by the participants who collectively control the arrangement. If all participants or a group of participants must act in concert to decide on the relevant activities of an arrangement, all participants or a group of participants are considered to collectively control the arrangement; if there are two or more combinations of participants that can collectively control an arrangement, it does not constitute a common control. The protective rights enjoyed are not taken into account in determining whether there is a common control.

Significant influence is recognized when there is the power to participate in the making decisions on the investees' financial and operating policies, but no power to control or exercise common control with other parties over the formulation of such policies. When it is determined whether the investor can exercise significant influence on the investees, the impact of the investor's direct or indirect holding of the investees' voting shares and the current executable potential voting rights held by the investor and other parties after assumed conversion to investees' equity shall be taken into consideration, including the impact of the current convertible warrants, share options and convertible corporate bonds issued by the investees.

When the Company directly or indirectly owns more than 20% (including 20%) but less than 50% of the voting rights of the investees through its subsidiary, it is generally considered to have a significant influence on the investees, unless there is clear evidence that it cannot participate in the production and operation decision-making of the investees under such circumstances, which means no significant influence; when the Company owns less than 20% (exclusive) of the shares of voting rights of the investees, it is generally not considered to have significant influence on the investees, unless there is clear evidence that it can participate in the production and operation decision-making of the investees and in such case it has a significant influence.

(2) Determination of initial investment costs

1) If the combining party of long-term equity investments formed by business combinations under common control takes the payment of cash, transfer of non-cash assets, assumption of debts or issuance of equity securities as the consideration for the combination, the share of the book value of the owners' equity of the combining party in the consolidated financial statements of the ultimate controller shall be taken as its initial investment cost on the combination date. The capital reserve (capital premium or equity premium) is adjusted for the difference between the initial investment cost of the long-term equity investments and the book value of the consideration paid for the combination or the total face value of the shares issued; If the capital reserve is insufficient, the difference is adjusted against retained earnings.

For long-term equity investments realized step by step by business combination under the same control, the book owners' equity share of the combined party on the combination date calculated by the shareholding ratio shall be taken as the initial investment cost of the investment. The capital reserve (capital premium or equity premium) shall be adjusted according to difference between the initial investment cost and the sum of the book value of the original long-term equity investments plus the book value of the newly paid consideration for further shares acquired on the combination date; if the capital reserve is insufficient to be offset, retained earnings shall be offset.

2) For long-term equity investments formed by business combination not under common control, the fair value of the combination consideration paid on the acquisition date shall be used as the initial investment cost.

3) Except for long-term equity investments formed by business combination: if it is obtained by paying cash, the actual purchase price paid shall be taken as its initial investment cost; if it is obtained by issuing equity securities, fair value of equity securities issued will be used as its initial investment cost; if an investor invests, the value stipulated in the investment contract or agreement shall be used as its initial investment cost (except if the value stipulated in the contract or agreement is unfair).

(3) Subsequent measurements and recognition of profit or loss

Long-term equity investments in which the Company can control the investees shall be accounted for by cost method in the individual financial statements of the Company; long-term equity investments with common control or significant influence adopt the accounting by equity method.

When the cost method is adopted, the long-term equity investments are priced at the initial investment cost. Except for the actual price paid when the investment is obtained or the cash dividends or profits included in the consideration that have been declared but not yet distributed, the entitled cash dividends or profits declared by the investees are recognized as current investment income, and whether the long-term investment is impaired is considered according to the relevant asset impairment policy at the same time.

When the equity method is adopted, if the initial investment cost of the long-term equity investments is greater than the fair value share of net identifiable assets of the investees that the investor is entitled to at the time of investment, it shall be included in the initial investment cost of the long-term equity investments; if the initial investment cost of the long-term equity investments is less than the fair value share of net identifiable assets of the investees that the investor is entitled to at the time of investment, the difference shall be included in the current profit or loss, and the cost of the long-term equity investments shall be adjusted at the same time.

When the equity method is adopted, after the long-term equity investments are obtained, the investment profit or loss and other comprehensive income shall be recognized according to the share of net profit or loss and other comprehensive income realized by the investees that should be enjoyed or shared, and the book value of the long-term equity investments shall be adjusted. When the share of net profit or loss of the investees is recognized, the net profit of the investees shall be adjusted and recognized on the basis

of the fair value of the identifiable assets of the investees at the time of acquisition of the investment, in accordance with the accounting policies and accounting period of the Company, and offsetting the portion of internal transaction profit or loss between associates and joint ventures that belong to the investing enterprise according to the shareholding ratio (but if the internal transaction loss is an asset impairment loss, it shall be recognized in full). The book value of the long-term equity investments shall be reduced according to the part to be distributed calculated according to the profits or cash dividends declared to be distributed by the investees. The Company recognizes the net loss incurred by the investees to the extent that the book value of the long-term equity investments and other long-term interests that substantially constitute the net investment in the investees are reduced to zero, except that the Company is obliged to bear additional losses. For other changes in owners' equity of the investees other than net profit or loss, the book value of the long-term equity investments are adjusted and included in the owners' equity.

If the Company can have significant influence on or exercise common control over the investees due to additional investment or other reasons, but does not constitute control, the sum of the fair value of the original equity plus the newly increased investment cost shall be taken as the initial investment cost with the accounting by equity method on the conversion date. If the original equity is classified as non-trading equity instrument investment measured at fair value with changes recognized in other comprehensive income, the accumulated fair value changes related to it originally included in other comprehensive income shall be transferred to retained earnings when changed to accounting by equity method.

Where the common control or significant influence on the investees is lost due to the disposal of part of the equity investments or other reasons, the remaining equity after disposal shall be accounted for in accordance with Accounting Standards for Business Enterprises No. 22 - Recognition and Measurement of Financial Instruments on the date of loss of common control or significant influence, and the difference between the fair value and the book value shall be included in the current profit or loss. For the other comprehensive income of the original equity investments recognized by adopting the accounting by equity method, the accounting treatment shall be made on the same basis for the direct disposal of the relevant assets or liabilities by the investees when the accounting by equity method is terminated. other changes in owners' equity related to the original equity investments are transferred to the current profit or loss.

If the control over the investees is lost due to the disposal of part of the equity investments or other reasons, and the remaining equity after disposal can exercise common control or significant influence on the investees, the accounting by equity method shall be adopted, and the remaining equity shall be adjusted as if the accounting by equity method is adopted from the time of acquisition; if the remaining equity after disposal cannot exercise common control or significant influence on the investees, it shall be accounted for in accordance with the relevant provisions of Accounting Standards for Business Enterprises No. 22 - Recognition and Measurement of Financial Instruments, and the difference between its fair value and book value on the date of loss of control shall be included in the current profit or loss.

If the Company's shareholding ratio decreases due to the capital increase of other investors, resulting in the loss of control but with the ability to implement common control or exert significant influence over the investees, the Company's share of the investees' increase in net assets due to capital increase and share expansion shall be recognized according to the new shareholding ratio, and the difference between the original book value of the long-term equity investments corresponding to the decrease in the shareholding ratio that should be carried forward shall be included in the current profit or loss; then, adjustments shall be made as if the accounting by equity method had been applied from the date of investment acquisition according to the new shareholding ratio.

(4) Impairment test methods and methods for provision for impairment

For investments in subsidiaries, associates and joint ventures, please refer to the relevant notes to the financial statements V. 28 Impairment of long-term assets for the method of asset impairment.

23. Investment properties

Measurement mode of investment properties

Measurement by cost method

Depreciation and amortization methods

(1) Investment properties include leased land use right, land use right held for transfer upon appreciation and leased buildings.

(2) The investment properties are initially measured at cost, subsequent measurement is made by using the cost model, and depreciation or amortization is provided by using the same method as that for fixed assets and intangible assets. On the balance sheet date, if there is any sign that the investment properties are impaired, the corresponding provision for impairment shall be made according to the difference between the book value and the recoverable amount. The difference between the disposal proceeds of an investment property (through sale, transfer, retirement, or damage) and its book value, net of related taxes and fees, is recognized in current profit or loss.

24. Fixed assets

(1) Recognition conditions

Fixed assets refer to tangible assets held for the production of goods, provision of labor services, leasing or operation and management, and with a service life of more than one accounting year. Fixed assets are recognized only when the economic benefits associated with them are likely to flow into the enterprise and their costs can be measured reliably. Fixed assets are initially measured at the actual cost at the time of acquisition. Subsequent expenses related to fixed assets are included in the cost of fixed assets when the economic benefits related to them are likely to flow into the Company and their cost can be measured reliably; the daily repair costs of fixed assets that do not meet the conditions for capitalization of subsequent expenses of fixed assets are included in the current profit or loss or in the cost of related assets according to the beneficiary object when incurred. For the replaced part, its book value is derecognized.

(2) Depreciation method

Type	Depreciation method	Depreciation life	Residual value rate	Annual depreciation rate
Buildings and constructions	Straight-line method	20-25	5-10	3.6-4.75
Means of transportation	Straight-line method	5	5	19
Other equipment	Straight-line method	5	5	19
Machinery equipment	Straight-line method	5	5	19
Renovation of fixed assets	Straight-line method	5	-	20

The Company's fixed assets are depreciated by straight-line method. The provision for depreciation of fixed assets commences from the month following the date they reach the working condition for intended use and ceases when they are derecognized or classified as non-current assets held-for-sale. Without considering the provision for impairment, the Company determines the annual depreciation rate of each type of fixed assets by category, estimated service life and estimated residual value of the fixed assets as above.

Among them, the depreciation rate for the fixed assets with provision for impairment already made shall be calculated and determined by deducting the accumulated amount of provision for asset impairment.

25. Construction in progress

Not applicable

26. Borrowing costs**(1) Recognition principles of capitalization of borrowing costs**

If borrowing costs incurred by the Company can be directly attributed to the acquisition, construction or production of assets eligible for capitalization, they shall be capitalized and included in the cost of the related assets; Other borrowing costs are recognized as expenses when incurred and included in the current profit or loss.

(2) Capitalization period of borrowing costs

1) The capitalization of borrowing costs shall commence when the following conditions are simultaneously met: ① the asset expenditure has been occurred; ② the borrowing costs have been occurred; ③ the acquisition, construction or production activities that are necessary to prepare the assets for their intended use or sale have begun.

2) If an asset that meets the capitalization conditions is abnormally interrupted during the acquisition, construction or production process, and the interruption lasts for more than 3 months, the capitalization of borrowing costs will be suspended; The borrowing costs incurred during the interruption period are recognized as expenses and included in the current profit or loss until the acquisition, construction or production of the asset restarts.

(3) When the assets purchased, constructed or produced that meet the capitalization conditions reach the intended usable or salable state, the capitalization borrowing costs will cease.

(3) Rate and amount of capitalization of borrowing costs

If a special loan is borrowed for the purpose of purchasing, constructing or producing assets that meet the capitalization conditions, interest expenses actually incurred on the special loan in the current period (including the amortization of discounts or premiums determined according to effective interest method), minus the unused borrowed funds The amount of interest that should be capitalized is determined based on the amount of interest income earned from depositing in a bank or investment income earned from temporary investments; where general borrowings are used for acquiring and constructing or producing assets eligible for capitalization, the expenses of general borrowings to be capitalized should be calculated by multiplying the weighted average of asset disbursements of the part of accumulated asset disbursements exceeding special borrowings by the capitalization rate of used general borrowings. The capitalization rate is calculated and recognized as per the weighted average interest rate of general borrowing.

27. Biological assets

Not applicable

28. Oil and gas assets

Not applicable

29. Intangible assets

(1) Service life and basis for determination, estimates, amortization method or review procedure

1) Intangible assets include land use right, software right of use etc. are initially measured at cost, and the service life is analyzed and judged when the intangible assets are obtained.

2) Intangible assets with limited service life shall be amortized systematically and reasonably within the service life according to the expected realization method of the economic benefits related to the intangible assets. If the expected realization method cannot be reliably determined, straight-line method shall be adopted for amortization. The specific periods are as follows:

Item	Amortization period (years)
Land use rights	Statutory use period of land use right
Right of use of software	5

Intangible assets with uncertain service life are not amortized, and the Company reviews the service life of such intangible assets in each accounting period. If different from the previous estimate, the original estimate is adjusted and treated as changes in accounting estimates.

3) For the method of asset impairment provision for intangible assets, please refer to the relevant notes to the financial statements V. 28 Impairment of long-term assets for details.

(2) Scope of R&D expenditures and related accounting treatments

1) Scope of R&D expenditures

The Company classifies all expenses directly related to the R&D activities as R&D expenditures, including employee compensation of R&D personnel, material input costs, depreciation costs and amortization expenses.

2) Accounting treatments related to R&D expenditures

Expenditures in the research stage of internal research and development projects are included in the current profit or loss when incurred. Expenditures in the development phase of internal research and development projects are recognized as intangible assets if the following conditions are met: ① it is technically feasible to complete the intangible assets so that they can be used or sold; ② there is an intention to complete the intangible assets and use or sell them; ③ the means of generating economic benefits by intangible assets, including being able to prove that there is a market for the products produced by applying the intangible assets or the intangible assets having their own market, and intangible assets to be used internally, being able to prove their usefulness; ④ It is able to finish the development of the intangible assets and able to use or sell the intangible assets, with the support of sufficient technologies, financial resources and other resources; ⑤ The expenditure attributable to the intangible asset during its development phase can be measured reliably.

30. Impairment of long-term assets

For long-term equity investments, investment properties measured by the cost model, fixed assets, construction in progress, right-of-use assets, intangible assets with limited service life, goodwill and other long-term assets, the Company shall, on the balance sheet date, make a judgment on whether there is any indication that the assets may have impairment. For goodwill and intangible

assets with uncertain service life arising from business combination, the impairment test shall be conducted every year regardless of whether there are any indications of impairment. The impairment test shall be carried out for goodwill in combination with the asset group or combination of asset groups related to it.

If there are any of the following signs, it indicates that the asset may have impairment:

(1) The market value of the asset has fallen sharply in the current period, and the decline is obviously higher than the expected decline due to the passage of time or normal use; (2) the economic, technical or legal environment in which the enterprise operates and the market where the assets are located have undergone or will undergo significant changes in the current period or in the near future, which will adversely affect the enterprise; (3) the market interest rate or the rate of return on investment in other markets has increased in the current period, thus affecting the discount rate of the enterprise in calculating the present value of the expected future cash flows of the asset, resulting in a significant reduction in the recoverable amount of the asset; (4) there is evidence showing that the asset is obsolete or its substance has been damaged; (5) the asset has been or will be idle, terminated for use or planned to be disposed ahead of schedule; (6) evidence from the internal reports of the enterprise shows that the economic performance of the asset has been or will be lower than expected, such as the net cash flows or operating profit (or loss) generated by the asset is far lower (or higher) than the estimated amount; (7) other indications that the asset may have impairment.

Where there is any indication of impairment of assets, the recoverable amount shall be estimated. If the measurement results of recoverable amount indicate that the recoverable amount of the asset is lower than its book value, the book value of the asset shall be written down to the recoverable amount, and the amount written down shall be recognized as the asset impairment loss and included in the current profit or loss, and the corresponding provision for asset impairment shall be made at the same time. The asset impairment loss will not be reversed in subsequent accounting periods once recognized.

For impairment test of goodwill, the book value of goodwill arising from business combination shall be amortized to the relevant asset group according to a reasonable method from the acquisition date; where it is difficult to be allocated to the relevant assets group, it shall be allocated to the relevant portfolio of asset groups. The relevant asset group or portfolio of asset groups is the asset group or portfolio of asset groups that can benefit from the synergy of the business combination and is not larger than the reporting segment determined by the Company.

When conducting the impairment test, if there is any indication of impairment in the asset group or profile of asset groups related to goodwill, the impairment test shall be conducted first for the asset group or profile of asset groups excluding goodwill, the recoverable amount shall be calculated, and the corresponding impairment losses shall be recognized. Then, the impairment test shall be conducted for the asset group or profile of asset groups containing goodwill, and the book value and recoverable amount shall be compared. If the recoverable amount is lower than the book value, the impairment losses of goodwill shall be recognized.

31. Long-term deferred expenses

Long-term deferred expenses refer to various expenses that have already occurred but should be borne by the current period and future periods with an amortization period of over 1 year (excluding 1 year). Long-term deferred expenses are recorded at the actual amount incurred and are amortized evenly over the expected benefit period. If a long-term deferred expense item cannot benefit future accounting periods, all the amortized value of the item that has not yet been amortized will be fully transferred to the current profit or loss.

32. Contract liabilities

COOEC presents contract assets or contract liabilities in the balance sheet based on the relationship between its performance of fulfillment obligations and customer payments. The Company's obligation to transfer goods or provide services to customers for consideration received or receivable is presented as contract liabilities.

33. Employee compensation

(1) Accounting treatments of short-term compensation

During the accounting period when employees provide services for the Company, the short-term compensation actually incurred is recognized as a liability and included in the current profit or loss or related asset costs.

(2) Accounting treatments of post-employment benefits

Post-employment benefits are divided into defined contribution plans and defined benefit plans.

1) During the accounting period when employees provide services for the Company, the amount payable calculated according to the defined contribution plans is recognized as a liability and included in the current profit or loss or related asset costs.

2) Accounting treatments of defined benefit plans usually includes the following steps:

① According to the expected cumulative benefit unit method, unbiased and mutually consistent actuarial assumptions are used to estimate relevant demographic variables and financial variables, measure the obligations arising from the defined benefit plans, and determine the period to which the relevant obligations belong. At the same time, the obligations arising from the defined benefit plans shall be discounted to determine the present value of the defined benefit plan obligations benefit plans and the current service cost;

② If there are assets under the defined benefit plans, the deficit or surplus resulting from the present value of the defined benefit plan obligations less the fair value of the defined benefit plan assets is recognized as a net liability or net asset under defined benefit plans. If there is a surplus under the defined benefit plans, the net assets of the defined benefit plans shall be measured at the lower of the surplus or asset ceiling of the defined benefit plans;

③ At the end of the period, the employee compensation costs arising from the defined benefit plans are recognized as service costs, net interest on net liabilities or net assets under defined benefit plans, and changes arising from the re-measurement of net liabilities or net assets under defined benefit plans. The service costs and net interest on net liabilities or net assets under defined benefit plans are included in the current profit or loss or related asset costs, and the changes arising from the re-measurement of net liabilities or net assets under defined benefit plans are included in other comprehensive income, and are not allowed to be reversed to profit or loss in subsequent accounting periods, but the amount recognized in other comprehensive income can be transferred within the scope of equity.

(3) Accounting treatments of dismissal benefits

For dismissal benefits provided to employees, employee compensation liabilities arising from dismissal benefits are recognized at the earlier of the following dates and included in the current profit or loss: 1) when the Company cannot unilaterally withdraw the

dismissal benefits provided due to the termination of labor relations plan or layoff proposal; 2) when the Company recognizes the costs or expenses related to the restructuring involving the payment of dismissal benefits.

(4) Accounting treatments of other long-term employee benefits

If other long-term benefits provided to employees meet the conditions of defined contribution plans, they shall be accounted for in accordance with the relevant provisions of defined contribution plans; other long-term benefits shall be accounted for in accordance with the relevant provisions of the defined benefit plans. In order to simplify the relevant accounting treatment, the employee compensation costs arising therefrom shall be recognized as the total net amount of service costs, net liabilities or net assets of other long-term employee benefits, and changes arising from the re-measurement of net liabilities or net assets of other long-term employee benefits, and shall be included in the current profit or loss or related asset costs.

34. Estimated liabilities

(1) When an obligation related to the contingency become the present obligation of the Company and the performance of such obligation is likely to result in an outflow of economic benefits from the Company, and the amount of such obligation can be measured reliably, the Company recognizes it as estimated liabilities.

(2) The Company conducts the initial measurement of the estimated liabilities according to the best estimate of the expenses required for the performance of the relevant present obligations, and comprehensively considers the risks, uncertainties, time value of money and other factors related to contingencies. If the impact of the time value of money is significant, the best estimate shall be determined by discounting the relevant future cash flows. The Company reviews the book value of the estimated liabilities on the balance sheet date and adjusts the book value to reflect the current best estimate.

35. Share-based payments

Not applicable

36. Preferred shares, perpetual bonds and other financial instruments

Not applicable

37. Revenue

Accounting policies adopted for revenue recognition and measurement disclosed by business type

(1) Recognition of revenue

The Company's revenue mainly includes real estate sales revenue, property management revenue, software sales revenue, rental property revenue (see (XXXIX) Lease for details), etc.

The Company recognizes revenue when it fulfills its performance obligations in the contract, that is, the revenue is recognized when the customer obtains the right of control over relevant goods. Obtaining right of control over relevant goods means being able to direct the use of the goods and obtain almost all economic benefits from them.

(2) The Company determines that the nature of the relevant revenue obligations is "performance obligations performed within a certain period of time" or "performance obligations performed at a certain time point " based on the relevant provisions of the revenue standards, and recognizes revenue in accordance with the following principles.

1) If the Company meets one of the following conditions, it is considered to fulfill its performance obligations within a certain period of time:

- ① The customer obtains and consumes the economic benefits brought by the Company's performance at the same time as the Company performs the contract.
- ② The customer can control over the assets under construction during the Company's performance.
- ③ The assets produced during the performance of the Company have irreplaceable uses, and the Company is entitled to collect payments for the accumulated performance completed to date throughout the contract period.

For performance obligations performed within a certain period, the Company will recognize the revenue based on the performance progress during that period of time, except where the performance progress cannot be reasonably determined. Considering the nature of the goods, the Company determines the appropriate performance progress by the output method or the input method

2) For performance obligations that are not performed within a certain period of time and are performed at a certain time point, the Company recognizes revenue at the time point when the customer obtains the control over relevant goods.

When determining whether a customer has obtained control over goods, the Company considers the following indications:

- ① The Company has the current right to receive the payment for the goods, that is, the customer has the current obligation to pay for the goods.
- ② The Company has transferred the legal ownership of the goods to the customer, that is, the customer possess the legal ownership of the goods.
- ③ The Company has physically transferred the goods to the customer, that is, the customer has physically taken possession of the goods.
- ④ The Company has transferred the significant risks and rewards of ownership of the goods to the customer, that is, the customer has obtained the significant risks and rewards of ownership of the goods.
- ⑤ The customer has accepted the goods.
- ⑥ Other indications showing that the customer has obtained control over goods.

(3) Specific policies for the Company's revenue recognition

1) Specific methods for recognition of real estate sales revenue

Realization of sales revenue shall be recognized when following conditions are met simultaneously: the developed product has been completed and accepted; the sales contract has been signed and the obligations stipulated in the contract have been fulfilled; the main risks and rewards of ownership of the developed product have been transferred to the buyer; the Company no longer retains the continued management rights usually associated with the ownership and effective control over the sold developed product; the amount of revenue can be measured reliably; the relevant economic benefits are likely to flow in; the relevant costs

incurred or to be incurred can be measured reliably. If the real estate construction has been accepted (with the completion acceptance report obtained), an irreversible sales contract has been signed, and the buyer's payment certificate has been obtained (down payment and bank mortgage received in full if bank mortgage is involved; otherwise, full housing payment received), the revenue is recognized at the earlier of the delivery date specified in the delivery notice (delivery is deemed completed if the formalities are not completed within the specified time limit due to the owner's reasons) and the actual time of taking over by the owner.

2) Specific methods for recognition of property management revenue

Revenue from the property management services provided by the Company shall be recognized according to the progress of the property services provided.

3) Specific methods for recognition of revenue from rental properties

Revenue shall be recognized in accordance with the lease standards, and the Company shall recognize the revenue in the lease term agreed in the lease contract by straight-line method or other reasonable methods.

4) Software sales revenue

① Recognition and measurement method for sales revenue from customized software and independent software products

Customized software refers to the software specially designed developed according to the actual needs of the user based on a thorough field investigation of the user's business, in accordance with the software development contract signed with the customer. Such software is not universal. Only when the goods produced by the Company in the performance process have irreplaceable uses, and the Company has the right to receive payments for the accumulated performance completed so far during the entire contract period, the revenue will be recognized over a period of time according to the progress of the completed performance obligations during the contract period. The progress of the completed performance obligations shall be determined according to the ratio of the actual contract costs incurred to complete the performance obligations to the estimated total cost of the contract. Otherwise, the revenue shall be recognized when the customer obtains the right of control over the relevant product.

If a sales contract is signed on independent software products between the Company and the customer, and the customer directly purchases the standard version of the software, that is, the real estate and facility management platform. The implementation personnel deploy the corresponding module according to the customer's needs, which is a performance obligation to be performed at a certain time point. The Company will recognize the revenue after delivery of the product and the customer has accepted the product.

② Recognition and measurement method for revenue from system integration contract

System integration includes the sales and installation of purchased goods and software products. The system has been installed and debugged and has been put into trial use or the purchaser's preliminary inspection report has been obtained; the economic benefits associated with the transaction can flow into the enterprise; the revenue is recognized when the relevant revenue and costs can be measured reliably.

③ Recognition and measurement method of technical service revenue

Technical service mainly refers to the business of providing consulting, implementation and after-sales service of products to customers according to contract requirements. If the service period is agreed in the contract, it shall be regarded as the performance

obligations to be performed within a certain period of time. During the service provision period, the revenue shall be recognized according to the service period agreed in the contract and the service settled with the customer.

5) Other business revenue is recognized when the performance obligations in the contract are fulfilled, that is, when the customer obtains the relevant control over goods, according to the relevant contracts or agreements.

(4) Measurement of revenue

The Company shall measure revenue based on the transaction price allocated to each individual performance obligation. When determining the transaction prices, the Company considers the impact of factors such as variable consideration, significant financing components in the contract, non-cash consideration, and consideration payable to customers.

1) Variable consideration

The Company determines the best estimate of a variable consideration based on the expected value or the most likely amount, but the transaction prices containing a variable consideration shall not exceed the amount of accumulated recognized revenue that is highly unlikely to be significantly reversed when the relevant uncertainty is eliminated. When an enterprise evaluates whether a major reversal of accumulated recognized revenue is very unlikely to occur, it should also consider the possibility and proportion of revenue reversal.

2) Significant financing component

If there is a significant financing component in the contract, the Company shall determine the transaction prices according to the payable amount that is assumed to be paid in cash by the customer when the customer obtains the right of control over goods. The difference between the transaction price and the contract consideration shall be amortized using effective interest method during the contract period.

3) Non-cash consideration

If the customer pays non-cash consideration, the Company shall determine the transaction price according to the fair value of the non-cash consideration. If the fair value of the non-cash consideration cannot be reasonably estimated, the Company determines the transaction prices indirectly by referring to the stand-alone selling prices it promises for transferring the goods to the customer.

4) Consideration payable to customers

For consideration payable to customers, the consideration payable should be offset against the transaction prices, and should offset the current revenue at the later of the recognition of relevant revenue and the payment (or commitment to pay) of the customer consideration, except for the consideration payable to customers for obtaining other clearly distinguishable goods from customers.

Where the consideration payable to a customer is for the purpose of obtaining other clearly distinguishable goods from the customer, the purchased goods shall be recognized in a manner consistent with other purchases by the Company. If the consideration payable by an enterprise to a customer exceeds the fair value of clearly distinguishable goods obtained from the customer, the excess amount shall be offset against the transaction prices. If the fair value of clearly distinguishable goods obtained from customers cannot be reasonably estimated, the enterprise shall offset the full amount of the consideration payable to customers against the transaction prices.

Different revenue recognition methods and measurement methods involved in the use of different business models for similar business

38. Contract costs

Contract costs are divided into contract performance costs and contract acquisition costs.

If the cost incurred by the Company to perform the contract meet the following conditions at the same time, it shall be recognized as an asset as the contract performance cost:

- (1) The cost is directly related to a current contract or an expected contract to be obtained, including direct labor, direct materials, manufacturing overhead (or similar expenses), costs expressly borne by the customer, and other costs incurred solely due to the contract;
- (2) The cost increases the resources that the enterprise will use to fulfill its performance obligations in the future;
- (3) Such cost is expected to be recovered.

If the incremental costs incurred by the Company to obtain the contract are expected to be recovered, the incremental costs shall be recognized as an asset as the contract acquisition cost ; however, if the asset amortization period does not exceed one year, it can be included in the current profit or loss when it occurs.

Assets related to the contract costs are amortized on the same basis as the recognition of the revenue of the goods or services related to the asset.

If the book value of the assets related to the contract costs is higher than the difference between the following two items, the Company will make provision for impairment for the excess and recognize it as asset impairment loss:

- (1) The remaining consideration expected to be obtained by the transfer of goods or services related to the assets;
- (2) The estimated cost to be incurred for the transfer of the relevant goods or services.

If the above provision for asset impairment is subsequently reversed, the book value of the asset after the reversal shall not exceed the book value of the asset on the reversal date under the assumption that no provision for impairment is made.

39. Government grants

(1) Government grants are recognized when the following conditions are met at the same time: 1) the Company can meet the conditions attached to the government grants; 2) the Company can receive government grants. The government grants considered as monetary assets are measured at the amount received or receivable. If government grants are non-monetary assets, they shall be measured at fair value; if the fair value cannot be obtained reliably, it shall be measured at the nominal amount.

(2) Judgment basis and accounting treatments of asset-related government grants

Government grants used for the acquisition, construction or otherwise forming long-term assets as specified in government documents shall be classified as asset-related government grants. If there is no relevant clear stipulation in the government document, the judgment shall be made on the basis of the basic conditions that must be met to obtain the subsidy, and if the basic condition is forming long-term assets through purchase, construction or other means, it shall be deemed as asset-related government grants. Asset-related government grants shall be used to offset the book value of relevant assets or recognized as deferred income. If the asset-related government grants are recognized as deferred income, they shall be included in the profit or loss by stages in a reasonable and systematic manner within the service life of the relevant assets. Government grants measured

according to the nominal amount are directly included in current profit or loss. If the relevant assets are sold, transferred, scrapped or damaged before the end of their service life, the undistributed balance of relevant deferred income will be transferred to the profit or loss of the current period of asset disposal.

(3) Judgment basis and accounting treatments of income-related government grants

Government grants other than those related to assets shall be classified as income-related government grants. For government grants that contain both asset-related parts and income-related parts, if it is difficult to distinguish whether they are asset-related or income-related, they will be classified as income-related government grants as a whole. Income-related government grants used to compensate for relevant costs or losses in subsequent periods, shall be recognized as deferred income, and shall be included in the current profit or loss or used to offset relevant costs during the period when relevant costs or losses are recognized; if they are used to compensate the relevant costs or losses incurred, they shall be directly included in the current profit or loss or used to offset the relevant costs.

(4) Government grants related to the daily operating activities of the Company shall be included in other income or offset against relevant costs according to the essence of economic business. Government grants unrelated to the daily activities of the Company shall be included in the non-operating revenue or expenditure. If a recognized government grant needs to be returned, the book value of the relevant asset shall be adjusted if the initial recognition of the grant offset the asset's book value; if there is a relevant deferred income balance, the book balance of the relevant deferred income shall be offset, and the excess shall be included in the current profit or loss; if it falls under other circumstances, it shall be directly included in the current profit or loss.

40. Deferred tax assets/deferred tax liabilities

(1) According to the temporary differences between the book value of assets and liabilities and their tax bases (if the tax base of items not recognized as assets and liabilities can be determined in accordance with tax laws, the difference between the tax base and the book value), the deferred tax assets or deferred tax liabilities are calculated and recognized according to the applicable tax rate during the period when the assets are expected to be recovered or the liabilities are settled.

(2) Deferred tax assets are recognized to the extent of the taxable income that is likely to be obtained to offset the deductible temporary differences, unless the deductible temporary differences arise from the following transactions:

1) The transaction is not a business combination, and the transaction does not affect accounting profit or taxable income (or deductible losses) when it occurs;

2) For deductible temporary differences related to subsidiaries, joint ventures and investments in associates, the corresponding deferred tax assets shall be recognized if the following conditions are met at the same time: the temporary differences are likely to be reversed in the foreseeable future, and the taxable income used to offset the deductible temporary differences is likely to be obtained in the future.

On the balance sheet date, if there is conclusive evidence indicating that sufficient taxable income is likely to be obtained in the future period to offset the deductible temporary differences, deferred tax assets that have not been recognized in previous accounting periods is recognized.

(3) All taxable temporary differences are recognized as relevant deferred tax liabilities, except for taxable temporary differences arising in the following transactions:

The initial recognition of goodwill, or the initial recognition of assets or liabilities arising from transactions with the following characteristics: the transaction is not a business combination, and the transaction does not affect accounting profit or taxable income (or deductible losses) when it occurs.

Taxable temporary differences related to investments in subsidiaries, joint ventures and associates, provided that the timing of the reversal of these temporary differences can be controlled and the temporary differences are unlikely to be reversed in the foreseeable future.

(4) On the balance sheet date, the book value of deferred tax assets is reviewed. If it is likely to earn sufficient taxable income in the future to offset the benefits of deferred tax assets, the book value of deferred tax assets is written down. When it is likely to earn sufficient taxable income, the written down amount is reversed.

(5) The Company's current income tax and deferred income taxes are included in the current profit or loss as income tax expenses or income, but do not include income tax arising from the following circumstances: 1) business combination; 2) transactions or events directly recognized in the owners' equity.

41. Lease

(1) Accounting treatments for leases in which the Company is the lessee

On the lease commencement date, the Company recognizes leases that do not exceed 12 months and do not include purchase options as short-term leases; if the single leased assets are new and with a low value, the leases are recognized as leases of low value assets. If the Company subleases or expects to sublease the leased assets, the original leases shall not be recognized as leases of low value assets.

For all short-term leases and leases of low value assets, the Company, during each period of the lease term, includes the lease payments into the relevant asset cost or the current profit or loss according to the straight-line method.

Except for the above-mentioned short-term leases and leases of low value assets with simplified treatment, the Company recognizes the right-of-use assets and lease liabilities for the lease on the lease commencement date.

1) Right-of-use assets

Right-of-use assets are initially measured at cost, which includes: 1) the initial measurement amount of the lease liabilities; 2) the lease payments made on or before the lease commencement date, or the relevant amount after deducting the lease incentive already enjoyed if any; 3) initial direct costs incurred by the lessee; 4) the costs expected to be incurred by the lessee for dismantling and removing the leased assets, restoring the site where the leased assets are located or restoring the leased assets to the condition agreed in the lease terms.

The Company depreciates the right-of-use assets according to the straight-line method. If it can be reasonably determined that the ownership of leased assets will be acquired upon the expiration of the lease term, the Company depreciates the leased assets over their remaining service life. If it cannot be reasonably determined that the ownership of leased assets will be acquired upon the expiration of the lease term, the Company depreciates the leased assets during the shorter of the lease term and the remaining service life of the leased assets.

2) Lease liabilities

On the lease commencement date, the Company recognizes the present value of the unpaid lease payments as lease liabilities. When calculating the present value of lease payments, the interest rate implicit in lease is used as the discount rate. If the implicit interest rate of the lease cannot be determined, the incremental borrowing rate of the Company is used as the discount rate. The difference between the lease payments and its present value is recognized as unrecognized financing expenses, and the interest expenses are recognized at the discount rate of the present value of the recognized lease payments in each period of the lease term and included in the current profit or loss. Variable lease payments not included in the measurement of lease liabilities are included in the current profit or loss when actually incurred.

After the lease commencement date, the Company remeasures the lease liability based on the present value of the changed lease payments in case of any change in below items: actual fixed payment amount, estimated amount payable of the guaranteed residual value, the index or ratio used to determine the lease payments, or the evaluation result or actual exercise of the purchase option, renewal option or termination option. In such cases, the book value of the right-of-use assets is also adjusted accordingly. If the book value of the right-of-use assets has been reduced to zero, but the lease liabilities still need to be further reduced, the remaining amount is included in the current profit or loss.

If there is a modification in the lease and the following conditions are met simultaneously, the Company accounts for the lease modification as a separate lease: ① the lease change expands the lease scope by adding the right of use on one or more leased assets; ② the increased consideration is equivalent to the amount of the separate price of the expanded part of the lease scope adjusted according to the contract conditions.

If the lease modification is not accounted for as a separate lease, on the effective date of the lease modification, the Company re-apportions the consideration of the modified contract, re-determines the lease term, and re-measures the lease liabilities at the present value calculated at the modified lease payments and the revised discount rate. If a lease modification results in a reduced scope of the lease or a shortened lease term, the Company reduces the book value of the right-of-use assets accordingly and recognizes the gain or loss related to the partial or complete termination of leases in current profit or loss. If there are other lease modifications that result in a re-measurement of lease liabilities, the Company adjusts the book value of right-of-use assets accordingly.

(2) Accounting treatments for leases in which the Company is the lessor

On the lease commencement date, the Company classifies leases that have essentially transferred almost all risks and rewards related to the ownership of leased assets as financing leases, while all other leases are classified as operating leases.

1) Operating leases

During each period of the lease term, the Company recognizes the lease receipts as rental income according to the straight-line method, and the initial direct costs incurred in connection with the operating leases are capitalized and amortized on the same basis as the recognition of rental income, and included in the current profit or loss in installments. The variable lease payments related to operating leases obtained by the Company but not yet included in the lease receipts are included in the current profit or loss when actually incurred.

2) Financing leases

On the lease commencement date, the Company recognizes the financing lease receivables according to the net lease investment (the sum of the unguaranteed residual value and the present value of the lease receipts not received on the lease commencement date discounted at the interest rate implicit in lease), and derecognizes the financing lease assets. During each period of the lease term, the Company calculates and recognizes the interest income at the interest rate implicit in lease.

The variable lease payments obtained by the Company but not yet included in the measurement of net lease investment are included in the current profit or loss when actually incurred.

3) Lease modification

In case of any modifications in operating leases, the Company accounts for the modified lease as a new lease from the effective date of the modification, and the advance or receivable lease receipts related to the lease before the modification is regarded as the receipt amount of the new lease.

If there is a modification in the financing lease and the following conditions are met simultaneously, the Company accounts for the modification as a separate lease: ① the modification expands the scope of the lease by adding the right of use of one or more leased assets; ② the increased consideration is equivalent to the amount of the separate price of the expanded part of the lease scope adjusted according to the contract conditions.

If the modification in the financing lease is not accounted for as a separate lease, the Company treats the modified lease respectively according to the following circumstances: ① if the modification takes effect on the lease commencement date and the lease is classified as operating leases, the Company accounts for it as a new lease from the effective date of the lease modification and takes the net lease investment before the effective date of the lease modification as the book value of the leased assets; ② if the modification takes effect on the lease commencement date, the lease will be classified as a financing lease, and the Company accounts for it in accordance with the provisions of Accounting Standards for Business Enterprises No. 22 - Recognition and Measurement of Financial Instruments on modifying or renegotiating the contract.

4) Sublease

When the Company acts as a sublease lessor, the original lease contract and the sublease contract are accounted for separately according to the accounting treatment requirements of the lessee and the lessor. If the original lease is a short-term leases and simplified accounting treatments have been adopted, the sublease is classified as operating leases.

(3) Sale and leaseback

The Company, in accordance with the provisions of Accounting Standards for Business Enterprises No. 14 - Revenue, evaluates and determines whether the transfer of assets in the sale and leaseback transactions is a sale.

If the transfer of assets in the sale and leaseback transactions is a sale, the lessee measures the right-of-use assets arising from the sale and leaseback according to the part of the book value of the original assets related to the right of use obtained from the leaseback, and only recognizes the relevant gains or losses on the rights transferred to the lessor. The lessor accounts for asset purchase in accordance with other applicable accounting standards for business enterprises and conducts accounting treatment for the asset lease in accordance with Accounting Standards for Business Enterprises No. 21 - Leases.

If the transfer of assets in the sale and leaseback transactions is not a sale, the lessee continues to recognize the transferred assets, and recognizes the financial liabilities equal to the transfer revenue. Meanwhile, the lessee accounts for the financial liabilities in accordance with Accounting Standards for Business Enterprises No. 22 - Recognition and Measurement of Financial Instruments. The lessor does not recognize the transferred assets, but recognizes financial assets equal to the revenue transferred. It also accounts for that financial asset in accordance with Accounting Standards for Business Enterprises No. 22 - Recognition and Measurement of Financial Instruments.

42. Other major accounting policies and accounting estimates**43. Major changes in accounting policies and accounting estimates****(1) Major changes in accounting policies**

☐ Applicable ☒ Not applicable

(2) Major changes in accounting estimates

☐ Applicable ☒ Not applicable

(3) Adjustments of relevant items of financial statements at the beginning of the year in the year of initial implementation of new accounting standards from 2024

☐ Applicable ☒ Not applicable

44. Others

The beginning balance in the notes to the financial statements refers to the data in the financial statements as of January 1, 2024. The ending balance refers to the data in the financial statements as of December 31, 2024. The current period refers to the year 2024, and the same period last year refers to the year 2023. These principles also apply to the parent company.

VI. Taxation**1..Main tax types and tax rates**

Tax type	Tax basis	Tax rate
Value-added tax	Sales of goods or provision of taxable services	[Note 1]
Urban maintenance and construction tax	Turnover tax payable	Apply 7%, 5%, and 1% respectively by regional level
Corporate income tax	Taxable income	25%、20%、15%、16.5%
Land value increment tax	Value added from the paid transfer of the state-owned land use right and the property rights of the above-ground buildings and other attachments	30%-60%
Property taxes	If it is levied on an ad valorem basis, it shall be calculated and paid at 1.2% of the residual value after the original value of the property is deducted by 30% at one time; if levied by lease, it is calculated and paid at 12% of rental income	1.2%、12%
Education surcharge	Turnover tax payable	3%
Local education surcharges	Turnover tax payable	2%

If there are taxpayers with different corporate income tax rates, please disclose with an explanation

Name of taxpayer	Income tax rate
Chongqing Shenguomao Real Estate Management Co., Ltd.	15%
Chongqing Branch of Shenzhen International Trade Center Property Management Co., Ltd.	15%
Shenzhen Facility Management Community Co., Ltd.	15%
Shenzhen Property Engineering and Construction Supervision Co., Ltd.	20%
Shenzhen ITC Chuntian Commercial Management Co., Ltd.	20%
Shenzhen Jinhailian Property Management Co., Ltd.	20%
Shenzhen Kangping Industrial Co., Ltd.	20%
Shenzhen Jiaoshizhijia Training Co., Ltd.	20%
Shenzhen Education Industry Co., Ltd.	20%
Shenzhen Yufa Industrial Co., Ltd.	20%
Chongqing Aobo Elevator Co., Ltd.	20%
Shenzhen SZPRD Fuyuantai Development Co., Ltd.	20%
Shenzhen Fuyuanmin Property Management Co., Ltd.	20%
Shenzhen Meilong Industrial Development Co., Ltd.	20%
Shenzhen Sports Service Co., Ltd.	20%
Shenzhen Penghongyuan Industrial Development Co., Ltd.	20%
Shenzhen International Trade Center Mechanical and Electrical Equipment Co., Ltd.	20%
Shenzhen ShenShan Special Cooperation Zone Shenzhen International Trade Center Property Management Development Co., Ltd.	20%
Shenzhen Helinhua Construction Management Co., Ltd.	20%
Shenzhen ITC Tongle Property Management Co., Ltd.	20%
Shenzhen Foreign Trade Property Management Co., Ltd.	20%
Shenzhen Fubao Urban Resources Management Co., Ltd.	20%
Shenzhen Shenwu Elevator Co., Ltd.	20%
Shenzhen Shenfang Property Cleaning Co., Ltd.	20%
Shandong Shenzhen ITC Hotel Management Co., Ltd.	20%
Shenzhen Shenfubao Municipal Service Co., Ltd.	20%
Shenzhen Jiayuan Property Management Co., Ltd.	20%
Shenzhen ITC Shenlv Garden Co., Ltd.	20%
Beijing Facility Management Community Technology Co., Ltd.	20%
Shenzhen ITC Space Service Co., Ltd.	20%
Shenzhen ITC Catering Co., Ltd.	20%
A subsidiary registered in Hong Kong	16.50%
A subsidiary registered in Vietnam	20%
Other taxpayers within the consolidation scope	25%

2. Tax incentives

1. According to the provisions of Article 2 Property service of the 37th category of commercial service industry in the incentive category of the Guidance Catalogue of Industrial Structure Adjustment (2011 Edition) issued by the National Development and

Reform Commission, the eligible western China enterprises shall be subject to a corporate income tax at a reduced tax rate of 15%. The above policy applies to subsidiaries Chongqing Shenzhen International Trade Center Property Management Co., Ltd. and the Chongqing Branch of Shenzhen International Trade Center Property Management Co., Ltd.

2. Shenzhen Facility Management Community Co., Ltd. passed the re-inspection for high-tech certification on December 19, 2022. The certificate number is GR202244204675, and the validity period is three years. According to the tax law, the preferential corporate income tax rate of 15% applies for 2024.

3. According to the Announcement on Preferential Income Tax Policies for Small and Micro Enterprises and Individual Business Entities (CZB SWZJ GG [2023] No.6) issued by the Ministry of Finance and the State Taxation Administration, and according to the Announcement on Tax Policies for Further Supporting the Development of Small and Micro Enterprises and Individual Business Entities (CZB SWZJ GG [2023] No.12) issued by the Ministry of Finance and the State Taxation Administration, small low-profit enterprises enjoy a corporate income tax reduction with 25% of the actual corporate income for calculating taxable income, and 20% as the tax rate. The resource tax (excluding water resources tax), urban maintenance and construction tax, housing tax, urban land use tax, stamp duty (excluding stamp duty on securities transactions), farmland occupation tax, education surcharge and local education surcharge shall be halved for small-scale value-added tax payers, small low-profit enterprises and individual business entities, with the validity period from January 1, 2023 to December 31, 2027. A total of 28 subsidiaries, including Shenzhen Property Engineering and Construction Supervision Co., Ltd. and Shenzhen ITC Chuntian Commercial Management Co., Ltd., are eligible for the policy.

3. Others

Note 1: the Company and its subsidiaries' value-added tax taxable items and tax rates are shown in the table below

Type of revenue	General tax rate	Simplified tax rate
Real estate sales revenue	9%	5%
Real estate rental revenue	9%	5%
Property service revenue	6%	3%
Revenue from catering services	6%	3%
Others	13%	--

VII. Notes to items in consolidated financial statements

1. Monetary funds

Unit: RMB

Item	Ending balance	Beginning balance
Cash on hand	10,705.64	75,265.01
Bank deposits	1,672,092,309.74	2,742,094,318.81
Other monetary funds	6,013,628.74	6,628,892.90
Total	1,678,116,644.12	2,748,798,476.72
Including: total amount deposited abroad	68,560,621.79	62,161,463.84

Other explanations:

At the end of the period, the amount of restricted funds due to mortgage, pledge, freezing, etc. is RMB67,316,759.82, mainly including guarantee and interest of RMB5,853,430.19; the restricted funds in the bank deposits mainly include the frozen funds of RMB3,972,494.30 and the principal and interest of time deposits of RMB57,490,835.33; the above amount is not treated as cash and cash equivalents due to restrictions on use.

The funds deposited overseas are mainly the balance of monetary funds of the overseas subsidiaries Shum Yip Properties Development Limited and Vietnam Shenzhen International Trade Center Property Management Co., Ltd.

2. Financial assets held for trading

Unit: RMB

Item	Ending balance	Beginning balance
Including:		
Including:		

Other explanations:

3. Notes receivable

(1) Presentation of notes receivable by category

Unit: RMB

Item	Ending balance	Beginning balance
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(2) Disclosure by provision method for bad debts

Unit: RMB

Type	Ending balance					Beginning balance				
	Book balance		Provision for bad debts		Book value	Book balance		Provision for bad debts		Book value
	Amount	Ratio	Amount	Provision ratio		Amount	Ratio	Amount	Provision ratio	
Including:										
Including:										

If the provision for bad debts of notes receivable is made in accordance with the general model of expected credit losses:

☐ Applicable ☒ Not applicable

(3) Provision for bad debts accrued, recovered or reversed for the current period

Provision for bad debts for the current period:

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Write-off	Others	

Significant amounts of recovered or reversed provision for bad debts for the current period:

☐ Applicable ☒ Not applicable

(4) The Company's pledged notes receivable at the end of the period

Unit: RMB

Item	Ending pledged amount
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(5) Notes receivable endorsed or discounted by the Company and not yet due on the balance sheet date at the end of the period

Unit: RMB

Item	Ending derecognized amount	Ending un-derecognized amount
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(6) Actual write-off of notes receivable for the current period

Unit: RMB

Item	Amount of write-off
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Including write-off of important notes receivable:

Unit: RMB

Entity name	Nature of notes receivable	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off of notes receivable:

4. Accounts receivable

(1) Disclosure by aging

Unit: RMB

Aging	Ending book balance	Beginning book balance
Within 1 year (including 1 year)	305,894,933.54	425,235,829.74
1-2 years	176,468,618.29	83,584,196.31
2 to 3 years	19,438,565.01	19,037,312.67
Over 3 years	136,095,567.36	127,356,876.62
3 - 4 years	9,641,324.19	10,334,088.28
4 to 5 years	9,475,754.83	4,135,080.24
Over 5 years	116,978,488.34	112,887,708.10
Total	637,897,684.20	655,214,215.34

(2) Disclosure by provision method for bad debts

Unit: RMB

Type	Ending balance	Beginning balance
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	Book balance		Provision for bad debts		Book value	Book balance		Provision for bad debts		Book value
	Amount	Ratio	Amount	Provision ratio		Amount	Ratio	Amount	Provision ratio	
Accounts receivable with provision for bad debts on an individual basis	114,667,552.55	17.98%	112,621,632.99	98.22%	2,045,919.56	115,895,721.46	17.69%	113,235,195.18	97.70%	2,660,526.28
Including:										
Accounts receivable with provision for bad debts on a combination basis	523,230,131.65	82.02%	49,261,321.61	9.41%	473,968,810.04	539,318,493.88	82.31%	39,172,566.28	7.26%	500,145,927.60
Including:										
Total	637,897,684.20	100.00%	161,882,954.60	25.38%	476,014,729.60	655,214,215.34	100.00%	152,407,761.46	23.26%	502,806,453.88

Provision for bad debts on an individual basis: RMB112,621,632.99

Unit: RMB

Name	Beginning balance		Ending balance			
	Book balance	Provision for bad debts	Book balance	Provision for bad debts	Provision ratio	Reasons for provision
Shenzhen Jiyong Property Development Co., Ltd.	93,811,328.05	93,811,328.05	93,811,328.05	93,811,328.05	100.00%	Involved in litigation and irrecoverable
Shenzhen Tewe Industrial Co., Ltd.	2,836,561.00	2,836,561.00	2,836,561.00	2,836,561.00	100.00%	Estimated to be irrecoverable
Shenzhen Lunan Industrial Development Company	2,818,284.84	2,818,284.84	2,818,284.84	2,818,284.84	100.00%	Estimated to be irrecoverable
Shenzhen Hampoo Electronic Technology Development	1,436,020.29	1,433,070.29	1,436,020.29	1,433,070.29	99.79%	Estimated to be irrecoverable

Co., Ltd.						
Accounts receivable with insignificant single amount but subject to provision for bad debts on an individual basis	14,993,527.28	12,335,951.00	13,765,358.37	11,722,388.81	85.16%	Failed to recover for a long time
Total	115,895,721.46	113,235,195.18	114,667,552.55	112,621,632.99		

Accounts receivable with provision for bad debts on a combination basis: RMB49,261,321.61

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Credit risk characteristic combination	491,691,046.12	49,261,321.61	12.56%
Current combinations of other related parties	146,264,953.29	5,871,324.78	4.01%
Government funding combination	31,539,085.53		
Total	523,230,131.65	49,261,321.61	

Explanation on the basis for determining the combination:

If the provision for bad debts of accounts receivable is made in accordance with the general model of expected credit losses:

☐ Applicable ☒ Not applicable

(3) Provision for bad debts accrued, recovered or reversed for the current period

Provision for bad debts for the current period:

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Write-off	Others	
Provision for bad debts accrued on an individual basis	113,235,195.18	-613,562.19				112,621,632.99
Provision for bad debts made by portfolio	39,172,566.28	10,088,755.33				49,261,321.61
Total	152,407,761.46	9,475,193.14				161,882,954.60

Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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(4).Actual write-off of accounts receivable for the current period

Unit: RMB

Item	Amount of write-off
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Including write-off of important accounts receivable:

Unit: RMB

Entity name	Nature of accounts receivable	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off of accounts receivable:

(5) Top five accounts receivable by the debtor in terms of the ending balance and contract assets

Unit: RMB

Entity name	Ending balance of accounts receivable	Ending balance of contract assets	Ending balances of accounts receivable and contract assets	Ratio to the total amount of ending balance of accounts receivable and contract assets (%)	Ending balance of provision for bad debts of accounts receivable and provision for impairment of contract assets
Shenzhen Futian Talent Housing Co., Ltd.	109,392,112.37		109,392,112.37	17.14%	10,939,211.24
Shenzhen Jiyong Property Development Co., Ltd.	93,811,328.05		93,811,328.05	14.70%	93,811,328.05
Shenzhen Bay Technology Development Co., Ltd.	49,188,098.91		49,188,098.91	7.71%	1,508,080.64
Hebei Shenbao Investment Development Co., Ltd.	41,683,941.80	215,129.91	41,899,071.71	6.56%	1,916,102.52
Shenzhen Futian District Government Property Management Center	21,378,880.28		21,378,880.28	3.35%	
Total	315,454,361.41	215,129.91	315,669,491.32	49.46%	108,174,722.45

5. Contract assets**(1) Details of contract assets**

Unit: RMB

Item	Ending balance			Beginning balance		
	Book balance	Provision for bad debts	Book value	Book balance	Provision for bad debts	Book value
Quality guarantee deposit for municipal works	468,765.62		468,765.62	844,485.57		844,485.57
Total	468,765.62		468,765.62	844,485.57		844,485.57

(2) Major changes of book value during the reporting period and reasons

Unit: RMB

Item	Changes	Reason for changes
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(3).Disclosure by provision method for bad debts

Unit: RMB

Type	Ending balance					Beginning balance				
	Book balance		Provision for bad debts		Book value	Book balance		Provision for bad debts		Book value
	Amount	Ratio	Amount	Provision ratio		Amount	Ratio	Amount	Provision ratio	
Including:										
Including:										

The provision for bad debts made according to the general model of expected credit losses

☐ Applicable ☒ Not applicable**(4) Provision for bad debts accrued, recovered or reversed for the current period**

Unit: RMB

Item	Provision for the current period	Recovered or reversed for the current period	Write-off/ cancellation after verification for the current period	Reasons
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Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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Other explanations:

(5).Actual write-off of contract assets for the current period

Unit: RMB

Item	Amount of write-off
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Including write-off of important contract assets

Unit: RMB

Entity name	Nature of payment	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off of contract assets:

Other explanations:

6. Receivables financing**(1) Presentation of receivables financing by category**

Unit: RMB

Item	Ending balance	Beginning balance
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(2) Disclosure by provision method for bad debts

Unit: RMB

Type	Ending balance					Beginning balance				
	Book balance		Provision for bad debts		Book value	Book balance		Provision for bad debts		Book value
	Amount	Ratio	Amount	Provision ratio		Amount	Ratio	Amount	Provision ratio	
Including:										
Including:										

The provision for bad debts made according to the general model of expected credit losses

Unit: RMB

Provision for bad debts	Phase I	Phase II	Phase III	Total
	Expected credit losses over the next 12 months	Expected credit loss throughout the duration (without credit loss)	Expected credit loss throughout the duration (with credit loss)	
Balance as at January 1, 2024 forwarded to the current period				

Basis for division of each stage and ratio of provision for bad debts

Explanation on significant changes in the book balance of receivables financing due to changes in provision for loss for the current period:

(3) Provision for bad debts accrued, recovered or reversed for the current period

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Other changes	

Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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Other explanations:

(4) The Company's pledged receivables financing at the end of the period

Unit: RMB

Item	Ending pledged amount
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(5) Receivables financing endorsed or discounted by the Company and not yet due on the balance sheet date at the end of the period

Unit: RMB

Item	Ending derecognized amount	Ending un-derecognized amount
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(6) Actual write-off of receivables financing for the current period

Unit: RMB

Item	Amount of write-off
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Including write-off of important receivables financing

Unit: RMB

Entity name	Nature of payment	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off:

(7) Increases/decreases and fair value changes of receivables financing for the current period**(8) Other explanations****7. Other receivables**

Unit: RMB

Item	Ending balance	Beginning balance
Other receivables	273,333,289.51	624,394,372.82
Total	273,333,289.51	624,394,372.82

(1) Interest receivable**1) Classification of interest receivable**

Unit: RMB

Item	Ending balance	Beginning balance
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2) Significant overdue interest

Unit: RMB

Borrower	Ending balance	Overdue time	Reason for overdue	Whether impairment occurs and the basis for
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				judgment
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Other explanations:

3) Disclosure by provision method for bad debts

☐ Applicable ☒ Not applicable

4) Provision for bad debts accrued, recovered or reversed for the current period

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Other changes	

Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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Other explanations:

5) Actual write-off of interest receivable for the current period

Unit: RMB

Item	Amount of write-off
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Including write-off of important interest receivable

Unit: RMB

Entity name	Nature of payment	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off:

Other explanations:

(2) Dividends receivable

1) Classification of dividends receivable

Unit: RMB

Project (or investees)	Ending balance	Beginning balance
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2) Significant dividends receivable with aging over 1 year

Unit: RMB

Project (or investees)	Ending balance	Aging	Reason for not withdrawing	Whether impairment occurs and the basis for judgment
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3) Disclosure by provision method for bad debts

☐ Applicable ☒ Not applicable

4) Provision for bad debts accrued, recovered or reversed for the current period

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Other changes	

Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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Other explanations:

5) Actual write-off of dividends receivable in the current period

Unit: RMB

Item	Amount of write-off
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Write-off of important dividends receivable

Unit: RMB

Entity name	Nature of payment	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off:

Other explanations:

(3) Other receivables**1) Classification of other receivables by nature of payment**

Unit: RMB

Nature of payment	Ending book balance	Beginning book balance
Deposit	15,529,043.09	9,813,980.43
Guarantee	33,305,992.74	45,417,519.59
Petty cash	107,431.74	63,090.95
Withholding payments	14,146,194.97	2,826,478.51
Current accounts	631,105,205.00	597,882,606.95
Others	27,382,989.67	63,021,059.95
Total	721,576,857.21	719,024,736.38

2) Disclosure by aging

Unit: RMB

Aging	Ending book balance	Beginning book balance
Within 1 year (including 1 year)	26,526,466.14	39,565,801.00
1-2 years	19,386,864.72	11,760,542.45
2 to 3 years	10,280,135.75	571,247,946.92
Over 3 years	665,383,390.60	96,450,446.01
3 - 4 years	569,228,726.25	31,254,533.77
4 to 5 years	31,121,307.77	1,068,702.68
Over 5 years	65,033,356.58	64,127,209.56
Total	721,576,857.21	719,024,736.38

3) Disclosure by provision method for bad debts

☒ Applicable ☐ Not applicable

Unit: RMB

Type	Ending balance					Beginning balance				
	Book balance		Provision for bad debts		Book value	Book balance		Provision for bad debts		Book value
	Amount	Ratio	Amount	Provision ratio		Amount	Ratio	Amount	Provision ratio	
Provision for bad debts accrued on an individual basis	627,770,434.33	87.00%	392,405,624.92	62.51%	235,364,809.41	627,054,431.42	87.21%	47,169,474.26	7.52%	579,884,957.16
Including:										
Provision for bad debts made by portfolio	93,806,422.88	13.00%	55,837,942.78	59.52%	37,968,480.10	91,970,304.96	12.79%	47,460,889.30	51.60%	44,509,415.66
Including:										
Total	721,576,857.21	100.00%	448,243,567.70	62.12%	273,333,289.51	719,024,736.38	100.00%	94,630,363.56	13.16%	624,394,372.82

Provision for bad debts accrued on an individual basis: RMB 392,405,624.92

Unit: RMB

Name	Beginning balance		Ending balance			
	Book balance	Provision for bad debts	Book balance	Provision for bad debts	Provision ratio	Reasons for provision
Shenzhen Xinhai Holdings Co., Ltd. and related parties Shenzhen Xinhai Rongyao Real	587,289,550.00	17,618,686.51	587,289,550.00	362,846,450.00	61.78%	Prudent judgment on recovery risk

Estate Development Co., Ltd. and Shenzhen Qianhai Advanced Information Service Co., Ltd.						
Shenzhen Tianjun Industrial Co., Ltd.	10,000,000.00		10,000,000.00			
Shanghai Yutong Real Estate Development Co., Ltd.	5,676,000.00	5,676,000.00	5,676,000.00	5,676,000.00	100.00%	Failed to recover for a long time
Hong Kong Yueheng Development Co., Ltd.	3,271,837.78	3,271,837.78	3,271,837.78	3,271,837.78	100.00%	Failed to recover for a long time
Dameisha Tourism Center	2,576,445.69	2,576,445.69	2,576,445.69	2,576,445.69	100.00%	Failed to recover for a long time
Elevated Train Project	2,542,332.43	2,542,332.43	2,542,332.43	2,542,332.43	100.00%	Failed to recover for a long time
Accounts receivable with insignificant single amount but subject to provision for bad debts on an individual basis	15,698,265.52	15,484,171.85	16,414,268.43	15,492,559.02	94.38%	Failed to recover for a long time
Total	627,054,431.42	47,169,474.26	627,770,434.33	392,405,624.92		

Provision for bad debts by portfolio: RMB 55,837,942.78

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Within 1 year	25,604,909.80	768,147.25	3.00%
1-2 years	4,735,293.94	473,529.41	10.00%
2 to 3 years	1,849,560.48	554,868.17	30.00%
3 - 4 years	2,701,998.36	1,350,999.22	50.00%
4 to 5 years	31,121,307.77	24,897,046.20	80.00%
Over 5 years	27,793,352.53	27,793,352.53	100.00%
Total	93,806,422.88	55,837,942.78	

Explanation on the basis for determining the combination:

The provision for bad debts made according to the general model of expected credit losses

Unit: RMB

Provision for bad debts	Phase I	Phase II	Phase III	Total
	Expected credit losses	Expected credit loss	Expected credit loss	

	over the next 12 months	throughout the duration (without credit loss)	throughout the duration (with credit loss)	
Balance as of January 1, 2024	47,460,889.30	17,297,069.24	29,872,405.02	94,630,363.56
Balance as at January 1, 2024 forwarded to the current period				
-Transfer to phase III	-321,617.26	-17,297,069.24	17,618,686.50	
Provision for the current period	8,698,670.74		344,914,533.40	353,613,204.14
Balance as of December 31, 2024	55,837,942.78	0.00	392,405,624.92	448,243,567.70

Basis for division of each stage and ratio of provision for bad debts

Changes in the book balance of provision for loss with significant changes in the current period

☒Applicable ☐ Not applicable

Based on the changes in the real estate market, the Company hired an asset appraisal agency to conduct a value analysis on the recoverable amount of the claims of Shenzhen Xinhai Holdings Co., Ltd. and related parties Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. and Shenzhen Qianhai Advanced Information Service Co., Ltd. The provision for bad debts is made for the part of the recoverable amount lower than the book balance according to the value analysis report.

4) Provision for bad debts accrued, recovered or reversed in the current period

Provision for bad debts for the current period:

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Others	
Provision for bad debts accrued on an individual basis	47,169,474.26	345,236,150.66				392,405,624.92
Provision for bad debts made by portfolio	47,460,889.30	8,377,053.48				55,837,942.78
Total	94,630,363.56	353,613,204.14				448,243,567.70

Reversal or recovery of significant amount of provision for bad debts in the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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5) Other receivables actually write-off in the current period

Unit: RMB

Item	Amount of write-off
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Important other receivables write-off:

Unit: RMB

Entity name	Nature of other receivables	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanations on write-off of other receivables:

6) Other receivables of the top five ending balances collected by debtor

Unit: RMB

Entity name	Nature of amount	Ending balance	Aging	Ratio to the total ending balance of other receivables	Balance of provision for bad debts as at the end of the period
Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	Current accounts	375,068,984.55	3 to 5 years, over 5 years	51.98%	231,729,731.18
Shenzhen Xinhai Holdings	Current accounts	201,499,990.18	3 to 5 years, over 5 years	27.92%	124,493,201.20
Shenzhen Bengling Joint Stock Cooperative Company	Current accounts	30,000,000.00	4 to 5 years	4.16%	24,000,000.00
Shenzhen Qianhai Advanced Information Service Co., Ltd.	Current accounts	10,720,575.27	3 - 4 years	1.49%	6,623,517.62
Shenzhen Tianjun Industrial Co., Ltd.	Current accounts	10,000,000.00	3 - 4 years	1.39%	
Total		627,289,550.00		86.94%	386,846,450.00

7) Reported as other receivables due to centralized fund management

Unit: RMB

Other explanations:

8. Advances to suppliers**(1) Advances to suppliers are listed by aging**

Unit: RMB

Aging	Ending balance	Beginning balance
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	Amount	Ratio	Amount	Ratio
Within 1 year	5,575,416.69	71.57%	11,077,693.87	92.45%
1-2 years	1,533,388.81	19.69%	388,465.12	3.24%
2 to 3 years	352,506.38	4.53%	304,932.40	2.54%
Over 3 years	327,861.81	4.21%	211,994.96	1.77%
Total	7,789,173.69		11,983,086.35	

Explanation of the reasons for the delayed settlement of advances to suppliers with an aging of over 1 year and significant amounts:

(2) Prepayment status of the top five year-end balances collected by prepaid objects

Entity name	Ending balance	Ratio to the total ending balance of prepayments (%)
Chongqing Yudi Assets Operation Management Co., Ltd.	1,926,139.50	24.73%
The Fifth Construction Engineering Co., Ltd. of China Construction Fourth Engineering Co., Ltd.	568,181.04	7.29%
Tianjin Tanggu Gas Co., Ltd.	500,002.00	6.42%
Beijing Jingdong Century Information Technology Co., Ltd.	404,030.64	5.19%
Chongqing Caitong Water Affairs Co., Ltd.	300,426.08	3.86%
Total	3,698,779.26	47.49%

Other explanations:

9. Inventories

Whether the Company needs to comply with the disclosure requirements of the real estate industry

Yes

(1) Classification

The Company shall comply with the disclosure requirements for the real estate industry as set out in the Guidelines for Self-Regulation of Listed Companies of Shenzhen Stock Exchange No. 3 - Industry Information Disclosure

Classification by nature

Unit: RMB

Item	Ending balance			Beginning balance		
	Book balance	Provision for inventory depreciation or provision for impairment of contract performance costs	Book value	Book balance	Provision for inventory depreciation or provision for impairment of contract performance costs	Book value
Development costs	10,400,305,603.19	1,159,179,944.88	9,241,125,658.31	11,174,583,667.43	218,824,035.97	10,955,759,631.46
Developing products	1,538,484,990.57	95,754,630.32	1,442,730,360.25	141,176,477.91		141,176,477.91
Raw materials	1,497,761.18	907,923.88	589,837.30	1,533,601.80	915,223.04	618,378.76
Inventories of	2,407,119.31	2,094,300.39	312,818.92	2,564,024.46	2,094,300.39	469,724.07

goods						
Low-value consumables	286,478.63		286,478.63	184,883.54		184,883.54
Total	11,942,981,952.88	1,257,936,799.47	10,685,045,153.41	11,320,042,655.14	221,833,559.40	11,098,209,095.74

Disclose the main items of "development costs" and their capitalization of interest in the following format:

Unit: RMB

Project	Commencement time	Estimated completion time	Estimated total investment	Beginning balance	Transfer to development products in the current period	Other decreases in the current period	Increase in the current period (development costs)	Ending balance	Accumulated capitalization amount of interest	Including: Capitalized amount of interest in the current period	Source of funds
Lake City Project	October 15, 2020	September 10, 2026	8,400,000.00	5,222,124,208.85			788,438,838.82	6,010,563,047.67	477,379,595.14	119,889,892.75	Bank loans
Humen Binhai Harbor Project	March 22, 2022	August 30, 2025	3,217,590,000.00	2,559,648,387.51			181,770,410.70	2,741,418,798.21	24,383,165.36	14,782,180.06	Bank loans
Guangming Yutang Shangf u Project	March 7, 2022	December 3, 2024	2,658,680,500.00	1,995,222,707.56	2,291,558,732.72		296,336,025.16	0.00	11,490,648.55	7,680,502.14	Bank loans
Land in Hongqi Town, Haikou				6,648,404.13				6,648,404.13	0.00		Others
Shenhui Garden				37,287,764.54			85,032.85	37,372,797.39	0.00		Others
Fuyuan tai Project				16,102,390.14			3,866,142.48	19,968,532.62	0.00		Others
Shenyang Digital Intelligent City Project	March 6, 2023	May 30, 2026	3,774,790,000.00	1,295,653,963.00			238,764,473.51	1,534,418,436.51	8,821,892.61	8,360,937.61	Bank loans
Others				41,895,841.70			8,019,744.96	49,915,586.66	0.00		Others
Total	--	--	18,051,060,500.00	11,174,583,667.43	2,291,558,732.72	0.00	1,517,280,668.48	10,400,305,603.19	522,075,301.66	150,713,512.56	--

Disclose the main project information on "developed products" in the following format:

Unit: RMB

Project	Time of completion	Beginning balance	Increase in the current	Decrease in the current	Ending balance	Accumulated capitalization	Including: Capitalized
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			period	period		amount of interest	amount of interest in the current period
SZPRD · Covered Bridge International	December 1, 2012	3,447,316.75			3,447,316.75	83,077,702.96	
SZPRD · Lakeside Royal View Phase I	June 1, 2015	30,141,708.92		91,874.94	30,049,833.98	10,446,911.43	
SZPRD · Banshan Yujing Phase II	January 12, 2022	3,536,989.41		57,501.95	3,479,487.46	27,205,315.95	
SZPRD · Songhu Langyuan	July 1, 2017	23,046,940.03		814,155.84	22,232,784.19	30,539,392.65	
SZPRD · Lakeside Royal View Phase II	November 1, 2017	30,279,330.78		112,908.14	30,166,422.64	0.00	
SZPRD · Golden Ling Holiday	December 1, 2019	36,946,480.83		25,520,654.74	11,425,826.09	0.00	
SZPRD · Fuchang Garden Phase II (Fuhui Huayuan)	January 18, 2023	4,951,526.83			4,951,526.83	0.00	
SZPRD · Yutang Shangfu	December 3, 2024	0.00	2,291,558.732.72	867,653,124.45	1,423,905,608.27	11,490,648.55	7,680,502.14
ITC Plaza	December 1, 1995	4,839,083.10			4,839,083.10	26,385,636.29	
Area A, Huangyuyuan	June 1, 2001	790,140.58			790,140.58	0.00	
Podium building of Fuchang Building	November 1, 1999	645,532.65			645,532.65	0.00	
Other projects		2,551,428.03			2,551,428.03	0.00	
Total	--	141,176,477.91	2,291,558.732.72	894,250,220.06	1,538,484,990.57	189,145,607.83	7,680,502.14

Disclose "development products with installment collection", "development products for lease" and "revolving houses" by item in the following format:

Unit: RMB

Project	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
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(2) Data resources recognized as inventories

Unit: RMB

Item	Inventories of purchased data resources	Inventories of data resource processed by oneself	Inventories of data resource obtained by other means	Total
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(3) Provision for inventory depreciation and provision for impairment of contract performance costs

The provision for inventory depreciation shall be disclosed in the following format:

Classification by nature

Unit: RMB

Item	Beginning balance	Increase in the current period		Decrease in the current period		Ending balance	Remark
		Provision	Others	Reversal or write-off	Others		
Development costs	218,824,035.97	940,355,908.91				1,159,179,944.88	
Developing products		95,754,630.32				95,754,630.32	
Raw materials	915,223.04	2,820.84		10,120.00		907,923.88	
Inventories of goods	2,094,300.39					2,094,300.39	
Total	221,833,559.40	1,036,113,360.07		10,120.00		1,257,936,799.47	

Classification by main items:

Unit: RMB

Project	Beginning balance	Increase in the current period		Decrease in the current period		Ending balance	Remark
		Provision	Others	Reversal or write-off	Others		

(4) The capitalization rate of interest in the ending balance of inventories

Project	Capitalization amount at the beginning of the period	Capitalization amount of the current period	Amount carried forward of the current period	Capitalization amount at the end of the period
SZPRD · Golden Ling Holiday	264,266.89		195,968.26	68,298.63
SZPRD · Lake City	357,489,702.39	119,889,892.75		477,379,595.14
SZPRD · Covered Bridge International	2,971,986.54			2,971,986.54
SZPRD · Lakeside Royal View Phase I	1,249,515.42		29,241.32	1,220,274.10
SZPRD · Harbour Palace	9,600,985.30	14,782,180.06		24,383,165.36
SZPRD · Yutang Shangfu	3,810,146.41	7,680,502.14	4,289,437.30	7,201,211.25
Shenzhen Property · Shenyang Digital Intelligent City	460,955.00	8,360,937.61		8,821,892.61
Total	375,847,557.95	150,713,512.56	4,514,646.88	522,046,423.63

(5) Restricted inventories

Disclosure of restricted inventories by item:

Unit: RMB

Project	Beginning balance	Ending balance	Reason for restriction
Land use right of Lake City Project plot	381,246,103.00	401,867,324.00	Loan collateral
Land use right of Plot D of Shenyang Digital Intelligent City Project and Plot D construction in progress		474,272,747.56	Loan collateral
Total	381,246,103.00	876,140,071.56	

10. Assets held for sale

Unit: RMB

Item	Ending book balance	Provision for impairment	Closing book value	Fair value	Estimated disposal cost	Estimated disposal time
Non-current assets held for sale	170,154.05		170,154.05			January 13, 2025
Total	170,154.05		170,154.05			

Other explanations:

11. Non-current assets maturing within one year

Unit: RMB

Item	Ending balance	Beginning balance
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(1) Debt investments due within one year
☐ Applicable ☒ Not applicable
(2) Other debt investments due within one year
☐ Applicable ☒ Not applicable
12. Other current assets

Unit: RMB

Item	Ending balance	Beginning balance
Prepaid value-added tax	26,330,826.55	22,096,062.08
Input tax to be deducted	140,627,987.61	97,304,885.00
Prepaid income tax	2,883,055.01	4,608,593.92
Prepaid land value increment tax	8,078,866.26	862,126.84
Prepaid urban construction tax	2,215,820.29	1,692,524.35
Advance payment of education surcharges	1,582,870.76	1,208,945.98
Instant collection and refund of value-	1,687.34	1,687.34

added tax on software sales receivable		
Total	181,721,113.82	127,774,825.51

Other explanations:

13. Debt investments

(1) Details of debt investments

Unit: RMB

Item	Ending balance			Beginning balance		
	Book balance	Provision for impairment	Book value	Book balance	Provision for impairment	Book value

Changes in provision for impairment of debt investments in the current period

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
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(2) Important debt investments at the end of the period

Unit: RMB

Debt item	Ending balance					Beginning balance				
	Book value	Nominal interest rate	Effective interest rate	Maturity date	Overdue principal	Book value	Nominal interest rate	Effective interest rate	Maturity date	Overdue principal

(3) Provision for impairment

Unit: RMB

Provision for bad debts	Phase I	Phase II	Phase III	Total
	Expected credit losses over the next 12 months	Expected credit loss throughout the duration (without credit loss)	Expected credit loss throughout the duration (with credit loss)	
Balance as at January 1, 2024 forwarded to the current period				

Basis for division of each stage and ratio of provision for bad debts

(4) Debt investments actually written off in the current period

Unit: RMB

Item	Amount of write-off
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Write-off of important debt investments

Debt investments write-off:

Changes in the book balance of provision for loss with significant changes in the current period

☐ Applicable ☒ Not applicable

Other explanations:

14. Other debt investments**(1) Other debt investments**

Unit: RMB

Item	Beginning balance	Accrued interest	Interest adjustment	Fair value changes of the current period	Ending balance	Cost	Cumulative fair value changes	Accumulated provision for impairment recognized in other comprehensive income	Remark
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Changes in provision for impairment of other debt investments in the current period

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
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(2) Other important debt investments at the end of the period

Unit: RMB

Other debt items	Ending balance					Beginning balance				
	Book value	Nominal interest rate	Effective interest rate	Maturity date	Overdue principal	Book value	Nominal interest rate	Effective interest rate	Maturity date	Overdue principal

(3) Provision for impairment

Unit: RMB

Provision for bad debts	Phase I	Phase II	Phase III	Total
	Expected credit losses over the next 12 months	Expected credit loss throughout the duration (without credit loss)	Expected credit loss throughout the duration (with credit loss)	
Balance as at January 1, 2024 forwarded to the current period				

Basis for division of each stage and ratio of provision for bad debts

(4) Other debt investments actually written off in the current period

Unit: RMB

Item	Amount of write-off
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Write-off of important other debt investments

Other debt investments write-off:

Changes in the book balance of provision for loss with significant changes in the current period

☐ Applicable ☒ Not applicable

Other explanations:

15. Other equity instrument investments

Unit: RMB

Project	Ending balance	Beginning balance	Gains accrued to other comprehensive income in the current period	Loss accrued to other comprehensive income in the current period	Gains accumulated into other comprehensive income at the end of the current period	Losses accumulated into other comprehensive income at the end of the current period	Dividend income recognized during the current period	Reasons designated as being measured at fair value through other comprehensive income
Jintian Industrial (Group) Co., Ltd.	586,231.82	636,926.20		60,387.90		2,896,256.38		Not for trading purpose
Total	586,231.82	636,926.20		60,387.90		2,896,256.38		

Derecognition exists in the current period

Unit: RMB

Project	Cumulative gains transferred to retained earnings	Cumulative losses transferred to retained earnings	Reasons for derecognition
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Non-trading equity instrument investments by item in the current period

Unit: RMB

Project	Recognized dividend income	Cumulative gains	Cumulative loss	Amount transferred from the other comprehensive income to retained earnings	Reasons designated as being measured at fair value through other comprehensive income	Reasons for the transfer of other comprehensive income into retained earnings
Jintian Industrial (Group) Co., Ltd.			3,004,124.49		Not for trading purpose	

Other explanations:

16. Long-term receivables**(1) Long-term receivables**

Unit: RMB

Item	Ending balance			Beginning balance			Interval of discount rate
	Book balance	Provision for bad debts	Book value	Book balance	Provision for bad debts	Book value	

(2) Disclosure by provision method for bad debts

Unit: RMB

Type	Ending balance					Beginning balance				
	Book balance		Provision for bad debts		Book value	Book balance		Provision for bad debts		Book value
	Amount	Ratio	Amount	Provision ratio		Amount	Ratio	Amount	Provision ratio	
Including:										
Including:										

The provision for bad debts made according to the general model of expected credit losses

Unit: RMB

Provision for bad debts	Phase I	Phase II	Phase III	Total
	Expected credit losses over the next 12 months	Expected credit loss throughout the duration (without credit loss)	Expected credit loss throughout the duration (with credit loss)	
Balance as at January 1, 2024 forwarded to the current period				

Basis for division of each stage and ratio of provision for bad debts

(3) Provision for bad debts accrued, recovered or reversed for the current period

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Others	

Reversal or recovery of significant amount of provision for bad debts in the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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Other explanations:

(4) Actual write-off of long-term receivables in the current period

Unit: RMB

Item	Amount of write-off
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Write-off of important long-term receivables:

Unit: RMB

Entity name	Nature of payment	Amount of write-off	Reasons for write-off	Write-off procedures	Whether the fund is generated by
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				performed	related party transactions
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Explanations on write-off of long-term receivables:

17. Long-term equity investments

Unit: RMB

Investees	Beginn ing balanc e (book value)	Beginn ing balanc e of provisi on for impair ment	Increase/decrease in this period								Ending balanc e (book value)	Balanc e of provisi on for impair ment as at the end of the period
			Additi onal invest ment	Reduc ed invest ment	Invest ment profit or loss recogn ized under the equity metho d	Adjust ment of other compr ehensi ve incom e	Other change s in equity	Cash divide nds or profits declare d to be paid	Provisi on for impair ment	Others		
I. Joint ventures												
Shenzhen Property Jifa Warehousing Co., Ltd.	48,065 ,818.5 0				184,29 0,782. 47						232,35 6,600. 97	
Shenzhen Tian'an International Building Property Management Co., Ltd.	7,050, 937.34				- 1,311, 866.11						5,739, 071.23	
Sub-total	55,116 ,755.8 4				182,97 8,916. 36						238,09 5,672. 20	
II. Associates												
Shenzhen Wufang Ceramic Industry Co., Ltd.		18,983 ,614.1 4										18,983 ,614.1 4
Shenzhen Comfort Health Products Co., Ltd.		165,00 0.00										165,00 0.00
Shenzhen Xinghao Imitation Porcelain Products Co., Ltd.		756,67 0.68										756,67 0.68
Shenzhen Social Welfare Company		326,69 3.24										326,69 3.24

Fuda Electronics Factory												
Shenzhen Fulong Industrial Development Co., Ltd.		1,684,350.00										1,684,350.00
Haonianhua Hotel		2,733,570.05										2,733,570.05
Shenzhen Education Fund Longhua Investment		500,000.00										500,000.00
Shenzhen Kangle Sports Club Huangfa Branch		540,060.00										540,060.00
Factory building in Dankeng Village, Fumin, Guanlan Town, Shenzhen		1,168,973.20										1,168,973.20
Shenzhen Xiongnu Bowling Entertainment Co., Ltd.		500,000.00										500,000.00
Shenzhen Lianhua Caitian Property Management Co., Ltd.		1,475,465.91										0.00
Shenzhen Yangyuan Industrial Co., Ltd.		1,030,000.00										1,030,000.00
Jia Kaifeng Company Bao'an Company		600,000.00										600,000.00
Guiyuan Auto Repair Plant		350,000.00										350,000.00
Shenzhen Wuwei Roof Landscaping Co., Ltd.		500,000.00										500,000.00
Shenzhen Yuanping Plastic Steel		240,000.00										240,000.00

Doors and Windows Co., Ltd.												
Shenzhen Youfang Printing and Distribution Co., Ltd.		100,000.00										100,000.00
Shenzhen Lusheng Industrial Development Co., Ltd.		100,000.00										100,000.00
China Construction Engineering Corporation Group Smart Parking Technology Co., Ltd.	28,940,994.71				1,244,593.63			93,455.02			30,092,133.32	
Sub-total	28,940,994.71	31,754,397.22			1,244,593.63			93,455.02			30,092,133.32	30,278,931.31
Total	84,057,750.55	31,754,397.22			184,223,509.99			93,455.02			268,187,805.52	30,278,931.31

Note: Shenzhen Lianhua Caitian Property Management Co., Ltd. was legally de-registered on November 6, 2024, so the Company will write off the provision for impairment of its long-term equity investment in this entity.

The recoverable amount is determined at the net amount of the fair value minus the disposal expenses

☐ Applicable ☒ Not applicable

The recoverable amount is determined based on the present value of the estimated future cash flows

☐ Applicable ☒ Not applicable

Reasons for the obvious inconsistency between the above information and the information used in previous impairment test or external information

Reasons for the difference between the information used in the impairment test of the Company in previous years and the actual situation of the current year

Other explanations:

18. Other non-current financial assets

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

19. Investment properties

(1) Investment properties measured at the cost mode

☒ Applicable ☐ Not applicable

Unit: RMB

Item	Houses and buildings	Land use rights	Construction in progress	Total
I. Total original book value				
1. Beginning balance	882,419,576.87	14,495,902.20	37,192,716.83	934,108,195.90
2. Increase in the current period	24,580,257.28		2,472,881.95	27,053,139.23
(1) Outsourcing	1,045,314.40		2,472,881.95	3,518,196.35
(2) Transfer from inventories, fixed assets and construction in progress	23,534,942.88			23,534,942.88
(3) Increase in business combination				
3. Decrease in the current period	6,858,774.25			6,858,774.25
(1) Disposal	7,132,124.83			7,132,124.83
(2) Other transfers out				
(3) Exchange adjustment	-273,350.58			-273,350.58
4. Ending balance	900,141,059.90	14,495,902.20	39,665,598.78	954,302,560.88
II. Accumulated depreciation and accumulated amortization				
1. Beginning balance	503,887,262.40	13,360,585.89	30,049,547.14	547,297,395.43
2. Increase in the current period	34,139,732.46		4,761,347.05	38,901,079.51
(1) Provision or amortization	28,432,914.88		4,761,347.05	33,194,261.93
(2) Others	5,706,817.58			5,706,817.58
3. Decrease in the current period	5,317,568.41		614,238.72	5,931,807.13
(1) Disposal	5,577,251.46			5,577,251.46
(2) Other transfers out			614,238.72	614,238.72
(3) Exchange adjustment	-259,683.05			-259,683.05
4. Ending balance	532,709,426.45	13,360,585.89	34,196,655.47	580,266,667.81
III. Provision for impairment				
1. Beginning balance				
2. Increase in the current period				
(1) Provision				
3. Decrease in the current period				
(1) Disposal				
(2) Other transfers out				
4. Ending balance				
IV. Book value				
1. Book value as at the end of the period	367,431,633.45	1,135,316.31	5,468,943.31	374,035,893.07
2. Book value as at the beginning of the period	378,532,314.47	1,135,316.31	7,143,169.69	386,810,800.47

The recoverable amount is determined at the net amount of the fair value minus the disposal expenses

☐ Applicable ☒ Not applicable

The recoverable amount is determined based on the present value of the estimated future cash flows

☐ Applicable ☒ Not applicable

Reasons for the obvious inconsistency between the above information and the information used in previous impairment test or external information

Not applicable

Reasons for the difference between the information used in the impairment test of the Company in previous years and the actual situation of the current year

Not applicable

Other explanations:

(2) Investment properties measured by fair value

☐ Applicable ☒ Not applicable

The Company shall comply with the disclosure requirements for the real estate industry as set out in the Guidelines for Self-Regulation of Listed Companies of Shenzhen Stock Exchange No. 3 - Industry Information Disclosure

The investment properties measured at fair value are disclosed by item:

Unit: RMB

Project	Geographical location	Time of completion	Gross floor area	Rental income during the reporting period	Opening fair value	Fair value as at the end of the period	The magnitude of fair value changes	Reasons for fair value changes and report index
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Whether the Company has investment properties in the construction period in the current period

☐ Yes ☒ No

Whether the Company has any new investment properties measured at fair value in the current period

☐ Yes ☒ No

(3) Conversion to investment properties and measurement at fair value

Unit: RMB

Item	Accounting items before conversion	Amount	Reason for conversion	Approval procedure	Impact on profit or loss	Impact on other comprehensive income
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(4) Investment properties without certificate of title

Unit: RMB

Item	Book value	Reasons for failure to obtain the certificate of title
Unit 507, Building 6, Maguling	21,369.41	The property is a property management house, which was occupied by a third-party property management company and has now been recovered, but the certificate of title has not been handled
Merrill Land ¹		The land was obtained after the final

		judgment in 2017, and the relevant certificate of title is being handled
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Note: 1 As of December 31, 2024, the original book value of Merrill Lynch land is RMB 3,885,469.40, the accumulated depreciation is RMB 3,885,469.40, and the book value is RMB 0.

Other explanations:

20. Fixed assets

Unit: RMB

Item	Ending balance	Beginning balance
Fixed assets	52,712,396.64	66,436,408.90
Disposal of fixed assets		
Total	52,712,396.64	66,436,408.90

(1) Fixed assets

Unit: RMB

Item	Buildings and constructions	Machinery equipment	Means of transportation	Renovation of fixed assets	Other equipment	Total
I. Total original book value:						
1. Beginning balance	124,427,233.56	6,309,068.92	19,351,344.14	37,737,995.88	58,465,847.17	246,291,489.67
2. Increase in the current period		385,466.33	701,057.69	9,264.42	4,485,049.38	5,580,837.82
(1) Purchase		372,600.21	701,057.69	9,264.42	4,459,955.34	5,542,877.66
(2) Transfer from construction in progress						
(3) Increase in business combination						
(4) Others		12,866.12			25,094.04	37,960.16
3. Decrease in the current period	5,234,107.26		1,111,014.28		2,878,815.32	9,223,936.86
(1) Disposal or scrapping			1,102,166.49		2,875,816.32	3,977,982.81
(2) Transfer to investment properties	5,360,609.37					5,360,609.37
(3) Others			8,847.79		2,999.00	11,846.79
(4) Exchange adjustment	-126,502.11					-126,502.11

4. Ending balance	119,193,126.30	6,694,535.25	18,941,387.55	37,747,260.30	60,072,081.23	242,648,390.63
II. Accumulated depreciation						
1. Beginning balance	95,205,368.96	2,973,487.60	14,751,415.52	26,131,133.38	40,717,958.15	179,779,363.61
2. Increase in the current period	1,804,820.03	2,253,950.20	1,450,008.62	6,737,484.89	6,934,228.78	19,180,492.52
(1) Provision	1,804,820.03	2,253,950.20	1,450,008.62	6,737,484.89	6,546,725.13	18,792,988.87
(2) Others					387,503.65	387,503.65
3. Decrease in the current period	4,954,900.57		1,048,411.70		3,096,267.03	9,099,579.30
(1) Disposal or scrapping			1,048,411.70		2,713,007.59	3,761,419.29
(2) Transfer to investment properties	5,092,578.86					5,092,578.86
(3) Others					383,259.44	383,259.44
(4) Exchange adjustment	-137,678.29					-137,678.29
4. Ending balance	92,055,288.42	5,227,437.80	15,153,012.44	32,868,618.27	44,555,919.90	189,860,276.83
III. Provision for impairment						
1. Beginning balance					75,717.16	75,717.16
2. Increase in the current period						
(1) Provision						
3. Decrease in the current period						
(1) Disposal or scrapping						
4. Ending balance					75,717.16	75,717.16
IV. Book value						
1. Book value as at the end of the period	27,137,837.88	1,467,097.45	3,788,375.11	4,878,642.03	15,440,444.17	52,712,396.64

2. Book value as at the beginning of the period	29,221,864.60	3,335,581.32	4,599,928.62	11,606,862.50	17,672,171.86	66,436,408.90
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(2) Temporarily idle fixed assets

Unit: RMB

Item	Original book value	Accumulated depreciation	Provision for impairment	Book value	Remark
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(3) Fixed assets leased out through operating leases

Unit: RMB

Item	Closing book value
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(4) Fixed assets without certificate of title

Unit: RMB

Item	Book value	Reason for failure to properly handle the certificate of title
Room 401 and 402, Office Building, Sanxiang Business Building	498,583.82	Due to the planning adjustment, the office buildings of the property will be demolished, and a new high-rise office buildings will be built near the existing site. The company will replace the existing property with the new office buildings after its completion, so the property certificate of the property has not been able to be handled.

Other explanations:

(5) Impairment test of fixed assets☐ Applicable ☒ Not applicable**(6) Disposal of fixed assets**

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

21. Construction in progress

Unit: RMB

Item	Ending balance	Beginning balance
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(1) Construction in progress situation

Unit: RMB

Item	Ending balance			Beginning balance		
	Book balance	Provision for	Book value	Book balance	Provision for	Book value

		impairment			impairment	
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(2) Changes of significant construction in progress in the current period

Unit: RMB

Project	Budget	Beginning balance	Increase in the current period	Transfer into fixed assets in the current period	Other decreases in the current period	Ending balance	Ratio of accumulated project investment in budget (%)	Progress of construction	Accumulated capitalization amount of interest	Including: Capitalized amount of interest in the current period	Interest capitalization rate for the current period	Source of funds
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(3) Provision for impairment of construction in progress in the current period

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance	Reason for provision
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Other explanations:

(4) Impairment test of construction in progress
☐ Applicable ☒ Not applicable
(5) Project materials

Unit: RMB

Item	Ending balance			Beginning balance		
	Book balance	Provision for impairment	Book value	Book balance	Provision for impairment	Book value

Other explanations:

22. Right-of-use assets**(1) Right-of-use assets status**

Unit: RMB

Item	Buildings and constructions	Total
I. Total original book value		
1. Beginning balance	56,060,905.86	56,060,905.86
2. Increase in the current period	10,949,317.11	10,949,317.11
(1) New lease	10,949,317.11	10,949,317.11
3. Decrease in the current period	24,356,231.04	24,356,231.04
(1) Termination of leases	24,356,231.04	24,356,231.04
4. Ending balance	42,653,991.93	42,653,991.93

II. Accumulated depreciation		
1. Beginning balance	32,544,109.64	32,544,109.64
2. Increase in the current period	13,691,114.95	13,691,114.95
(1) Provision	13,691,114.95	13,691,114.95
3. Decrease in the current period	20,548,852.69	20,548,852.69
(1) Disposal		
(2) Termination of leases	20,548,852.69	20,548,852.69
4. Ending balance	25,686,371.90	25,686,371.90
III. Provision for impairment		
1. Beginning balance		
2. Increase in the current period		
(1) Provision		
3. Decrease in the current period		
(1) Disposal		
4. Ending balance		
IV. Book value		
1. Book value as at the end of the period	16,967,620.03	16,967,620.03
2. Book value as at the beginning of the period	23,516,796.22	23,516,796.22

(2) Impairment test of right-of-use assets

☐ Applicable ☒ Not applicable

Other explanations:

23. Intangible assets**(1) Intangible assets situation**

Unit: RMB

Item	Land use rights	Patent right	Non-patented technology	Right of use of software	Total
I. Total original book value					
1. Beginning balance				3,060,312.13	3,060,312.13
2. Increase in the current period					
(1) Purchase					
(2) Internal R&D					
(3) Increase in business combination					
3. Decrease in the current period					
(1) Disposal					

4. Ending balance				3,060,312.13	3,060,312.13
II. Accumulated accumulation					
1. Beginning balance				2,170,510.99	2,170,510.99
2. Increase in the current period				418,235.75	418,235.75
(1) Provision				418,235.75	418,235.75
3. Decrease in the current period					
(1) Disposal					
4. Ending balance				2,588,746.74	2,588,746.74
III. Provision for impairment					
1. Beginning balance					
2. Increase in the current period					
(1) Provision					
3. Decrease in the current period					
(1) Disposal					
4. Ending balance					
IV. Book value					
1. Book value as at the end of the period				471,565.39	471,565.39
2. Book value as at the beginning of the period				889,801.14	889,801.14

The ratio of intangible assets formed through the Company's internal research and development to the balance of intangible assets at the end of the current period is 0.00%.

(2) Data resources recognized as intangible assets

☐ Applicable ☒ Not applicable

(3) Details of land use right without certificate of title

Unit: RMB

Item	Book value	Reason for failure to properly handle the certificate of title
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Other explanations:

(4) Impairment test of intangible assets

☐ Applicable ☒ Not applicable

24. Goodwill

(1) Original book value of goodwill

Unit: RMB

Name of the investees or matters forming goodwill	Beginning balance	Increase in the current period		Decrease in the current period		Ending balance
		Amount formed through business combination		Disposal		
Shenzhen Facility Management Community Co., Ltd.	9,446,847.38					9,446,847.38
Total	9,446,847.38					9,446,847.38

(2) Provision for impairment of goodwill

Unit: RMB

Name of the investees or matters forming goodwill	Beginning balance	Increase in the current period		Decrease in the current period		Ending balance
		Provision		Disposal		
Total						

(3) Relevant information on the asset group or portfolio of asset groups of the goodwill belongs to

Name	Composition and basis of the asset group or combination to which it belongs	Operating segments and basis	Whether it is consistent with previous years
Shenzhen Facility Management Community Co., Ltd.	Asset group or portfolio of asset groups that can independently generate cash flows determined in consideration of the synergistic effect that can benefit from the business combination and the management or monitoring method of the management on the production operating activities	Property management, supporting services	Yes

Changes in asset group or portfolio of asset groups

Name	Composition before change	Composition after change	Objective facts and basis leading to changes
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Other explanations

(4) Specific determination method of recoverable amount

The recoverable amount is determined at the net amount of the fair value minus the disposal expenses

☐ Applicable ☒ Not applicable

The recoverable amount is determined based on the present value of the estimated future cash flows

☒ Applicable ☐ Not applicable

Unit: RMB

Item	Book value	Recoverable amount	Impairment amount	Years of forecast period	Key Parameters for the Forecast Period	Key Parameters in Stabilization Phase	Basis for determination of key parameters in the stabilization period
Shenzhen Facility Management Community Co., Ltd.	27,574,639.49	32,731,847.11		5	Revenue growth rate, discount rate	No growth	Confirmation based on caution
Total	27,574,639.49	32,731,847.11					

Reasons for the obvious inconsistency between the above information and the information used in previous impairment test or external information

Not applicable

Reasons for the difference between the information used in the impairment test of the Company in previous years and the actual situation of the current year

Not applicable

(5) Completion of performance commitment and corresponding goodwill impairment

There is a performance commitment when the goodwill is formed and the reporting period or the previous period of the reporting period is within the performance commitment period

☒ Applicable ☐ Not applicable

Other explanations:

In May 2021, the Company's subsidiary, Shenzhen Wuhu Industry Investment and Development Co., Ltd. (Wuhe Industry Investment and Development for short), acquired 35% of the equity of Shenzhen Facility Management Community Co., Ltd. (Facility Management Community for short or the Target Company) through equity acquisition and targeted capital increase. According to the equity acquisition cooperation framework agreement signed by the Wuhe Industry Investment and Development and the original shareholders, the Facility Home and its original shareholders promised that the operating revenue growth ratio or net profit of the target company from 2021 to 2023 would reach the target value agreed in the agreement, and the Wuhe Industry Investment and Development would assess its operating performance within three years. As of the reporting date, the performance assessment has not been completed, so its completion cannot be evaluated temporarily.

According to the results of the goodwill impairment test, if the recoverable amount is higher than its book value, no provision for impairment of goodwill is required.

25. Long-term deferred expenses

Unit: RMB

Item	Beginning balance	Increase in the current period	Amount amortized in the current period	Other decreases	Ending balance
Renovation costs	21,510,397.88	9,353,705.75	8,903,786.44	-149,772.94	22,110,090.13
Total	21,510,397.88	9,353,705.75	8,903,786.44	-149,772.94	22,110,090.13

Other explanations:

26. Deferred tax assets/deferred tax liabilities

(1) Deferred tax assets without offset

Unit: RMB

Item	Ending balance		Beginning balance	
	Deductible temporary differences	Deferred tax assets	Deductible temporary differences	Deferred tax assets
Provision for asset impairment	88,995,990.92	21,643,089.04	95,315,243.86	21,090,356.76
Unrealized profits of internal transactions	436,511,360.97	109,127,840.24	437,266,319.66	109,316,579.92
Deductible losses	1,152,203,588.06	287,259,758.96	607,016,948.61	151,737,271.44
Land value increment tax withdrawn for deduction	3,171,733,686.94	792,933,421.74	3,911,198,870.69	977,799,717.67
Estimated profit calculated from pre-sale revenue of real estate enterprises	44,109,428.40	11,027,357.10	32,620,985.74	8,155,246.44
Other accrued expenses	22,746,958.59	5,629,898.56	7,694,020.20	1,923,505.05
Lease liabilities	19,127,482.59	4,531,157.25	26,502,156.29	6,417,709.55
Total	4,935,428,496.47	1,232,152,522.89	5,117,614,545.05	1,276,440,386.83

(2) Deferred tax liabilities without offset

Unit: RMB

Item	Ending balance		Beginning balance	
	Taxable temporary differences	Deferred tax liabilities	Taxable temporary differences	Deferred tax liabilities
Book value of fixed assets is greater than tax basis	440,912.20	110,228.04	704,413.18	176,103.29
Right-of-use assets	16,972,012.51	3,989,936.31	23,516,796.22	5,686,176.41
Total	17,412,924.71	4,100,164.35	24,221,209.40	5,862,279.70

(3) Deferred tax assets or liabilities listed net amount after write-offs

Unit: RMB

Item	Deduction amount of deferred tax assets and liabilities at the end of the period	Ending balance of deferred tax assets or liabilities after write-off	Deduction amount of deferred tax assets and liabilities from the beginning of the period	Beginning balance of deferred tax assets or liabilities after write-off
Deferred tax assets		1,232,152,522.89		1,276,440,386.83
Deferred tax liabilities		4,100,164.35		5,862,279.70

(4) Details of unconfirmed deferred tax assets

Unit: RMB

Item	Ending balance	Beginning balance
Deductible temporary differences	1,779,067,330.85	261,260,204.35
Deductible losses	321,157,984.91	254,378,951.24
Total	2,100,225,315.76	515,639,155.59

(5) Deductible losses from unrecognized deferred tax assets will be expired in the following years

Unit: RMB

Year	Ending amount	Beginning amount	Remark
Year 2024		124,895,242.05	
2025	22,711,013.85	22,711,013.85	
2026	14,238,807.00	14,238,807.00	
2027	81,285,680.12	81,285,680.12	
2028	11,248,208.22	11,248,208.22	
2029	191,674,275.72		
Total	321,157,984.91	254,378,951.24	

Other explanations:

27. Other non-current assets

Unit: RMB

Item	Ending balance			Beginning balance		
	Book balance	Provision for impairment	Book value	Book balance	Provision for impairment	Book value
Cost of contract acquisition	9,590,978.85		9,590,978.85			
Prepayments for the purchase of fixed assets, investment properties, intangible assets, etc.	1,649,428.99		1,649,428.99	870,062.16		870,062.16
Others	2,635,093.77		2,635,093.77	2,635,093.77		2,635,093.77
Total	13,875,501.61		13,875,501.61	3,505,155.93		3,505,155.93

Other explanations:

The cost of contract acquisition is mainly the commissions of real estate sales contracts with a carry-over period of more than one year.

Others, mainly the written-down assets of investment properties, because the asset involves the relocation business of the shantytown redevelopment in Chuanbu Street, which will be handed over later, with a term of more than one year.

28. Assets with restrictions on the ownership or right of use

Unit: RMB

Item	Ending				Beginning			
	Book balance	Book value	Restricted type	Restricted condition	Book balance	Book value	Restricted type	Restricted condition
Monetary funds	67,316,759.82	67,316,759.82	Frozen	Note 1 - Note 11	15,659,341.60	15,659,341.60	Frozen	Guarantee, deposit, time deposit interest, judicially frozen funds, etc.
Land use right of Lake City Project Phase II plot	401,867,324.00	401,867,324.00	Mortgage	Note 12	381,246,103.00	381,246,103.00	Mortgage	Note 9
Land use right of Plot D of Shenyang Digital Intelligent City Project and Plot D construction in progress	523,395,967.09	474,272,747.56	Mortgage	Note 13				
Total	992,580,050.91	943,456,831.38			396,905,444.60	396,905,444.60		

Other explanations:

[Note 1]: Among the monetary funds with restricted right of use at the end of the period, RMB 2,950,000.00 was the bank guarantee deposit of the subsidiary Shenzhen Shenfubao Property Development Co., Ltd.

[Note 2]: Among the monetary funds with restricted right of use at the end of the period, RMB 3,000,000.00 was frozen by the court due to pre-litigation preservation for contract disputes of the subsidiary Shenzhen Facility Management Community Co., Ltd.

[Note 3]: Among the monetary funds with restricted right of use at the end of the period, RMB 117,500.00 was the bank guarantee deposit of the subsidiary Shenzhen Facility Management Community Co., Ltd.

[Note 4]: Among the monetary funds with restricted right of use at the end of the period, RMB 1,000.00 was the POS machine deposit of the subsidiary Shenzhen Shenfubao Property Development Co., Ltd. Jiangxi Branch.

[Note 5]: Among the monetary funds with restricted right of use at the end of the period, RMB 203,171.00 was frozen by the court due to pre-litigation preservation for contract disputes of the subsidiary Shenzhen Huangcheng Real Estate Co., Ltd.

[Note 6]: Among the monetary funds with restricted right of use at the end of the period, there are RMB 57,490,835.33 of time deposits purchased at the end of the period and their interest.

[Note 7]: Among the monetary funds with restricted right of use at the end of the period, RMB 50,349.36 was the collection business guarantee of the subsidiary Shenzhen Jiayuan Property Management Co., Ltd.

[Note 8]: Among the monetary funds with restricted right of use at the end of the period, RMB 284,323.30 was the frozen entrusted payment of the subsidiary Yangzhou Wohui Real Estate Co., Ltd.

[Note 9]: Among the monetary funds with restricted right of use at the end of the period, RMB 484,000.00 was frozen by the court due to pre-litigation preservation for contractual disputes of the subsidiary Chongqing Shengguomao Real Estate Management Co., Ltd.

[Note 10]: Among the monetary funds with restricted right of use at the end of the period, RMB 1,600,000.00 was the bank guarantee deposit of the subsidiary Shenzhen Shenshan Special Cooperation Zone ITC Property Development Co., Ltd.

[Note 11]: Among the monetary funds with restricted right of use at the end of the period, there is RMB 1,135,580.83 which is the loan guarantee historically provided by the Company as a real estate developer and paid for the buyers of commercial housing according to the real estate operation practice.

[Note 12]: Due to the needs of daily operating activities, the Company applied for a loan from Industrial Bank Shenzhen Branch, and mortgaged the land use right of the Lake City Project plot it held.

[Note 13]: Due to the needs of daily operating activities, the Company applied for a loan from Agricultural Bank of China Yangzhou Branch, and mortgaged the land use right of Plot D of Shenyang Digital Intelligent City Project and the construction in progress of Plot D.

29. Short-term borrowings

(1) Classification of short-term borrowings

Unit: RMB

Item	Ending balance	Beginning balance
Credit borrowings	190,165,458.33	230,915,000.00
Total	190,165,458.33	230,915,000.00

Description of short-term borrowings classification:

The credit borrowings (1) at the end of the period are used for the daily operation of the Company's subsidiary, Shenzhen International Trade Center Property Management Co., Ltd., with the term of loan from September 30, 2024 to September 27, 2025.

The credit borrowings (2) at the end of the period are used for the daily operation of the Company of subsidiary, Shenzhen ITC Science and Technology Park Service Co., Ltd., and the term of loan is from September 30, 2024 to September 27, 2025.

The credit borrowings (3) at the end of the period are used for the daily operation of the Company of subsidiary, Shenzhen ITC Science and Technology Park Service Co., Ltd., and the term of loan is from December 23, 2024 to December 22, 2025.

(2) Unpaid short-term borrowings in maturity

The total amount of overdue and outstanding short-term borrowings at the end of the current period is RMB 0.00, of which the important overdue and outstanding short-term borrowings are as follows:

Unit: RMB

Borrower	Ending balance	Borrowing interest rate	Overdue time	Overdue interest rate
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Other explanations:

30. Financial liabilities held for trading

Unit: RMB

Item	Ending balance	Beginning balance
Including:		
Including:		

Other explanations:

31. Derivative financial liabilities

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

32. Notes payable

Unit: RMB

Category	Ending balance	Beginning balance
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The total amount of notes payable due but not paid at the end of the current period is RMB, and the reason for the non-payment is.

33. Accounts payable

(1) Presentation of accounts payable

Unit: RMB

Item	Ending balance	Beginning balance
Payable for engineering construction	876,393,730.22	540,851,975.20
Estimated accounts payable	27,094,771.04	40,980,345.76
Others	139,603,776.01	81,036,738.63
Total	1,043,092,277.27	662,869,059.59

(2) Significant accounts payable aging more than one year or overdue

Unit: RMB

Item	Ending balance	Reason for no settlement or carrying-forward
Shenzhen Municipal Bureau of Planning and Land Resources	25,000,000.00	Problems left over from history
China Construction Third Engineering Bureau Second Construction Engineering Co., Ltd	19,160,962.25	The project payment milestone has not been reached
China Construction Fourth Engineering Bureau Co., Ltd	12,017,672.93	The project payment milestone has not been reached
Shenzhen Qianhai Advanced Information Service Co., Ltd.	7,126,060.00	Unsettled project
Total	63,304,695.18	

Other explanations:

34. Other payables

Unit: RMB

Item	Ending balance	Beginning balance
Dividends payable	12,202,676.04	12,202,676.04
Other payables	1,219,148,760.34	1,205,100,618.21
Total	1,231,351,436.38	1,217,303,294.25

(1) Interest payable

Unit: RMB

Item	Ending balance	Beginning balance
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Important overdue and unpaid interest situations:

Unit: RMB

Borrower	Overdue amount	Reason for overdue
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Other explanations:

(2) Dividends payable

Unit: RMB

Item	Ending balance	Beginning balance
Ordinary shares dividends	12,202,676.04	12,202,676.04
Total	12,202,676.04	12,202,676.04

Other notes, including important dividends payable that have not been paid for more than 1 year, shall disclose the reasons for non-payment:

Item	Amount of dividends payable	Reason for non-payment
Shenzhen Urban Landscaping Management Office	10,869,036.68	The other party's company is restructured, and the payment object has not been clarified
Labor Union Committee of Shenzhen Urban Landscaping Administration	1,300,000.00	The other party's company is restructured, and the payment object has not been clarified
Others	33,639.36	Unable to obtain the balance payment of the other party's account and unpaid
Total	12,202,676.04	

(3) Other payable

1) List other payable by nature of payment

Unit: RMB

Item	Ending balance	Beginning balance
Deposit	308,200,904.93	290,979,176.07
Guarantee	9,248,840.93	11,806,030.93

Agency collection	4,743,853.11	4,832,329.12
Current accounts	651,960,088.72	611,443,690.41
Accrued expenses	148,017,114.40	200,129,074.12
Withholding payments	7,494,625.63	17,030,579.72
Others	89,483,332.62	68,879,737.84
Total	1,219,148,760.34	1,205,100,618.21

2) Other significant payable aging over one year or overdue

Unit: RMB

Item	Ending balance	Reason for no settlement or carrying-forward
Yangzhou Tourism Development Property Co., Ltd.	345,929,298.79	Merge external related party transactions
Shenzhen Property Jifa Warehousing Co., Ltd.	202,296,665.14	Current accounts, without specific repayment period
China Construction Third Engineering Bureau Second Construction Engineering Co., Ltd	21,597,500.00	Guarantee
Shenzhen Qianhai WeBank Co., Ltd.	6,872,723.72	The lease term has not expired
Shenzhen Tian'an International Building Property Management Co., Ltd.	5,214,345.90	Current accounts, without specific repayment period
Total	581,910,533.55	

3) Other payable of the top ten ending balances collected by counterparts

Other explanations:

35. Advances from customers

(1) Presentation of advances from customers

Unit: RMB

Item	Ending balance	Beginning balance
Rent	1,744,526.75	2,265,223.56
Total	1,744,526.75	2,265,223.56

(2) Important advances from customers with aging more than 1 year or overdue

Unit: RMB

Item	Ending balance	Reason for no settlement or carrying-forward
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Unit: RMB

Item	Changes	Reason for changes
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36. Contract liabilities

Unit: RMB

Item	Ending balance	Beginning balance
House payment received in advance	266,400,127.35	747,372,309.30
Property management fees received in advance	20,619,767.27	30,554,843.87
Other accounts received in advance	49,144,735.10	42,497,800.25
Total	336,164,629.72	820,424,953.42

Significant contract liabilities with aging over 1 year

Unit: RMB

Item	Ending balance	Reason for no settlement or carrying-forward
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Amount and reasons for significant changes in book value during the reporting period

Unit: RMB

Item	Changes	Reason for changes
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The Company shall comply with the disclosure requirements for the real estate industry as set out in the Guidelines for Self-Regulation of Listed Companies of Shenzhen Stock Exchange No. 3 - Industry Information Disclosure

Payment information for the top five pre-sale projects:

Unit: RMB

No.	Project	Beginning balance	Ending balance	Estimated completion time	Pre sale ratio
1	Lake City Project	0.00	211,616,690.06	September 10, 2026	22.16%
2	SZPRD · Yutang Shangfu	736,148,224.77	25,548,025.75		38.88%
3	SZPRD · Golden Ling Holiday	10,551,555.51	27,832,532.63		98.64%
4	SZPRD · Junfeng Lishe	0.00	761,904.76		100.00%
5	SZPRD · Lakeside Royal View Phase II	560,458.72	458,431.11		96.26%

37. Employee compensation payable

(1) Presentation of employee compensation payable

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
I. Short-term compensation	217,869,071.67	862,915,229.30	874,631,941.82	206,152,359.15
II. Post-employment benefits-defined contribution plans	738,881.08	89,934,559.17	89,130,481.01	1,542,959.24
III. Dismissal benefits	178,159.03	4,499,678.10	4,394,463.91	283,373.22
Total	218,786,111.78	957,349,466.57	968,156,886.74	207,978,691.61

(2) Presentation of short-term compensation

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
1. Salaries, bonuses, allowances and	203,201,469.12	755,511,700.53	765,968,053.08	192,745,116.57

subsidies				
2. Employee benefits	1,049,437.80	3,367,157.51	2,389,515.31	2,027,080.00
3. Social insurance premiums	16,164.82	28,311,653.25	28,277,162.53	50,655.54
Including: medical insurance premiums	13,883.77	24,337,317.72	24,305,142.20	46,059.29
Work-related injury insurance premiums	15.96	1,712,689.30	1,711,371.23	1,334.03
Maternity insurance premiums	2,265.09	2,261,646.23	2,260,649.10	3,262.22
4. Housing provident funds	1,165,851.88	28,335,395.36	29,074,357.71	426,889.53
5. Trade union funds and employee education expenses	8,492,080.90	13,679,547.06	14,799,741.69	7,371,886.27
8. Non-monetary benefits	3,944,067.15	33,709,775.59	34,123,111.50	3,530,731.24
Total	217,869,071.67	862,915,229.30	874,631,941.82	206,152,359.15

(3) Presentation of defined contribution plans

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
1. Basic endowment insurance premiums	21,042.06	70,356,095.78	69,497,556.80	879,581.04
2. Unemployment insurance premiums	2,716.40	3,151,906.72	3,150,466.94	4,156.18
3. Enterprise annuity payment	715,122.62	16,426,556.67	16,482,457.27	659,222.02
Total	738,881.08	89,934,559.17	89,130,481.01	1,542,959.24

Other explanations:

38. Taxes payable

Unit: RMB

Item	Ending balance	Beginning balance
Value-added tax	21,171,620.44	17,768,402.21
Corporate income tax	21,591,154.75	91,035,828.65
Individual income tax	4,310,388.69	3,681,965.62
Urban maintenance and construction tax	1,320,722.47	981,394.80
Land value increment tax	3,173,186,258.33	3,911,198,870.69
Land use taxes	179,847.49	180,900.74
Property taxes	396,616.98	539,730.69
Education surcharge	684,508.74	644,625.80
Local education surcharges	530,482.69	322,573.66
Others	908,828.94	603,055.08

Total	3,224,280,429.52	4,026,957,347.94
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Other explanations:

39. Liabilities held for sale

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

40. Non-current liabilities maturing within one year

Unit: RMB

Item	Ending balance	Beginning balance
Long-term borrowings maturing within one year	498,259,873.75	3,075,993,789.05
Long-term payables due within one year	400,000.00	400,000.00
Lease liabilities maturing within one year	8,042,802.55	15,931,064.02
Total	506,702,676.30	3,092,324,853.07

Other explanations:

41. Other current liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Output tax to be transferred	23,186,263.57	68,373,661.13
Total	23,186,263.57	68,373,661.13

Increases or decreases in short-term bonds payable:

Unit: RMB

Bond name	Book value	Nominal interest rate	Issue date	Bond term	Issue Amount	Beginning balance	Issued in the current period	Withdrawal of interest at par value	Amortization of premium and discount	Repayment in the current period		Ending balance	Whether there is breach of contract
Total													

Other explanations:

42. Long-term borrowings

(1) Classification of long-term borrowings

Unit: RMB

Item	Ending balance	Beginning balance
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Pledged loan	151,915,696.00	373,646,731.07
Mortgage loan	4,424,348,935.26	625,842,543.40
Credit borrowings	179,050,000.00	400,400,000.00
Total	4,755,314,631.26	1,399,889,274.47

Description of the classification of long-term borrowings:

The pledged loan at the end of the period was used for the acquisition of 100% equity of five property management companies, Shenzhen Property Management Co., Ltd., Shenzhen Foreign Trade Property Management Co., Ltd., Shenzhen Shenfubao Property Development Co., Ltd., Shenzhen Shenfubao Municipal Service Co., Ltd. and Shenzhen Bonded Zone Security Service Co., Ltd. by the subsidiary of the Company, Shenzhen International Trade Center Property Management Co., Ltd. The term of loan is from May 18, 2022 to April 26, 2027, and the pledge is 100% equity of the five companies held by Shenzhen International Trade Center Property Management Co., Ltd.

At the end of the period, the mortgage loan (1) was used for the development of Guangming Yutang Shangfu Project of Shenzhen Guangming Wuhui Real Estate Co., Ltd. (hereinafter referred to as Guangming Wuhui), a subsidiary of the Company. The term of loan was from July 27, 2022 to May 24, 2028. The collateral was the land use right of Guangming Yutang Shangfu Project held by Guangming Wuhui, and the mortgage has been released.

The mortgage loan (2) at the end of the period was used for the development of the Humen Harbour Palace Project of the Company's subsidiary Dongguan Wuhe Real Estate Co., Ltd. (hereinafter referred to as Dongguan Wuhe). The term of loan was from August 5, 2022 to August 5, 2027. The collateral was the land use right of the Harbour Palace Garden Project held by Dongguan Wuhe and the mortgage has been released.

The mortgage loan (3) at the end of the period was used for the development of Lake City Project of Shenzhen Rongyao Real Estate Development Co., Ltd. (hereinafter referred to as Rongyao Real Estate), a subsidiary of the Company. The term of loan was from March 17, 2023 to March 17, 2026. The collateral was the land use right of Lanhushidai Project held by Rongyao Real Estate, and the Company provided joint and several liability guarantee.

The mortgage loan (4) at the end of the period was used for the development of Shenyang Digital Intelligent City Project of Yangzhou Wuhe Real Estate Co., Ltd. (hereinafter referred to as Yangzhou Wuhe), a subsidiary of the Company. The term of loan was from January 19, 2024 to January 19, 2029. The collateral was the land use right of Plot D of Shenyang Digital Intelligent City Project and the construction in progress of Plot D held by Yangzhou Wuhui, and joint and several liability guarantee was provided by the Company and Yangzhou Lvfa Real Estate Co., Ltd.

The mortgage loan (5) at the end of the period is used for development of the Lake City Project of its subsidiary, Shenzhen Rongyao Real Estate Development Co., Ltd. (hereinafter referred to as Rongyao Real Estate). The term of loan is from November 29, 2019 to November 20, 2026. The pledge is 69% of the equity of Rongyao Real Estate held by the Company, and the Company provides joint and several liability guarantee.

The credit borrowings at the end of the period were used for the daily operation of the Company's subsidiary, Shenzhen International Trade Center Property Management Co., Ltd., with the term of loan from September 27, 2024 to September 27, 2026.

Other explanations, including interest rate range:

43. Bonds payable**(1) Bonds payable**

Unit: RMB

Item	Ending balance	Beginning balance
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(2) Increase or decrease in bonds payable (excluding preferred shares, perpetual bonds and other financial instruments classified as financial liabilities)

Unit: RMB

Bond name	Book value	Nominal interest rate	Issue date	Bond term	Issue Amount	Beginning balance	Issued in the current period	Withdrawal of interest at par value	Amortization of premium and discount	Repayment in the current period		Ending balance	Whether there is breach of contract
Total													

(3) Description of convertible corporate bonds**(4) Description of other financial instruments classified as financial liabilities**

Changes of outstanding financial instruments such as preferred shares and perpetual bonds at the period-end

Table of changes of outstanding financial instruments such as preferred shares and perpetual bonds at the period-end

Unit: RMB

Outstanding financial instruments	Beginning		Increase in the current period		Decrease in the current period		Ending	
	Number	Book value	Number	Book value	Number	Book value	Number	Book value

Description of the basis for classifying other financial instruments as financial liabilities

Other explanations:

44. Lease liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Lease payments	21,312,666.88	34,767,450.58
Unrecognized financing expenses	-2,180,791.76	-8,265,294.29
Less: Lease liability maturing within one year	-8,042,802.55	-15,931,064.02
Total	11,089,072.57	10,571,092.27

Other explanations:

45. Long-term payables

Unit: RMB

Item	Ending balance	Beginning balance
Long-term payables	399,749,550.00	400,105,655.56
Total	399,749,550.00	400,105,655.56

(1) Presentation of long-term payables by nature of payment

Unit: RMB

Item	Ending balance	Beginning balance
Sale and leaseback financing funds	399,749,550.00	400,105,655.56

Other explanations:

The long-term payables at the period-end were the sale and leaseback financing between the Company and Maxwealth Financial Leasing Co., Ltd., with the lease term from December 22, 2023 to December 22, 2027.

(2) Special payables

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance	Formation causes
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Other explanations:

46. Long-term employee compensations payable**(1) Statement of long-term employee compensations payable**

Unit: RMB

Item	Ending balance	Beginning balance
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(2) Changes in defined benefit plans

Present value of defined benefit plan obligations:

Unit: RMB

Item	Amount in the current period	Amount in the previous period
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Plan assets:

Unit: RMB

Item	Amount in the current period	Amount in the previous period
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Net liabilities (net assets) under defined benefit plans

Unit: RMB

Item	Amount in the current period	Amount in the previous period
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Description of the content of the defined benefit plans and the risks associated with it, and the impact on the Company's future cash flows, time and uncertainty:

Description of major actuarial assumptions and sensitivity analysis results of defined benefit plans:

Other explanations:

47. Estimated liabilities

Unit: RMB

Item	Ending balance	Beginning balance	Formation causes
Pending litigation	934,205.51	650,000.00	①Litigation between Basepoint and Facility Management Community ②Litigation between Overseas Friendship Building and Jin Hailian
Total	934,205.51	650,000.00	

Other explanations, including relevant important assumptions and estimation notes of important estimated liabilities:

See Note XVI-2 for details

48. Deferred income

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance	Formation causes
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Other explanations:

49. Other non-current liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Special fund for public utilities	537,155.06	549,961.59
Building structure maintenance fund	14,746,480.42	15,997,716.45
Guarantee for admission	6,660,398.31	6,335,914.04
Electrical equipment maintenance fund	4,019,415.44	4,019,415.44
Escrow maintenance fund	52,435,075.20	52,002,751.04
Co-investment capital from Guanlanbuling Project's employees	40,000,000.00	40,000,000.00
Others	8,521,004.59	8,133,466.98
Total	126,919,529.02	127,039,225.54

Other explanations:

50. Share capital

Unit: RMB

	Beginning balance	Changes during the period (+, -)					Ending balance
		New shares issued	Bonus issue	Conversion of provident fund into shares	Others	Sub-total	
Total shares	595,979,092.00						595,979,092.00

Other explanations:

51. Other equity instruments

(1) Changes of outstanding financial instruments such as preferred shares and perpetual bonds at the period-end

(2) Table of changes of outstanding financial instruments such as preferred shares and perpetual bonds at the period-end

Unit: RMB

Outstanding financial instruments	Beginning		Increase in the current period		Decrease in the current period		Ending	
	Number	Book value	Number	Book value	Number	Book value	Number	Book value

Changes of other equity instruments in the current period, explanation of the reasons for the changes, and the basis for relevant accounting treatment:

Other explanations:

52. Capital reserve

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
Other capital reserves	80,488,045.38			80,488,045.38
Total	80,488,045.38			80,488,045.38

Other explanations, including the increase and decrease in the current period and the reasons for the changes:

53. Treasury shares

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
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Other explanations, including the increase and decrease in the current period and the reasons for the changes:

54. Other comprehensive income

Unit: RMB

Item	Beginning balance	Amount in the current period						Ending balance
		Amount before income tax in the current period	Less: the amount included in other comprehensive income in prior period and transferred to current profit or loss	Less: retained income included in other comprehensive income in prior periods and transferred to current profit or	Less: income tax expenses	Attributable to parent company after tax	Attributable to minority shareholders after tax	

				loss				
I. Other comprehensive income that cannot be reclassified into profit or loss	- 3,004,584.8 0	-60,387.90				-60,387.90		- 3,064,972.7 0
Fair value changes of investments in other equity instruments	- 3,004,584.8 0	-60,387.90				-60,387.90		- 3,064,972.7 0
II. Other comprehensive income to be reclassified into profit or loss later	- 347,753.08	1,212,370.1 1				1,212,370.1 1		864,617.03
Foreign currency translation differences	- 347,753.08	1,212,370.1 1				1,212,370.1 1		864,617.03
Total of other comprehensive income	- 3,352,337.8 8	1,151,982.2 1				1,151,982.2 1		- 2,200,355.6 7

Other explanations, including the adjustment of the effective portion of the profit or loss of the cash flows hedge to the initial recognized amount of the hedged item:

55. Special reserves

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
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Other explanations, including the increase and decrease in the current period and the reasons for the changes:

55. Surplus reserves

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
Statutory surplus reserve	115,743,323.95	9,316,761.13		125,060,085.08
Discretionary surplus reserve	365,403.13			365,403.13
Total	116,108,727.08	9,316,761.13		125,425,488.21

Explanations of the surplus reserve, including the changes in the current period and the reasons for the changes:

57. Undistributed profits

Unit: RMB

Item	Current period	Previous period
Retained earnings as at the end of the	3,872,586,802.17	3,692,753,832.81

previous period before the adjustment		
Undistributed profits at the beginning of the period after adjustment	3,872,586,802.17	3,692,753,832.81
Plus: Net profit attributable to owners of the parent company in this period	-1,114,764,922.17	464,014,492.11
Less: Withdrawal of statutory surplus reserves	9,316,761.13	67,216,150.98
Common stock dividends payable	185,945,476.70	215,148,452.21
Others	568,863.59	1,816,919.56
Undistributed profits as at the end of the period	2,561,990,778.58	3,872,586,802.17

Details of adjustment to undistributed profits as at the beginning of the period:

- 1) Due to the retroactive adjustment of the Accounting Standards for Business Enterprises and its related new regulations, the opening undistributed profits was RMB0.
- 2) Due to the change in accounting policies, the opening undistributed profits was RMB0.
- 3) Due to the correction of major accounting errors, the opening undistributed profits was RMB0.
- 4) Due to the change of consolidation scope caused by the same control, the opening undistributed profits was RMB0.
- 5) The total impact of other adjustments on the opening undistributed profits was RMB0.

58. Operating revenue and operating costs

Unit: RMB

Item	Amount in the current period		Amount in the previous period	
	Revenue	Cost	Revenue	Cost
Primary business	2,670,640,573.12	2,249,277,554.33	2,947,291,675.00	2,233,525,382.49
Other business	63,518,310.93	736,534.00	17,825,350.04	
Total	2,734,158,884.05	2,250,014,088.33	2,965,117,025.04	2,233,525,382.49

Whether the audited net profit after deducting non-recurring profit or loss was negative

☒ Yes ☐ No

Unit: RMB

Item	Current year	Specific deductions	Previous year	Specific deductions
Amount of operating revenue	2,734,158,884.05	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and revenue from compensation for demolition of Fenghe Rili, and revenue from consulting services	2,965,117,025.04	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and consulting service revenue
Total amount of operating revenue	63,518,310.93	Business revenue irrelevant to primary	17,825,350.04	Business revenue irrelevant to primary

deduction items		business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and revenue from compensation for demolition of Fenghe Rili, and revenue from consulting services		business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and consulting service revenue
Proportion of total amount of operating revenue deduction items in operating revenue	2.32%		0.60%	
I. Business revenue not related to the main business				
1. Other business revenue other than normal operations. For example, the revenue realized from the lease of fixed assets, intangible assets, packaging materials, sales of materials, exchange of non-monetary assets with materials, entrusted management business, etc., and the income that is included in the income from primary business but is not part of the normal operation of the listed company.	63,518,310.93	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and revenue from compensation for demolition of Fenghe Rili, and revenue from consulting services	17,825,350.04	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and consulting service revenue
Subtotal of business revenue not related to main business	63,518,310.93	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and revenue from compensation for demolition of Fenghe Rili, and revenue from consulting services	17,825,350.04	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and consulting service revenue

II. Revenue without commercial substance				
Subtotal of revenue without commercial substance	0.00	No deductions in 2024	0.00	No deductions in 2023
III. Other revenue not related to the main business or without commercial substance	0.00	No deductions in 2024	0.00	No deductions in 2023
Operating revenue after deduction	2,670,640,573.12	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and revenue from compensation for demolition of Fenghe Rili, and revenue from consulting services	2,947,291,675.00	Business revenue irrelevant to primary business is deducted, mainly including revenue from compensation for temporary resettlement due to shantytown transformation at Chuanbu Street, and consulting service revenue

Breakdown of operating revenue and operating costs:

Unit: RMB

Contract classification	Division 1		Division 2				Total	
	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs
Business type	2,734,158,884.05	2,250,014,088.33					2,734,158,884.05	2,250,014,088.33
Including:								
Real estate	1,003,780,119.17	843,578,721.75					1,003,780,119.17	843,578,721.75
Property management	1,594,488,341.49	1,320,671,101.86					1,594,488,341.49	1,320,671,101.86
Lease operation	135,890,423.39	85,764,264.72					135,890,423.39	85,764,264.72
Classification by business area	2,734,158,884.05	2,250,014,088.33					2,734,158,884.05	2,250,014,088.33
Including:								
Shenzhen area	2,316,973,557.44	1,857,030,616.82					2,316,973,557.44	1,857,030,616.82
Other areas	417,185,326.61	392,983,471.51					417,185,326.61	392,983,471.51
Market or customer type								

Including:								
Contract type								
Including:								
Classification by time of commodity transfer								
Including:								
Classification by contract period								
Including:								
Classification by sales channel								
Including:								
Total								

Information related to performance obligations:

Item	Time to fulfill performance obligations	Important payment terms	Nature of the goods the Company undertakes to transfer	Whether it is the main responsible person	Amounts assumed by the Company that are expected to be refunded to customers	Types of quality assurance provided by the Company and related obligations
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Other explanations

Information related to the transaction prices allocated to the remaining performance obligations:

The amount of revenue corresponding to the performance obligations that had been signed but not yet performed or not yet completed at the end of the reporting period was RMB336,164,629.72, of which RMB87,001,721.46 was expected to be recognized as revenue in 2025, RMB2,263,178.61 was expected to be recognized as revenue in 2026, and RMB246,899,729.65 was expected to be recognized as revenue in 2027-2028.

Information about the variable consideration in the contract:

Major contract change or major transaction prices adjustment of parent company

Unit: RMB

Item	Accounting treatments	Amount of impact on revenue
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Other explanations:

The Company shall comply with the disclosure requirements for the real estate industry as set out in the Guidelines for Self-Regulation of Listed Companies of Shenzhen Stock Exchange No. 3 - Industry Information Disclosure

Information on the top five items in terms of revenue recognized during the reporting period:

Unit: RMB

No.	Project	Income amount
1	SZPRD · Yutang Shangfu	753,573,143.97
2	SZPRD · Golden Ling Holiday	155,550,824.77
3	SZPRD · Songhu Langyuan	2,028,060.93
4	SZPRD · Lakeside Royal View Phase II	182,458.72
5	SZPRD · Lakeside Royal View Phase I	114,678.90

59. Taxes and surcharges

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Urban maintenance and construction tax	4,422,844.05	7,295,168.53
Education surcharge	1,906,313.24	3,290,186.80
Property taxes	10,869,473.40	11,160,717.95
Land use taxes	2,135,524.88	2,118,518.10
Local education surtax	1,271,801.53	2,153,783.29
Land value increment tax	64,009,266.08	78,815,376.80
Other taxes	2,296,727.51	1,816,495.35
Total	86,911,950.69	106,650,246.82

Other explanations:

60. G&A expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Employee compensation	214,830,675.48	228,440,720.91
Administrative office expenses	22,204,967.59	26,172,003.04
Amortization and depreciation cost of assets	26,963,578.43	24,574,492.30
Litigation costs	808,759.23	5,304,840.82
Others	19,625,121.01	26,086,318.08
Total	284,433,101.74	310,578,375.15

Other explanations:

61. Selling and distribution expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Intermediary agency fees	9,576,621.10	7,326,766.93
Consulting and sales service fees	7,170,279.84	7,845,564.84
Advertising and publicity expenses	8,545,172.46	10,747,667.28
Employee compensation	10,375,132.31	9,989,326.02
Others	8,328,779.70	10,847,833.50

Total	43,995,985.41	46,757,158.57
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Other explanations:

62. R&D expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Employee compensation	4,816,649.05	3,808,250.90
Depreciation and amortization cost	28,482.42	65,160.46
Others	506,676.97	260,073.01
Total	5,351,808.44	4,133,484.37

Other explanations:

63. Financial expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Interest expenses	68,401,770.57	55,928,873.37
Less: interest income	-31,389,808.25	-19,183,529.19
Profit or loss on exchange	778,902.74	761,442.10
Service fee and others	3,252,783.69	6,339,243.02
Total	41,043,648.75	43,846,029.30

Other explanations:

64. Other income

Unit: RMB

Source of other income	Amount in the current period	Amount in the previous period
Government grants related to revenue	3,059,786.92	7,802,977.21
Refund of service fee for withholding individual income tax	314,568.77	382,244.19
Additional deduction of value-added tax input	-834,439.22	5,302,600.13
Refund of value-added tax	2,021,797.08	1,944,370.99
Total	4,561,713.55	15,432,192.52

65. Gains from changes in fair value

Unit: RMB

Sources of gains from changes in fair value	Amount in the current period	Amount in the previous period
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Other explanations:

66. Investment income

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Long-term equity investment income	184,223,509.99	4,339,433.24

calculated under the equity method		
Investment income from disposal of long-term equity investments	1,450,000.00	701,420,219.12
Gain on restructuring of debt	-54,026.93	
Total	185,619,483.06	705,759,652.36

Other explanations:

67. Credit loss

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Losses from bad debts of accounts receivable	-9,475,193.14	-13,454,920.44
Bad debt loss of other receivables	-353,613,204.14	-6,390,032.43
Total	-363,088,397.28	-19,844,952.87

Other explanations:

68. Assets impairment loss

Unit: RMB

Item	Amount in the current period	Amount in the previous period
I. Inventories depreciation loss and contract performance cost impairment losses	-1,036,113,360.07	-212,173,623.03
Total	-1,036,113,360.07	-212,173,623.03

Other explanations:

69. Gains from disposal of assets

Unit: RMB

Source of gains from disposal of assets	Amount in the current period	Amount in the previous period
Gains on disposal of fixed assets ("-" for losses)	-10,823.66	4,611.81
Gains on disposal of right-of-use assets ("-" for losses)	98,669.52	594,704.56
Others		234,052.82

70. Non-operating revenue

Unit: RMB

Item	Amount in the current period	Amount in the previous period	Amount included in the current non-recurring profit or loss
Gains from the damage and scrapping of non-current assets	240.00	16,447.29	240.00
Confiscated income	544,705.46	2,041,279.63	544,705.46
Gains from unclaimed		34,134.00	

payables			
Gains from inventory surplus		300.00	
Others	522,860.11	1,512,516.17	522,860.11
Total	1,067,805.57	3,604,677.09	1,067,805.57

Other explanations:

71. Non-operating expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period	Amount included in the current non-recurring profit or loss
Donations made	8,000.00	79,840.57	8,000.00
Loss from the damage and scrapping of non-current assets	187,340.31	142,785.08	187,340.31
Litigation expenses	1,879,644.55	694,346.32	1,879,644.55
Extraordinary losses	4,000.00	8,800.00	4,000.00
Penalties and late fees	372,270.64	1,962,837.07	372,270.64
Others	5,904,708.99	3,615,895.16	5,904,708.99
Total	8,355,964.49	6,504,504.20	8,355,964.49

Other explanations:

72. Income tax expenses

(1) Income tax expenses schedule

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Income tax expenses for the current period	50,805,402.42	142,880,361.95
Deferred tax expenses	42,525,748.58	113,993,935.97
Total	93,331,151.00	256,874,297.92

(2) Adjustment process of accounting profits and income tax expenses

Unit: RMB

Item	Amount in the current period
Total profits	-1,193,812,573.11
Income tax expenses calculated at statutory/applicable tax rate	-298,453,143.28
Influence of different tax rates applicable to subsidiaries	-2,791,596.78
Influence of adjustments to the income tax for the prior years	6,201,413.84
Influence of non-taxable income	-46,055,877.50
Influence of nondeductible costs, expenses and losses	7,307,580.46
Influence of deductible losses on the use of preliminarily unrecognized deferred tax assets in previous periods	-11,535,731.39
Effect of deductible temporary differences or deductible losses from deferred tax assets unrecognized in the current period	439,996,457.76

Tax impact of the addition for the deduction of R&D expenses	-1,337,952.11
Income tax expenses	93,331,151.00

Other explanations:

73. Other comprehensive income

See Note VII-54 for details.

74. Items of statement of cash flows

(1) Cash related to operating activities

Other cash received related to operating activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Large current accounts received	278,508,648.94	117,918,299.90
Interest income received	40,033,974.92	19,183,529.19
Net amount of various deposits, guarantees and special funds received	102,896,047.58	114,428,356.99
Government grants received	3,059,786.92	7,802,977.21
Other miscellaneous funds received	45,871,591.13	88,094,832.06
Decrease in restricted funds the current period	12,490,938.87	7,835,036.35
Total	482,860,988.36	355,263,031.70

Notes to other cash received related to operating activities:

Other cash paid related to operating activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
G&A expenses paid in cash	39,111,851.22	63,006,009.01
Selling and distribution expenses paid in cash	18,208,447.58	36,673,353.00
Net amount of various payments and receipts on behalf of others such as paid utilities	170,693,541.68	115,368,992.19
Other miscellaneous funds paid	130,134,090.94	41,068,618.68
Increase in restricted funds in the current period	3,570,155.21	15,659,341.60
Total	361,718,086.63	271,776,314.48

Notes to other cash paid related to operating activities:

(2) Cash related to investing activities

Other cash received related to investing activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
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Important cash received related to investing activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
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Net cash received from disposal of fixed assets, intangible assets and other long-term assets	55,903,425.50	92,191.39
Net cash received from disposal of subsidiaries and other business units		634,578,885.34
Total	55,903,425.50	634,671,076.73

Notes to other cash received related to investing activities:

Other cash paid related to investing activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
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Important cash paid related to investing activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Purchase of time deposits	57,412,000.00	
Total	57,412,000.00	

Notes to other cash paid related to investing activities:

(3) Cash related to financing activities

Other cash received related to financing activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Received sale and leaseback financing funds		400,000,000.00
Total		400,000,000.00

Notes to other cash received related to financing activities:

Other cash paid related to financing activities

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Amount paid for repayment of lease liabilities	16,584,505.64	25,266,936.77
Cash consideration paid by the combining party of business combination under common control on the combination date	568,863.59	1,816,919.56
Amount paid for sale and leaseback	18,693,137.50	
Other miscellaneous funds paid	1,368,000.00	
Total	37,214,506.73	27,083,856.33

Notes to other cash paid related to financing activities:

Changes in various liabilities arising from financing activities

☒ Applicable ☐ Not applicable

Unit: RMB

Item	Beginning balance	Increase in the current period		Decrease in the current period		Ending balance
		Cash changes	Non-cash changes	Cash changes	Non-cash changes	
Short-term	4,706,798,063.	1,239,948,405.	200,116,495.53	703,084,938.71	38,062.20	5,443,739,963.

borrowings and long-term borrowings	52	21				35
Lease liabilities	26,502,156.29		9,214,224.47	16,584,505.64		19,131,875.12
Long-term payables	400,505,655.56		18,337,031.94	18,693,137.50		400,149,550.00
Total	5,133,805,875.37	1,239,948,405.21	227,667,751.94	738,362,581.85	38,062.20	5,863,021,388.47

(4) Notes to cash flows expressed in net amount

Item	Relevant facts	Basis for presentation of net amount	Financial impact
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(5) Significant activities and financial impacts that do not involve current cash receipts and payments, but affect the financial position of the enterprise or may affect the cash flows in the future

Not applicable

75. Supplementary information to the statement of cash flows**(1) Supplementary information to the statement of cash flows**

Unit: RMB

Supplementary information	The current period	Amount in previous period
1. Net profit adjusted to cash flows from operating activities:		
Net profit	-1,287,143,724.11	449,858,861.48
Plus: provision for assets impairment	1,399,201,757.35	232,018,575.90
Depreciation of fixed assets, depletion of oil and gas assets, depreciation of productive biological assets	51,987,250.80	55,281,119.81
Depreciation of right-of-use assets	13,691,114.95	18,139,758.01
Amortization of intangible assets	418,235.75	379,581.77
Amortization of long-term deferred expenses	8,903,786.44	7,726,470.46
Losses from disposal of fixed assets, intangible assets and other long-term assets ("-" for gains)	-87,845.86	-833,369.19
Losses on write-off of fixed assets ("-" for gains)	187,580.31	126,337.79
Losses from changes in fair value ("-" for gains)		
Financial expenses ("-" for gains)	68,369,233.02	55,167,431.27
Investments losses ("-" for gains)	-185,619,483.06	-705,759,652.36
Decreases in deferred tax assets ("-" for increases)	44,287,863.94	131,110,960.37
Increase in deferred tax liabilities ("-" for decreases)	-1,762,115.35	-17,117,024.40
Decreases in inventories ("-" for increases)	-495,134,772.53	-485,801,483.89
Decreases in operating receivables ("-" for increases)	-79,181,787.39	-69,297,620.74
Increases in operating payables ("-" for decreases)	-962,115,268.78	64,907,069.39
Others		
Net cash flows from operating activities	-1,423,998,174.52	-264,092,984.33

2. Significant investing and financing activities not involving in cash receipts and payments:		
Transfer of debts into capital		
Convertible corporate bonds maturing within 1 year		
Fixed assets leased from financing		
3. Net change in cash and cash equivalents:		
Ending balance of cash	1,610,799,884.30	2,733,139,135.12
Less: beginning balance of cash	2,733,139,135.12	1,509,693,857.48
Plus: ending balance of cash equivalents		
Less: beginning balance of cash equivalents		
Net increase in cash and cash equivalents	-1,122,339,250.82	1,223,445,277.64

(2) Net cash paid for acquisition of subsidiaries in the current period

Unit: RMB

	Amount
Including:	
Including:	
Including:	

Other explanations:

(3) Net cash received for disposal of subsidiaries in the current period

Unit: RMB

	Amount
Including:	
Including:	
Including:	

Other explanations:

(4) Breakdowns of cash and cash equivalents

Unit: RMB

Item	Ending balance	Beginning balance
I. Cash	1,610,799,884.30	2,733,139,135.12
Including: cash on hand	10,705.64	75,265.01
Unrestricted bank deposits	1,610,628,980.11	2,729,897,603.00
Other unrestricted monetary funds	160,198.55	3,166,267.11
III. Ending balance of cash and cash equivalents	1,610,799,884.30	2,733,139,135.12

(5) Limited use but still presented as cash and cash equivalents

Unit: RMB

Item	The current period	Amount in previous period	Reasons for classified as cash and cash equivalents
Pre-sale funds of Guangming Yutang Shangfu Project	249,758,757.74	640,559,629.03	This was the capital within the pre-sale supervision quota of the project. Potevio could apply for paying the construction expenditure and relevant statutory taxes of the project in accordance with the relevant regulations on the supervision of pre-sale funds.
Pre-sale funds of Lake City Project	222,638,954.72	0.00	This was the capital within the pre-sale supervision quota of the project. Potevio could apply for paying the construction expenditure and relevant statutory taxes of the project in accordance with the relevant regulations on the supervision of pre-sale funds.
Total	472,397,712.46	640,559,629.03	

(6) Monetary funds not classified as cash and cash equivalents

Unit: RMB

Item	The current period	Amount in previous period	Reasons for not classified as cash and cash equivalents
Bank deposits	57,490,835.33	8,644,166.67	Time deposits and interest thereon
Bank deposits	3,972,494.30	3,681,570.32	Frozen funds
Other monetary funds	5,853,430.19	3,333,604.61	Guarantees and interests
Total	67,316,759.82	15,659,341.60	

Other explanations:

(7) Notes on other significant activities**76. Notes to the statements of changes in owners' equity**

Specify the name of "others" items adjusted to the ending balance of the previous year, the adjusted amount and other matters:

Not applicable

77. Foreign currency monetary items**(1) Foreign currency monetary items**

Unit: RMB

Item	Ending balance of foreign currency	Exchange rate of conversion	Ending balance of translated RMB
Monetary funds			70,111,942.78

Including: USD	120,000.00	7.1884	862,608.00
EUR			
HKD	66,353,838.64	0.9260	61,443,654.59
VND	27,292,588,042.00	0.000286	7,805,680.19
Accounts receivable			5,823,336.00
Including: USD			
EUR			
HKD			
VND	20,361,314,648.00	0.000286	5,823,336.00
Long-term borrowings			
Including: USD			
EUR			
HKD			
Prepayment			73,069.50
Including: VND	225,325,888.00	0.000286	64,443.20
HKD	9,315.65	0.9260	8,626.30
Other receivables			5,165,941.19
Including: VND	735,343,648.00	0.000286	210,308.28
HKD	5,351,655.41	0.9260	4,955,632.91
Accounts payable			668,751.75
Including: VND	2,338,292,855.00	0.000286	668,751.75
HKD			
Other payables			6,038,836.82
Including: VND	7,583,117,695.00	0.000286	2,168,771.66
HKD	4,179,336.03	0.9260	3,870,065.16

Other explanations:

(2) Description of foreign operating entities, including, for significant foreign operating entities, disclosure of their principal place of business outside of the country, the recording currency and the basis of selection, and disclosure of the reasons for any change in the recording currency

☒ Applicable ☐ Not applicable

Item	Main premise overseas	Recording currency	Basis for selection of recording currency
Shum Yip Properties Development Limited and its subsidiaries	Hong Kong	HKD	The company is located in Hong Kong and is mainly settled in HKD
Vietnam Shenzhen International Trade Center Property Management Co., Ltd.	Vietnam	VND	The company is located in Vietnam and mainly settles in VND

78. Lease

(1) The Company acted as lessee:

☒ Applicable ☐ Not applicable

Variable lease payments not included in the measurement of lease liabilities

☐ Applicable ☒ Not applicable

Lease expense of short-term leases or low-value assets with simplified treatment

☒ Applicable ☐ Not applicable

Item	Amount in the current period
Short-term leases expenses	7,124,442.06
Low-value lease expenses	
Variable lease payments not included in the measurement of lease liabilities	
Total	7,124,442.06

The total cash flows related to leases in the current year amounted to RMB 42,402,085.20.

Situations involving sale and leaseback transactions

In December 2023, the Company signed a sale and leaseback contract with Maxwealth Financial Leasing Co., Ltd., agreeing to transfer part of the office facilities, with a leaseback period of 48 months. Since the fixed assets had not been transferred to the buyer from beginning to end, it was judged that it did not belong to sales, and the payment received was accounted for as a liability.

(2) The Company acted as the lessor

Operating lease as lessor

☒ Applicable ☐ Not applicable

Unit: RMB

Item	Lease income	Including: revenue related to variable lease payments not included in lease receipts
Lease item	135,890,423.39	0.00
Total	135,890,423.39	0.00

Financing lease as the lessor

☐ Applicable ☒ Not applicable

Undiscounted lease receipts for each of the next five years

☒ Applicable ☐ Not applicable

Unit: RMB

Item	Annual undiscounted lease receipts	
	Ending amount	Beginning amount
The First year	110,941,561.06	124,863,019.23
The Second year	77,676,433.74	70,271,138.44
The Third year	56,801,516.42	42,292,889.70
The Fourth year	37,483,824.97	32,718,754.54
The Fifth year	24,132,445.44	24,297,422.32
Total undiscounted lease receipts after five years	15,978,340.37	14,891,056.43

Reconciliation of undiscounted lease receipts and net lease investment

(3) Recognize the profit or loss from financing lease sales as a manufacturer or distributor

☐ Applicable ☒ Not applicable

79. Data resources**80. Others**

Not applicable

VIII. R&D expenditures

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Employee compensation	4,816,649.05	3,808,250.90
Depreciation and amortization cost	28,482.42	65,160.46
Others	506,676.97	260,073.01
Total	5,351,808.44	4,133,484.37
Including: expensed R&D expenditures	5,351,808.44	4,133,484.37

1. R&D projects eligible for capitalization

Unit: RMB

Item	Beginning balance	Increase in the current period			Decrease in the current period			Ending balance
		Internal development expenses	Others		Recognized as intangible assets	Transfer into current profit or loss		
Total								

Significant capitalized R & D projects

Item	R&D progress	Estimated completion time	Production method of expected economic benefits	Timing of capitalization commencement	Specific basis for capitalization commencement
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Provision for impairment of development expenses

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance	Impairment test
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2. Important outsourced projects under research

Project	Methods in which economic benefits are expected to arise	Judgment criteria and specific basis for capitalization or expense
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Other explanations:

IX. Changes in consolidation scope

1. Business combination not under common control

(1) Business combination not under common control occurred in the current period

Unit: RMB

Name of acquiree	Time point of equity acquisition	Costs of equity acquisition	Equity acquisition ratio	Methods of equity acquisition	Acquisition date	Determination basis of the acquisition date	Revenue of the acquiree from the acquisition date to the end of the period	Net profit of the acquiree from the acquisition date to the end of the period	Cash flows of the acquiree from the acquisition date to the end of the period

Other explanations:

(2) Combination costs and goodwill

Unit: RMB

Combination costs	
-- Cash	
-- Fair value of non-cash assets	
-- Fair value of debt issued or assumed	
-- Fair value of equity securities issued	
-- Fair value of the contingent consideration	
-- Fair value of the equity held before the purchase date on the acquisition date	
-- Others	
Total combination costs	
Less: fair value share of net identifiable assets	
Goodwill/combination cost less than the amount of fair value share of net identifiable assets acquired	

Determination method of fair value of combination cost:

Notes to contingent consideration and its changes

Main reasons for the formation of large goodwill:

Other explanations:

(3) Identifiable assets and liabilities of the acquiree on the acquisition date

Unit: RMB

	Fair value on acquisition date	Book value on acquisition date
Assets:		
Monetary funds		
Accounts receivable		

Inventories		
Fixed assets		
Intangible assets		
Liabilities:		
Borrowing		
Accounts payable		
Deferred tax liabilities		
Net assets		
Less: minority equity		
Net assets acquired		

Determination method of fair value of identifiable assets and liabilities:

Contingent liabilities of the acquiree assumed in the business combination:

Other explanations:

(4) Gains or losses arising from the equity held before the acquisition date remeasured at fair value

Whether there was a transaction that realized business combination step by step through multiple transactions and obtained right of control during the reporting period

☐ Yes ☒ No

(5) Notes to the fair value of the combination consideration or the acquiree's identifiable assets and liabilities that cannot be reasonably determined at the end of the purchase date or the current period of the merger

(6) Other explanations

2. Business combination under common control

(1) Business combination under common control occurred in the current period

Unit: RMB

Name of the combined party	Ratio of equity acquired in business combination	Basis for constituting business combination under common control	Combination date	Determination basis of the combination date	Revenue of the combined party from the beginning of the period to the combination date	Net profit of the combined party from the beginning of the period to the combination date	Revenue of the combined party during the comparison period	Net profit of the combined party during the comparison period

Other explanations:

(2) Combination costs

Unit: RMB

Combination costs	
-- Cash	
-- Book value of non-cash assets	
-- Book value of debt issued or assumed	
-- Par value of equity securities issued	
-- Contingent consideration	

Notes to contingent consideration and its changes:

Other explanations:

(3) Book value of the assets and liabilities of the combined party on the combination date

Unit: RMB

	Combination date	At the end of previous period
Assets:		
Monetary funds		
Accounts receivable		
Inventories		
Fixed assets		
Intangible assets		
Liabilities:		
Borrowing		
Accounts payable		
Net assets		
Less: minority equity		
Net assets acquired		

Contingent liabilities of the combined party assumed in the business combination:

Other explanations:

3. Counter purchase

Basic information on the transaction, basis for the transaction to constitute a reverse purchase, whether the assets and liabilities retained by the listed company constitute a business and the basis thereof, determination of the combination cost, and the amount of equity adjusted when the transaction is treated as an equity transaction and its calculation:

4. Disposal of subsidiaries

Whether there were any transactions or events during the period in which control over the subsidiary is lost

☐ Yes ☒ No

Whether there are multiple transactions and step-by-step disposal of the investment in a subsidiary leading the loss of the control right over the subsidiary in the current period

☐ Yes ☒ No

5. Change of consolidation scope due to other reasons

Describe changes in the scope of consolidation due to other reasons (e.g., establishment of new subsidiaries, liquidation of subsidiaries, etc.) and the related situations:

The subsidiary, Shengda Shi Investment Co., Ltd., completed its cancellation registration on July 5, 2024.

The subsidiary Zhimao Real Estate Co., Ltd. completed its cancellation registration on August 9, 2024.

The subsidiary, Shenzhen Zhongtongda Housing Repair Service Co., Ltd., completed its cancellation registration on December 23, 2024.

6. Others

X. Equity in other entities

1. Equity in the subsidiaries

(1) Compositions of the Group

Unit: RMB

Name of subsidiaries	Registered capital	Main premise	Registration place	Business nature	Shareholding ratio		Method of acquisition
					Direct	Indirect	
Shenzhen Huangcheng Real Estate Co., Ltd.	30,000,000.00	Shenzhen	Shenzhen	Real estate development and operation	100.00%		Establishment
Shenzhen Wuhe Industry Investment and Development Co., Ltd.	100,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation	100.00%		Establishment
Shenzhen Facility Management Community Co., Ltd.	15,453,000.00	Shenzhen	Shenzhen	Software and information technology services		35.00%	Business combination not under common control
Beijing Facility Management Community Technology Co., Ltd.	5,000,000.00	Beijing	Beijing	Software and information technology services		17.85%	Business combination not under common control
SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.	50,000,000.00	Xuzhou	Xuzhou	Real estate development and operation	100.00%		Establishment
Dongguan	20,000,000.00	Dongguan	Dongguan	Real estate	100.00%		Establishment

ITC Changsheng Real Estate Development Co., Ltd.	0	City	City	development and operation			t
SZPRD Yangzhou Real Estate Development Co., Ltd.	50,000,000.00	Yangzhou City	Yangzhou City	Real estate development and operation	100.00%		Establishment
Shenzhen International Trade Center Property Management Co., Ltd.	20,000,000.00	Shenzhen	Shenzhen	Property management	100.00%		Establishment
Shenzhen ITCmei Life Service Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Establishment
Shandong Shenzhen International Trade Center Property Management Co., Ltd.	5,000,000.00	Jinan	Jinan	Property management		100.00%	Establishment
Chongqing Shengguomao Real Estate Management Co., Ltd.	5,000,000.00	Chongqing	Chongqing	Property management		100.00%	Establishment
Chongqing Aobo Elevator Co., Ltd.	5,000,000.00	Chongqing	Chongqing	Construction and installation		100.00%	Establishment
Shenzhen Tianque Elevator Technology Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Construction and installation		100.00%	Establishment
Shenzhen International Trade Center Mechanical and Electrical Equipment Co., Ltd.	1,200,000.00	Shenzhen	Shenzhen	Construction and installation		100.00%	Establishment
Shenzhen ITC Catering Co., Ltd.	2,000,000.00	Shenzhen	Shenzhen	Catering services		100.00%	Establishment
Shenzhen Property Engineering and Construction	3,000,000.00	Shenzhen	Shenzhen	Engineering supervision services	100.00%		Establishment

Supervision Co., Ltd.							
Shenzhen Property Commercial Operation Co., Ltd.	40,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation	100.00%		Establishment
Shum Yip Properties Development Limited	20,000,000.00	Hong Kong	Hong Kong	Real estate leasing operation	100.00%		Establishment
Huiheng Development Co., Ltd.	2.00 ¹	Hong Kong	Hong Kong	Real estate leasing operation		100.00%	Establishment
Yangzhou Slender West Lake Jingyue Property Development Co., Ltd.	10,000,000.00	Yangzhou City	Yangzhou City	Property management		51.00%	Establishment
Shandong Shenzhen ITC Hotel Management Co., Ltd.	3,000,000.00	Jinan	Jinan	Catering services		100.00%	Establishment
Shenzhen ShenShan Special Cooperation Zone Shenzhen International Trade Center Property Management Development Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Property management		65.00%	Establishment
Shenzhen ITC Tongle Property Management Co., Ltd.	2,000,000.00	Shenzhen	Shenzhen	Property management		51.00%	Establishment
Shenzhen Rongyao Real Estate Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate development and operation	69.00%		Business combination not under common control
Shenzhen ITC Technology Park Service Co., Ltd.	30,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen ITC Chuntian Commercial Management	20,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation		100.00%	Business combinations under common control

Co., Ltd.							
Shenzhen Penghongyuan Industrial Development Co., Ltd.	8,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation		100.00%	Business combinations under common control
Shenzhen Jinhailian Property Management Co., Ltd.	3,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen Social Welfare Co., Ltd.	35,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen Fuyuanmin Property Management Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen Meilong Industrial Development Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation		100.00%	Business combinations under common control
Shenzhen ITC Shenlv Garden Co., Ltd.	10,600,000.00	Shenzhen	Shenzhen	Greening management		90.00%	Business combinations under common control
Shenzhen Jiayuan Property Management Co., Ltd.	1,000,000.00	Shenzhen	Shenzhen	Property management		54.00%	Business combinations under common control
Shenzhen Helinhua Construction Management Co., Ltd.	3,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation		90.00%	Business combinations under common control
Shenzhen Kangping Industrial Co., Ltd.	1,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation		90.00%	Business combinations under common control
Shenzhen Sports Service Co., Ltd.	3,300,000.00	Shenzhen	Shenzhen	Real estate leasing operation		100.00%	Business combinations under common control
Shenzhen Jiaoshizhijia Training Co., Ltd.	1,660,000.00	Shenzhen	Shenzhen	Real estate leasing operation		100.00%	Business combinations under common control
Shenzhen	4,985,610.00	Shenzhen	Shenzhen	Real estate		100.00%	Business

Education Industry Co., Ltd.				leasing operation			combinations under common control
Shenzhen Yufa Industrial Co., Ltd.	1,050,000.00	Shenzhen	Shenzhen	Real estate leasing operation		80.95%	Business combinations under common control
Shenzhen SZPRD Fuyuantai Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate development and operation		100.00%	Establishment
Xiamen Shenzhen ITC Chancheng Smart Service Co., Ltd.	5,000,000.00	Xiamen	Xiamen	Property management		51.00%	Establishment
Vietnam Shenzhen International Trade Center Property Management Co., Ltd.	200,000.00 ²	Vietnam	Vietnam	Property management		100.00%	Establishment
Shenzhen SZPRD Swallow Lake Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate development and operation		100.00%	Establishment
Shenzhen Guangming Wuhe Real Estate Co., Ltd.	50,000,000.00	Shenzhen	Shenzhen	Real estate development and operation	100.00%		Establishment
Dongguan Wuhe Real Estate Co., Ltd.	50,000,000.00	Dongguan City	Dongguan City	Real estate development and operation	100.00%		Establishment
Shenzhen Property Management Co., Ltd.	7,250,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen Shenwu Elevator Co., Ltd.	3,500,000.00	Shenzhen	Shenzhen	Construction and installation		100.00%	Business combinations under common control
Shenzhen Shenfang Property Cleaning	1,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common

Co., Ltd.							control
Shenzhen Foreign Trade Property Management Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen Shenfubao Property Development Co., Ltd.	15,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen Fubao Urban Resources Management Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Property management		60.00%	Business combinations under common control
Shenzhen Shenfubao Municipal Service Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Construction and installation		100.00%	Business combinations under common control
Shenzhen Free Trade Zone Security Service Co., Ltd.	2,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common control
Shenzhen Wuhe Urban Renewal Co., Ltd.	195,000,000.00	Shenzhen	Shenzhen	Real estate development and operation	100.00%		Establishment
Yangzhou Wuhe Real Estate Co., Ltd.	50,000,000.00	Yangzhou City	Yangzhou City	Real estate development and operation	67.00%		Establishment
Shenzhen Tonglu Wuhe Investment Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation		100.00%	Establishment
Shenzhen ITC Space Service Co., Ltd.	2,800,000.00	Shenzhen	Shenzhen	Property management		55.00%	Establishment

Note: 1 HKD 2 USD

Unit: RMB

Notes to the differences between the shareholding ratio and the proportion of voting rights in the subsidiary:

In May 2021, the Company's subsidiary, Shenzhen Wuhe Industry Investment and Development Co., Ltd. (Wuhe Industry Investment and Development for short), acquired 35% of the equity of Shenzhen Facility Management Community Co., Ltd. (Facility Management Community for short) through equity acquisition and targeted capital increase. At the same time, according to the equity acquisition cooperation framework agreement signed by the Wuhe Industry Investment and Development and the original shareholders, from the date of completion of the transaction, the original shareholders unconditionally granted 16% of the voting right of the equity in the Facility Management Community they held or actually controlled to the Wuhe Industry Investment

and Development. The grant of the voting right had no preconditions, and the term of the voting right was not stipulated in the contract.

The basis for holding half or less than half of the voting rights but still controlling the investees, and holding more than half of the voting rights but not controlling the investees:

Not applicable

Basis of controlling significant structured entities incorporated in the consolidation scope:

Not applicable

Basis for determining whether the firm is agent or principal:

Not applicable

Other explanations:

(2) Significant non-wholly-owned subsidiaries

Unit: RMB

Name of subsidiaries	Shareholding ratio by minority shareholders	Profit or loss attributable to minority shareholders in this period	Dividends declared to be distributed to minority shareholders in this period	Balance of minority interests as at the end of the period
Shenzhen Rongyao Real Estate Development Co., Ltd.	31.00%	-132,005,125.54		-139,171,899.80
Yangzhou Wuhe Real Estate Co., Ltd.	33.00%	-44,874,308.66		-39,763,028.56

Notes to the differences between the shareholding ratios by minority shareholders in subsidiaries and the corresponding voting ratios:

Other explanations:

(3) Key financial information on significant non-wholly-owned subsidiaries

Unit: RMB

Name of subsidiaries	Ending balance						Beginning balance					
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities
Shenzhen Rongyao Real Estate Development Co., Ltd.	6,725,051.37 2.49	140,217,499.61	6,865,268.87 2.10	3,821,045.51 2.12	3,493,164.97 2.23	7,314,210.48 4.35	6,104,831.53 0.55	161,894,251.74	6,266,725.78 2.29	3,217,495.27 8.38	3,072,349.13 0.56	6,289,844.40 8.94

Yangzhou Wuhe Real Estate Co., Ltd.	1,429,178,920.12	673,371.49	1,429,852,291.61	1,311,427,424.41	238,918,893.14	1,550,346,317.55	1,291,359,823.31	3,086,583.61	1,294,446,406.92	1,278,957,679.33		1,278,957,679.33
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Unit: RMB

Name of subsidiaries	Amount in the current period				Amount in the previous period			
	Operating revenue	Net profit	Total comprehensive income	Cash flows from operating activities	Operating revenue	Net profit	Total comprehensive income	Cash flows from operating activities
Shenzhen Rongyao Real Estate Development Co., Ltd.		- 425,822,985.60	- 425,822,985.60	- 231,418,503.15		- 37,833,453.79	- 37,833,453.79	- 535,294,796.10
Yangzhou Wuhe Real Estate Co., Ltd.		- 135,982,753.53	- 135,982,753.53	- 294,336,494.28		- 31,719,663.87	- 31,719,663.87	- 43,688,784.15

Other explanations:

(4) Significant restrictions on the use of assets of the Group by subsidiaries and liquidation of debts of the Group

Not applicable

(5) Financial support or other supports provided to structured entities included into the scope of consolidated financial statements

Not applicable

Other explanations:

2. Transactions leading to changes in the share of owners' equity in subsidiaries and still controlling the subsidiaries**(1) Explanation of changes in the share of owners' equity in subsidiary**

Not applicable

(2) Impact of the transaction on minority interests and owners' equity attributable to the parent company

Unit: RMB

Purchase cost/disposal consideration	
-- Cash	
-- Fair value of non-cash assets	

Total purchase cost/disposal consideration	
Less: share of net assets of subsidiary calculated according to the ratio of equity acquired/disposed	
Difference	
Including: adjustment of capital reserve	
Adjustment of surplus reserves	
Adjustment of undistributed profits	

Other explanations:

3. Equity in the joint venture arrangements or associates

(1) Significant joint ventures or associates

Name of joint ventures or associates	Main premise	Registration place	Business nature	Shareholding ratio		Accounting treatment for investment in joint ventures or associates
				Direct	Indirect	
Shenzhen Property Jifa Warehousing Co., Ltd.	Shenzhen	Shenzhen	Warehousing services	25.00%	25.00%	Accounting by equity method
Shenzhen Tian'an International Building Property Management Co., Ltd.	Shenzhen	Shenzhen	Property management	50.00%		Accounting by equity method
China Construction Engineering Corporation Group Smart Parking Technology Co., Ltd.	Shenzhen	Shenzhen	Commercial services	10.00%		Accounting by equity method

Notes to the difference between the shareholding ratio and the proportion of voting rights in the joint ventures or associates:

Basis for holding less than 20% voting right but with significant influence, or holding 20% or more voting right but without significant influence:

(2) Key financial information on significant joint ventures

Unit: RMB

	Ending balance/amount incurred in the current period		Beginning balance/amount incurred in previous period	
	Jifa Warehousing	Tian'an Property Management	Jifa Warehousing	Tian'an Property Management
Current assets	611,947,126.30	57,343,010.43	13,949,127.78	59,553,501.09
Including: cash and	214,143,035.38	36,335,565.40	11,574,044.52	38,464,410.56

cash equivalents				
Non-current assets	284,847.56	44,161.33	85,381,409.08	42,101.51
Total assets	612,231,973.86	57,387,171.76	99,330,536.86	59,595,602.60
Current liabilities	147,518,773.45	29,195,202.15	3,198,899.85	28,927,454.58
Non-current liabilities		16,713,827.17		16,566,273.37
Total liabilities	147,518,773.45	45,909,029.32	3,198,899.85	45,493,727.95
Minority interests				
Equity attributable to shareholders of the parent company	464,713,200.41	11,478,142.44	96,131,637.01	14,101,874.65
Net asset share calculated based on shareholding ratio	232,356,600.21	5,739,071.22	48,065,818.51	7,050,937.33
Adjusted matters				
-- Goodwill				
-- unrealized profit of internal transactions				
-- Others				
Book value of equity investment in joint ventures	232,356,600.21	5,739,071.22	48,065,818.51	7,050,937.33
Fair value of equity investments in joint ventures with publicly quoted prices				
Operating revenue	4,795,838.23	11,355,950.99	13,401,998.52	15,353,082.93
Financial expenses	-50,468.13	-430,563.58	-17,937.34	-473,753.01
Income tax expenses	122,861,946.86		2,225,102.81	9,505.10
Net profit	368,581,564.93	-2,623,732.21	6,670,466.43	2,780.71
Net profit from discontinued operations				
Other comprehensive income				
Total comprehensive income	368,581,564.93	-2,623,732.21	6,670,466.43	2,780.71
Dividends received from joint ventures during the year				

Other explanations:

(3) Key financial information on significant associates

Unit: RMB

	Ending balance/amount incurred in the current period	Beginning balance/amount incurred in previous period
	China Construction Science And	China Construction Science And

	Industry Corporation LTD	Industry Corporation LTD
Current assets	292,106,487.07	256,074,109.31
Non-current assets	88,143,320.13	11,617,792.09
Total assets	380,249,807.20	267,691,901.40
Current liabilities	173,994,765.30	95,957,288.78
Non-current liabilities	20,359,252.41	486,565.88
Total liabilities	194,354,017.71	96,443,854.66
Minority interests		
Equity attributable to shareholders of the parent company	185,895,789.49	171,248,046.74
Net asset share calculated based on shareholding ratio	18,589,578.95	17,124,804.67
Adjusted matters		
-- Goodwill		
-- unrealized profit of internal transactions		
-- Others		
Book value of equity investments in associates	30,092,133.32	28,940,994.71
Fair value of equity investments in associates with publicly quoted prices		
Operating revenue	260,448,745.66	200,994,767.06
Net profit	12,445,936.25	9,912,150.03
Net profit from discontinued operations		
Other comprehensive income		
Total comprehensive income	12,445,936.25	9,912,150.03
Dividends received from associates during the year	93,455.02	63,120.00

Other explanations:

(4) Summarized financial insignificant of unimportant joint ventures and associates

Unit: RMB

	Ending balance/amount incurred in the current period	Beginning balance/amount incurred in previous period
Joint ventures:		
Total amounts of the following items calculated at shareholding ratio		
Associates:		
Total amounts of the following items calculated at shareholding ratio		

Other explanations:

(5) Description of significant restrictions on the ability of joint ventures or associates to transfer funds to the Company**(6) Excess losses incurred by joint ventures or associates**

Unit: RMB

Name of joint ventures or associates	Accumulated unrecognized losses accumulated in previous periods	Losses not recognized in the current period (or net profit shared in the current period)	Accumulated unrecognized losses at the end of the current period
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Other explanations:

(7) Unrecognized commitments related to investments in joint ventures**(8) Contingent liabilities related to joint ventures or investments in associates****4. Important joint operation**

Joint operation name	Main premise	Registration place	Business nature	Shareholding ratio/share enjoyed (%)	
				Direct	Indirect

Notes to the difference between the shareholding ratio and the proportion of voting rights in joint operations:

If the joint operations is a separate entity, the basis for classifying it as joint operations:

Other explanations:

5. Equity in the structured entities not included in the scope of consolidated financial statements

Related notes to structuring subjects not included in the scope of consolidated financial statements in the current period:

Not applicable

6. Others

Not applicable

XI. Government grants**1. Government grants not recognized by amounts receivable at the end of the reporting period**☐ Applicable ☒ Not applicable

Reasons for not receiving the expected amounts of government grants at the expected time

☐ Applicable ☒ Not applicable**2. Liability items involving government grants**☐ Applicable ☒ Not applicable

3. Government grants included in the current profit or loss

☒ Applicable ☐ Not applicable

Unit: RMB

Accounting item	Amount in the current period	Amount in the previous period
Other income	3,059,786.92	7,690,477.21

Other explanations:

XII. Risks associated with financial instruments**1. Various risks arising from financial instruments**

The Company's goal in risk management is to achieve an appropriate balance between risk and return, minimize the negative impact of risk on the Company's operating performance, and maximize the interests of shareholders and other equity investors. Based on this risk management objective, the basic strategy of the Company's risk management is to identify and analyze the various risks faced by the Company, establish an appropriate risk tolerance bottom line and conduct risk management, and timely and reliably supervise various risks to control risks within a limited range.

The Company is exposed to various risks related to financial instruments in its daily activities, mainly including credit risk, liquidity risk and market risk. The Management has reviewed and approved policies to manage these risks, which are summarized below:

Credit risk

Credit risk refers to the risk that the Company will incur financial losses due to the failure of the counterparty to perform its contractual obligations.

The Company manages the credit risk by portfolio. Credit risk mainly arises from bank deposits, accounts receivable, other receivables, long-term receivables, etc.

The Company's bank deposits are mainly deposited in state-owned banks and other large and medium-sized listed banks, and the Company expects that there is no significant credit risk in the bank deposits.

For accounts receivable, other receivables and long-term receivables, the Company has set up relevant policies to control the exposure of credit risk. The Company evaluates the credit qualifications of customers and sets the corresponding credit period based on the financial status, credit history and other factors such as the current market conditions of customers. The COOEC would monitor the customers' credit records periodically; as for the customers with bad credit records, the COOEC would adopt the methods including requesting a payment in writing or shortening or canceling credit term so as to keep the COOEC's overall credit risks within controllable scope.

The debtors of the Company's accounts receivable are customers distributed in different industries and regions. The Company continuously conducts credit evaluations on the financial status of accounts receivable and purchases credit guarantee insurance when appropriate.

The maximum credit risk exposure of the Company shall be the carrying amount of each financial asset in the balance sheet. The Company has not provided any other guarantee that may subject the Company to credit risk.

In the Company's accounts receivable, the accounts receivable of the top five companies in arrears accounted for 49.49% of the Company's total accounts receivable (2023: 59.45%); In the Company's other receivables, the other receivables of the top five companies in arrears accounted for 86.94% (2023: 87.25%) of the total other receivables of the Company.

Liquidity risk

Liquidity risk refers to the risk that the Company will encounter a shortage of funds when fulfilling its obligations to settle in cash or other financial assets.

When managing liquidity risk, the Company maintains cash and cash equivalents that the Management believes are sufficient and monitors them to meet the Company's operational needs and reduce the impact of cash flows fluctuations. The Management of the Company monitors the use of bank borrowings and ensures compliance with the loan agreement. At the same time, the Company has obtained commitments from major financial institutions to provide sufficient standby funds to meet short-term and long-term funding needs.

The Company finances its working capital through funds generated from its operations and bank and other borrowings.

At the end of the period, the financial liabilities and off-balance guarantee items held by the Company were analyzed as follows according to the maturity of the undiscounted remaining contractual cash flows (unit: RMB10,000):

Item	Ending balance			
	Within 1 year	Within 1 to 3 years	More than 3 years	Total
Financial liabilities:				
Bank borrowings	18,241.68	459,942.67	34,740.89	512,925.24
Accounts payable	104,309.23			104,309.23
Other payables	123,135.14			123,135.14
Non-current liabilities maturing within one year	50,868.12			50,868.12
Other current liabilities (excluding deferred income)	2,318.63			2,318.63
Lease liabilities		1,373.57	941.53	2,315.10
Long-term payables	1,822.49	44,368.28		46,190.77
Total financial liabilities and contingent liabilities	300,695.29	505,684.52	35,682.42	842,062.23

At the end of the previous year, the financial liabilities and off-balance guarantee items held by the Company were analyzed according to the maturity of the undiscounted remaining contractual cash flows as follows (unit: RMB10,000):

Item	Balance as at the end of the previous year			
	Within 1 year	Within 1 to 3 years	More than 3 years	Total
Financial liabilities:				

Item	Balance as at the end of the previous year			
	Within 1 year	Within 1 to 3 years	More than 3 years	Total
Bank borrowings	37,912.20	70,965.99	79,731.94	188,610.14
Accounts payable	66,286.91			66,286.91
Other payables	120,510.06			120,510.06
Non-current liabilities maturing within one year	311,118.77			311,118.77
Other current liabilities (excluding deferred income)	6,837.37			6,837.37
Lease liabilities		773.04	817.42	1,590.46
Long-term payables	1,829.31	4,127.74	42,103.03	48,060.08
Total financial liabilities and contingent liabilities	544,494.61	75,866.78	122,652.39	743,013.78

The amount of financial liabilities disclosed in the above table was the undiscounted contractual cash flows, so it might be different from the book value in the balance sheet.

Market risk

Market risk associated with financial instruments refers to the risk that fair value or future cash flows of financial instruments fluctuate due to variations in market prices, and it includes exchange rate risk, interest rate risk and other price risks.

Interest rate risk

Interest rate risk refers to the risk of fluctuations in the fair value or future cash flows of financial instruments arising from changes in market interest rates. Interest rate risk can arise from recognized interest-bearing financial instrument and unrecognized financial instrument (e. g. certain loan commitment).

The Company's interest rate risk mainly arises from bank borrowings. Financial liabilities with floating interest rates expose the Company to cash flows interest rate risk, and financial liabilities with fixed interest rate expose the Company to fair value interest rate risk. The Company determines the relative ratio of fixed interest rate and floating rate contracts based on the prevailing market conditions, and maintains an appropriate mix of fixed and floating rate instruments through regular review and monitoring.

The Company closely monitors the impact of fluctuation in interest rate changes on the Company's interest rate risk. The Company does not currently have an interest rate hedging policy. However, the Management is responsible for monitoring interest rate risk and will consider hedging significant interest rate risk when required. Rising interest rates will increase the cost of new interest-bearing debt and the interest expenses of the Company's outstanding interest-bearing debt at floating rates, and have a significant adverse impact on the Company's financial performance. The Management will make timely adjustments based on the latest market conditions, which may be interest rate swaps to reduce interest rate risk.

The interest-bearing financial instruments held by the Company are as follows (unit: RMB10,000):

Item	Amount in this period	Amount in previous period
Fixed interest rate financial instruments		
Financial liabilities		

Item	Amount in this period	Amount in previous period
Including: short-term borrowings	19,016.55	23,091.50
Long-term borrowings maturing within one year	49,825.99	307,599.38
Long-term borrowings	475,531.46	139,988.93
Total	544,374.00	470,679.81

For financial instruments held on the balance sheet date that expose the Company to fair value interest rate risk, the impact of net profit and shareholders' equity in the above sensitivity analysis is the impact after the above financial instruments are remeasured at the new interest rate assuming that the interest rate changes on the balance sheet date. For floating rate non-derivatives held on the balance sheet date that expose the Company to cash flows interest rate risk, the impact of net profit and shareholders' equity in the above sensitivity analysis is the impact of the above interest rate changes on interest expenses or income estimated on an annual basis. The previous year's analysis was based on the same assumptions and methodology.

Exchange rate risk

Exchange rate risk refers to the risk that the fair value or future cash flows of the financial instrument will fluctuate due to changes in foreign exchange rates. Exchange rate risk can arise from financial instruments denominated in foreign currencies other than recording currency.

The Company's main business is located in China, and its main business is settled in RMB. However, there are still foreign exchange risks for the Company's recognized foreign currency assets and liabilities and future foreign currency transactions (the valuation currencies of foreign currency assets and liabilities and foreign currency transactions are mainly HKD, VND and USD).

At the end of the period, the foreign currency financial assets and foreign currency financial liabilities held by the Company are translated into RMB as follows (unit: RMB'0,000):

Item	Foreign currency liabilities		Foreign currency assets	
	Ending balance	Balance as at the end of the previous year	Ending balance	Balance as at the end of the previous year
HKD			86.26	84.99
VND	283.75	212.04	1,390.38	1,150.76
USD	387.01	37.39	6,640.79	5,737.29
Total	670.76	249.43	8,117.43	6,973.04

The Company closely monitors the impact of fluctuation in exchange rate on the Company's exchange rate risk. The Company is not currently taking any measures to avoid exchange rate risk. However, the Management is responsible for monitoring exchange rate risk and will consider hedging significant exchange rate risk when required.

2. Hedging

(1) The Company conducts hedging business for risk management

☐ Applicable ☒ Not applicable

(2) The Company conducts eligible hedging business and applies hedge accounting

Unit: RMB

Item	Book value related to the hedged item and the hedging instrument	Cumulative fair value hedge adjustment included in the book value of the hedged item recognized	Hedge effectiveness and source of ineffective part of hedge	Impact of hedge accounting on the Company's financial statements
Type of hedging risk				
Type of hedging				

Other explanations

(3) The Company conducts hedging business for risk management, and is expected to achieve risk management objectives but does not apply hedging accounting☐ Applicable ☒ Not applicable**3. Financial assets****(1) Classification of transfer methods**☐ Applicable ☒ Not applicable**(2) Financial assets derecognition due to transfer**☐ Applicable ☒ Not applicable**(3) Continued involvement in the transfer of financial assets**☐ Applicable ☒ Not applicable

Other explanations

XIII. Disclosure of fair value**1. Ending fair value of assets and liabilities measured at fair value**

Unit: RMB

Item	Fair value as at the end of the period			
	Measured at the fair value of the 1st level	Measured at the fair value of the 2nd level	Measured at the fair value of the 3rd level	Total
I. Continuous measurement of fair value	--	--	--	--
(III) Investments in other equity instruments	586,231.82			586,231.82
II. Measurement at fair value not on a going concern	--	--	--	--

2. Basis for recognition of the market price of items measured at fair value of Level 1 on a going and non-going concern

3. Qualitative and quantitative valuation techniques and important parameters of sustainable and non-sustainable items measured on the basis of fair value of level 2

4. Continuous and non-continuous Level 3 fair value measurement items, valuation techniques used, and the qualitative and quantitative information on important parameters

5. The information on adjustment between the beginning and the end of the book value and analysis on the sensitivity of the unobservable parameters of sustainable and non-sustainable items measured on the basis of fair value of tier three

6. Continuous measurement items by fair value, reason for conversion among all levels in the current period and policies for determining the time of conversion

7. Change of valuation techniques in the current period and reason for change

8. Condition of fair value of financial assets and financial liabilities not measured at fair value

9. Others

XIV. Related parties and related party transactions

1. Parent company

Name	Registration place	Business nature	Registered capital	Parent company's shareholding percentage in the Company	Parent company's voting rights percentage in the Company
Shenzhen Investment Holdings Co., Ltd.	Shenzhen	Limited liability company (wholly state-owned)	RMB 33.186 billion	57.25%	57.25%

Parent company

The ultimate controller of the Company is the State-owned Assets Supervision and Administration Commission of Shenzhen Municipal People's Government.

Other explanations:

2. Subsidiaries of the Company

See Note X.1 for details of the subsidiary of the Company.

3. Joint ventures and associates

See Note X.3 for details of important joint ventures or associates of the Company.

Joint ventures and associates involved in the related party transactions with the Company in the Current Period, or leading to balance due to the related party transaction they had with the Company in previous periods:

Name of joint venture or associates	Relationship with the Company
-------------------------------------	-------------------------------

Other explanations:

4. Other related parties

Other related parties	Relationship between other related parties with the COOEC
Shenzhen Xinhai Holdings	The parent company of Xinhai Rongyao, the minority shareholders of the subsidiary Rongyao Real Estate
Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	Minority shareholders of the subsidiary Rongyao Real Estate
Yangzhou Tourism Development Property Co., Ltd.	Subsidiary Yangzhou Wuhe's minority shareholders
Shenzhen Wufang Ceramic Industry Co., Ltd.	Associates of the Company
Shenzhen Property Jifa Warehousing Co., Ltd.	Joint ventures of the Company
Shenzhen Tian'an International Building Property Management Co., Ltd.	Joint ventures of the Company
Chengdu Zunxi Land Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Guoren P&C Insurance Co., Ltd.	Subsidiary of the parent company
Hebei Shenbao Investment Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Kunpeng Industrial Source Innovation Center (Shenzhen) Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shantou Huafeng Real Estate Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shantou Hualin Real Estate Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Chuangke Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Credit Guarantee Group Co., Ltd.	Subsidiary of the parent company
Shenzhen High-tech Zone Development and Construction Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Petrel Hotel Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Convention and Exhibition Center Management Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Subsidiary of the parent company
Shenzhen Talent Recruitment International Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Light Industrial Products Import and Export Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Research Institute of Tsinghua University in Shenzhen	Subsidiary of the parent company
Shenzhen Total Logistics Service Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen People's Congress Cadre Training Center Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Park Operation and Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	Subsidiary of the parent company
Shenzhen Shenshan Special Cooperation Zone Shenzhen Investment Holdings Investment Development Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Baoshi Real Estate Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Free Trade Zone Life Service Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Binjiang Industrial Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Urban Construction Industrial Park Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Chenglong Real Estate Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Urban Construction and Development (Group) Co., Ltd.	Subsidiary of the parent company
Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Legal Training Center Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Fubao Park Operation Co., Ltd.	Wholly-owned sub-subsidiary of the parent company

Shenzhen High-tech Zone Investment and Development Group Co., Ltd.	Subsidiary of the parent company
Shenzhen Guohui Industrial Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Environmental Technology Group Co., Ltd.	Subsidiary of the parent company
Shenzhen Environmental Engineering Science and Technology Center Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen General Institute of Architectural Design and Research Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Jiaotongchang Station Construction and Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Southern Certification Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Shenda Credit Enhancement Financing Guarantee Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Shenfeng Chuanqi Real Estate Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Properties Group Longgang Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Shenfubao (Group) Tianjin Industrial Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Shenfubao (Group) Tianjin Investment and Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Shenfubao (Group) Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Shenfubao East Investment and Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Shentou Property Development Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Shenyue United Investment Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Water Planning&Design Institute Co., Ltd.	Subsidiary of the parent company
Shenzhen-Shantou Special Cooperation Branch of Shenzhen Water Planning&Design Institute Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Tefa Port Service Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Special Zone Literature Magazine Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Sports Industry Group Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Sports Fashion Culture and Sports Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Sports Center Operation Management Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Tianjun Biotechnology Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Investment Holdings Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Investment Building Hotel Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Bay Area International Hotel Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Wancheng Logistics Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Wangyu Center Operation Management Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Cultural Enterprise Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Renaissance Shenzhen Bay Hotel Branch of Shenzhen Continental Hotel Management Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Courtyard by Marriott Shenzhen Bay Branch of Shenzhen Continental Hotel Management Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Xingye Transportation Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Etong Digital Innovation and Development Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Tianjun Industrial Co., Ltd.	Subsidiary of a subsidiary (under the parent company)
Shenzhen Tianjun Investment Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Bay Technology Development Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Bay Area Urban Construction and Development Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	Wholly-owned subsidiary of the parent company
Shenzhen Xingye Xingfa Garment Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Silver Lake Convention Center (Hotel) Co., Ltd.	Wholly-owned sub-subsidiary of the parent company

Shenzhen Infinova Limited	Subsidiary of the parent company
Shenzhen Infinova Information Technology Co., Ltd.	Wholly-owned sub-subsubsidiary of the parent company
Shenzhen Infinova Smart Park Technology Co., Ltd.	Wholly-owned sub-subsubsidiary of the parent company
Hong Kong HOI PAN Development Co., Ltd.	Wholly-owned sub-subsubsidiary of the parent company
China Shenzhen Foreign Trade (Group) Company Limited	Wholly-owned subsidiary of the parent company

Other explanations:

5. Related party transactions

(1) Related party transactions on purchase and sales of goods, rendering and receipt of services

Purchase of goods/receipt of services

Unit: RMB

Related party	Related party transactions	Amount in the current period	Approved transaction quota	Whether the transaction quota is exceeded	Amount in the previous period
Guoren P&C Insurance Co., Ltd.	Insurance premiums	2,647,109.23			2,907,471.58
Shenzhen Credit Guarantee Group Co., Ltd.	Guarantee fee	56,133.53			
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Management service fee	4,494,794.36			4,502,375.31
Shenzhen Light Industrial Products Import and Export Co., Ltd.	Catering services	23,692.08			50,477.89
Shenzhen People's Congress Cadre Training Center Co., Ltd.	Training expenses				1,780.00
Shenzhen Legal Training Center Co., Ltd.	Training expenses	100,223.49			185,019.48
Shenzhen Guohui Industrial Co., Ltd.	Catering services				45,600.00
Shenzhen Environmental Technology Group Co., Ltd.	Environmental protection service fee				385,580.19
Shenzhen Environmental Engineering Science and Technology Center Co., Ltd.	Environmental protection service fee				111,005.66
Shenzhen General Institute of Architectural Design and Research Co., Ltd.	Project architectural design services	4,207,808.07	10,712,800.00	No	8,940,492.75
Shenzhen Southern Certification Co., Ltd.	Certification fee				24,528.30
Shenzhen Shenda Credit Enhancement Financing Guarantee Co., Ltd.	Guarantee fee	274,886.79			
Shenzhen Shenfubao (Group) Co., Ltd.	Catering services	541,145.00			200,535.00
Shenzhen Water	Consulting				13,331.00

Planning&Design Institute Co., Ltd.	service fees				
Shenzhen Tefa Port Service Co., Ltd.	Property service fee	276,742.05			294,540.95
Shenzhen Tianjun Biotechnology Development Co., Ltd.	Green plant maintenance service	75,068.65			107,161.34
Shenzhen Cultural Enterprise Development Co., Ltd.	Activity fee	74,964.34			175,633.75
Shenzhen Etong Digital Innovation and Development Co., Ltd.	Catering services	31,794.69			8,982.00
Shenzhen Tianjun Industrial Co., Ltd.	Compensation for relocation	70,296.23			56,613.20
Shenzhen Tianjun Investment Development Co., Ltd.	Green plant maintenance service	52,638.20			
Shenzhen Bay Technology Development Co., Ltd.	Management service fee	62,382,807.01	72,761,800.00		62,480,975.10
Shenzhen Infinova Information Technology Co., Ltd.	Intelligent project funds				384,103.84
China Shenzhen Foreign Trade (Group) Company Limited	Management service fee	101,850.10			305,550.31

Sales of goods/ rendering of services

Unit: RMB

Related party	Related party transactions	Amount in the current period	Amount in the previous period
Chengdu Zunxi Land Co., Ltd.	Property service fee	3,480,160.55	1,152,459.02
Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	Property service fee	3,098,470.59	1,784,025.19
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Property service fee	295,724.00	256,331.65
Guoren P&C Insurance Co., Ltd.	Property service fee	325,538.86	347,629.57
Hebei Shenbao Investment Development Co., Ltd.	Project funds	44,233,142.45	26,970,736.12
Hebei Shenbao Investment Development Co., Ltd.	Property service fee	11,892,865.89	13,195,908.87
Kunpeng Industrial Source Innovation Center (Shenzhen) Co., Ltd.	Property service fee	1,339,304.96	1,381,929.74
Shantou Huafeng Real Estate Development Co., Ltd.	Property service fee	2,249,598.90	2,456,814.89
Shantou Hualin Real Estate Development Co., Ltd.	Property service fee	35,320.76	
Subsidiaries of Shenzhen Investment Holdings	Catering services	88,079.06	197,755.66
Shenzhen Shenyue United Investment Co., Ltd.	Property service fee	3,656,843.68	2,900,927.45
Shenzhen Chuangke Development Co., Ltd.	Property service fee	5,317,675.30	1,516,908.38
Shenzhen Credit Guarantee Group Co., Ltd.	Property service fee	4,217,529.68	4,173,239.39
Shenzhen High-tech Zone Development and Construction Co., Ltd.	Property service fee	2,521,098.97	2,391,764.60
Shenzhen Convention and Exhibition Center Management Co., Ltd.	Property service fee	12,406,466.64	9,836,455.76
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Property service fee	3,717,334.17	5,809,905.47
Shenzhen Talent Recruitment International Co., Ltd.	Property service fee	443,957.91	444,280.42
Research Institute of Tsinghua University in Shenzhen	Property service fee	2,217,409.49	1,376,718.19

Shenzhen Total Logistics Service Co., Ltd.	Property service fee	2,936,775.96	2,931,862.63
Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Park Operation and Development Co., Ltd.	Property service fee	13,318,956.64	3,153,538.10
Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	Property service fee	2,710,293.10	1,588,242.65
Shenzhen Shenshan Special Cooperation Zone Shenzhen Investment Holdings Investment Development Co., Ltd.	Property service fee	2,099,868.10	508,184.64
Shenzhen Baoshi Real Estate Co., Ltd.	Property service fee	3,612,660.76	
Shenzhen Urban Construction Industrial Park Development Co., Ltd.	Property service fee		391,346.42
Shenzhen Chenglong Real Estate Development Co., Ltd.	Property service fee	1,734,921.21	395,685.75
Shenzhen Urban Construction and Development (Group) Co., Ltd.	Property service fee	273,886.79	136,971.70
Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Project funds	-206,798.79	263,350.35
Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Property service fee	664,132.17	76,628.67
Shenzhen Fubao Park Operation Co., Ltd.	Project funds	184,939.45	209,505.25
Shenzhen Fubao Park Operation Co., Ltd.	Property service fee	18,301.58	140,690.29
Shenzhen High-tech Zone Investment and Development Group Co., Ltd.	Property service fee	125,538.20	47,172.26
Shenzhen Environmental Technology Group Co., Ltd.	Supervision service fee	141,509.43	
Shenzhen Environmental Technology Group Co., Ltd.	Property service fee	5,583,897.63	5,857,237.41
Shenzhen Environmental Technology Group Co., Ltd.	Project funds		90,016.79
Shenzhen Southern Certification Co., Ltd.	Property service fee	74,269.81	74,213.21
Shenzhen Shenfang Chuanqi Real Estate Development Co., Ltd.	Property service fee	266,161.65	168,113.22
Shenzhen Properties Group Longgang Development Co., Ltd.	Property service fee	382,009.37	
Shenzhen Shenfubao (Group) Tianjin Industrial Development Co., Ltd.	Project funds		46,550.75
Shenzhen Shenfubao (Group) Tianjin Industrial Development Co., Ltd.	Property service fee	818,633.95	1,703,980.95
Shenzhen Shenfubao (Group) Tianjin Investment and Development Co., Ltd.	Property service fee	7,403,142.51	7,628,802.17
Shenzhen Shenfubao (Group) Co., Ltd.	Project funds		1,328,615.05
Shenzhen Shenfubao (Group) Co., Ltd.	Property service fee	4,458,923.38	4,558,105.71
Shenzhen Shenfubao East Investment and Development Co., Ltd.	Property service fee	605,151.13	483,048.37
Shenzhen Shentou Property Development Co., Ltd.	Supervision service fee		11,320.75
Shenzhen Shentou Property Development Co., Ltd.	Property service fee	52,981.13	
Shenzhen-Shantou Special Cooperation Branch of Shenzhen Water Planning&Design Institute Co., Ltd.	Property service fee		21,247.49
Shenzhen Special Zone Literature Magazine Co., Ltd.	Property service fee	51,384.96	51,384.96
Shenzhen Sports Industry Group Co., Ltd.	Project funds	3,696,271.96	
Shenzhen Sports Industry Group Co., Ltd.	Property service fee	3,247,533.97	
Shenzhen Sports Center Operation Management Co., Ltd.	Property service fee	5,279,580.87	4,806,978.01
Shenzhen Investment Holdings Development Co., Ltd.	Property service fee		110,059.63
Shenzhen Investment Building Hotel Co., Ltd.	Supervision service fee		70,754.72
Shenzhen Investment Holdings Co., Ltd.	Project funds	3,667,431.09	186,843.22
Shenzhen Investment Holdings Co., Ltd.	Property service fee	7,242,745.72	8,643,987.73
Shenzhen Bay Area International Hotel Co., Ltd.	Property service fee		5,432,881.86
Shenzhen Wancheng Logistics Co., Ltd.	Project funds	451,416.98	
Shenzhen Cultural Enterprise Development Co., Ltd.	Property service fee	372,727.92	227,088.46
Renaissance Shenzhen Bay Hotel Branch of Shenzhen	Property service fee	283,018.87	338,650.32

Continental Hotel Management Co., Ltd.			
Courtyard by Marriott Shenzhen Bay Branch of Shenzhen Continental Hotel Management Co., Ltd.	Property service fee	188,679.28	220,010.13
Shenzhen Xingye Transportation Co., Ltd.	Property service fee	27,522.94	11,009.18
Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	Property service fee	658,180.89	579,370.16
Shenzhen Bay Technology Development Co., Ltd.	Property service fee	77,800,192.88	78,923,867.12
Shenzhen Bay Area Urban Construction and Development Co., Ltd.	Property service fee	1,996,166.98	2,525,782.31
Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	Project funds		537,490.97
Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	Property service fee	2,408,563.82	3,458,208.00
Shenzhen Xingye Xingfa Garment Co., Ltd.	Property service fee		2,832,334.90
Shenzhen Silver Lake Convention Center (Hotel) Co., Ltd.	Project funds	337,614.68	
Shenzhen Infinova Limited	Property service fee	88,556.50	463,319.77
Shenzhen Infinova Smart Park Technology Co., Ltd.	Consulting service fees	101,581.14	1,859,676.00
China Shenzhen Foreign Trade (Group) Company Limited	Supervision service fee		424,528.30
China Shenzhen Foreign Trade (Group) Company Limited	Property service fee	3,053,234.14	2,457,982.89

Purchase or sale of goods, and rendering or receipt of labor services

In 2024, the Company engaged in catering service transactions with Shenzhen Investment Holdings and several of its subsidiaries. Due to the involvement of multiple entities and relatively small transaction amounts with individual related parties, the transaction amounts did not reach the threshold for separate disclosure. Therefore, the item was presented in a consolidated form under "Shenzhen Investment Holdings and its subsidiaries".

(2) Management on commission/contract and commissioned management/contracting-out

Information on the trusteeship management and contracting by the COOEC:

Unit: RMB

Name of entrusting party/contracting-out party	Name of entrusted party/contractor	Type of entrusted/contracted assets	Start date of entrustment/contracting	Termination date of entrustment/contracting	Pricing basis of custody income/contracting income	Trust income/contracting income recognized in the current period
Shenzhen Shentou Property Development Co., Ltd.	Shenzhen Properties & Resources Development (Group) Ltd.	Investment properties	November 6, 2019	November 5, 2025	Market pricing	65,058,513.07
Shenzhen Shenfubao (Group) Co., Ltd.	Shenzhen Shenfubao Property Development Co., Ltd.	Real estate and engineering	January 1, 2024	December 31, 2024	Market pricing	1,132,075.00
Shenzhen Shenfubao (Group) Co., Ltd.	Shenzhen Free Trade Zone Security Service Co.,	Real estate	January 1, 2024	December 31, 2024	Market pricing	1,560,000.00

	Ltd.					
Shenzhen Shenfubao (Group) Co., Ltd.	Shenzhen Shenfubao Municipal Service Co., Ltd.	Real estate	January 1, 2024	December 31, 2024	Market pricing	1,852,679.77

Custody/contracting of related parties

Information on the entrustment management/contracting of the Company

Unit: RMB

Name of entrusting party/contracting-out party	Name of entrusted party/contractor	Type of entrusted/contracting-out assets	Starting date of entrustment/contracting-out	Termination date of entrustment/contracting-out	Pricing basis of custody fee/contracting-out fee	Custody fees/contracting-out fees recognized in the current period
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Information on the related party management/contracting

(3) Related party leases

The COOEC acted as the lessor:

Unit: RMB

Lessee	Type of leased asset	Lease income recognized in this period	Lease income recognized in previous period
Courtyard by Marriott Shenzhen Bay Branch of Shenzhen Continental Hotel Management Co., Ltd.	Investment properties		1,265,195.37
Renaissance Shenzhen Bay Hotel Branch of Shenzhen Continental Hotel Management Co., Ltd.	Investment properties		1,665,257.39

The COOEC acted as lessee:

Unit: RMB

Lessor	Type of leased asset	Rental costs for short-term leases and low-value asset leases for simplified processing (if applicable)		Variable lease payments not included in the measurement of lease liabilities (if applicable)		Paid rents		Interest expense on lease liabilities assumed		Increase in right-of-use assets	
		Amount in the current period	Amount in the previous period	Amount in the current period	Amount in the previous period	Amount in the current period	Amount in the previous period	Amount in the current period	Amount in the previous period	Amount in the current period	Amount in the previous period
Shenzhen Investment Building Hotel Co., Ltd.	Investment properties					844,905.00	820,296.12	33,604.31	66,547.40		
Shenzhen High-tech Zone Development and Construction Co., Ltd.	Investment properties	57,415.65	22,302.40			49,392.00	111,132.00	-422.03	4,363.33		

Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Investment properties		11,256.87								
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Investment properties	237,999.96	221,333.32			660,000.00	702,000.00	51,688.66	81,134.66		
Shenzhen Petrel Hotel Co., Ltd.	Investment properties	38,243.62				13,200.00		3,131.51		235,308.17	
Shenzhen Shenfubao(Group) Co., Ltd.	Investment properties					470,269.80	231,660.00	41,958.61	28,809.46		1,204,267.57
Shenzhen Investment Holdings Co., Ltd.	Investment properties	247,497.25	591,394.63			2,739,416.18	3,482,245.09	66,246.71	192,376.34		-1,814,518.69
Shenzhen Bay Technology Development Co., Ltd.	Investment properties	1,119,654.36	1,119,654.36								
Shenzhen Binjiang Industrial Co., Ltd.	Investment properties	303,785.70	41,600.00								
Hong Kong HOI PAN Development Co., Ltd.	Investment properties	146,234.62									

Related-party leases

(4) Related party guarantees

The Company as the guarantor

Unit: RMB

The secured party	Amount guaranteed	Start date of guarantee	Maturity date of guarantee	Whether the guarantee has been fulfilled
Shenzhen Rongyao Real Estate Development Co., Ltd.	3,491,371,743.56	November 27, 2019	March 17, 2026	No
Yangzhou Wuhe Real Estate Co., Ltd.	200,094,573.77	January 19, 2024	January 18, 2029	No

The Company as the guaranteed party

Unit: RMB

Guarantee	Amount guaranteed	Start date of guarantee	Maturity date of guarantee	Whether the guarantee has been fulfilled
Guoren P&C Insurance Co., Ltd.	82,093,413.89	June 26, 2022	April 30, 2024	Yes
Shenzhen Shenda Credit Enhancement Financing Guarantee Co., Ltd.	16,750,000.00	March 29, 2022	March 28, 2025	No
Shenzhen Shenda Credit Enhancement Financing Guarantee Co., Ltd.	36,850,000.00	March 29, 2022	March 28, 2026	No
Shenzhen Shenda Credit Enhancement Financing Guarantee Co., Ltd.	13,400,000.00	March 29, 2022	March 28, 2027	No
Shenzhen Credit Guarantee Group Co., Ltd.	1,684,498.43	December 29, 2023	December 29, 2024	Yes
Guoren P&C Insurance Co., Ltd.	73,027,582.04	January 10, 2024	¹	No
Guoren P&C Insurance Co., Ltd.	89,983,901.50	May 22, 2023	²	No

Note: 1 Expiry of statute of limitations

2 Expiry of statute of limitations

Notes to related party guarantee

(5) Information on inter-bank lending of capital of related parties

Unit: RMB

Related party	Amount borrowed	Start date	Maturity date	Notes
Borrowed from				
Lending				

(6) Asset transfer and debt restructuring of related parties

Unit: RMB

Related party	Related party transactions	Amount in the current period	Amount in the previous period
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(7) Remuneration of key officers

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Remuneration of key officers	10,738,322.13	12,312,227.12

(8) Other related party transactions

Not applicable

6. Accounts receivable and payable of related parties**(1) Receivables**

Unit: RMB

Project	Related party	Ending balance		Beginning balance	
		Book balance	Provision for bad debts	Book balance	Provision for bad debts
Accounts receivable	Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	270,000.00	8,100.00	1,784,025.19	72,849.36
	Hebei Shenbao Investment Development Co., Ltd.	41,683,941.80	1,916,102.52	27,085,777.03	812,573.31
	Kunpeng Industrial Source Innovation Center (Shenzhen) Co., Ltd.	182,417.35	5,472.52		
	Shantou Huafeng Real Estate Development Co., Ltd.	177,667.23	5,330.02	199,614.21	5,434.84
	Shantou Hualin Real Estate Development Co., Ltd.			135,808.72	13,580.80
	Shenzhen Chuangke Development Co., Ltd.	6,075,155.48	222,749.53	1,607,922.88	48,237.69
	Shenzhen Credit Guarantee Group Co., Ltd.	157,200.00	4,716.00		
	Shenzhen High-tech Zone Development and Construction Co., Ltd.	2,837,150.55	85,114.52	2,753,626.63	253,302.70
	Shenzhen Convention and Exhibition Center Management Co., Ltd.	936,380.65	28,091.42	2,511,418.73	89,213.56
	Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	5,548,078.33	347,553.20	12,659,861.03	2,147,549.43
	Research Institute of Tsinghua University in Shenzhen	73,234.71	2,197.04	57,574.31	1,727.23
	Shenzhen Total Logistics Service Co., Ltd.	466,227.00	13,986.81	236,927.70	7,107.83
	Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Park Operation and Development Co., Ltd.	5,572,997.25	167,189.92	3,342,750.39	100,282.51
	Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	117,000.00	3,510.00		
	Shenzhen Shenshan Special Cooperation Zone Shenzhen Investment Holdings Investment Development Co., Ltd.	202,435.05	6,076.05	508,084.64	15,242.54
	Shenzhen Urban Construction Industrial Park Development Co., Ltd.			391,346.42	11,740.39
	Shenzhen Chenglong Real Estate Development Co., Ltd.			395,685.75	11,870.57
	Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	266,132.23	58,423.97	480,229.65	64,846.89
	Shenzhen Fubao Park Operation Co., Ltd.	42,352.90	1,270.59	5,365.01	160.95
	Shenzhen Environmental Technology Group Co., Ltd.	2,837,617.82	86,245.77	1,653,450.97	63,121.44
	Shenzhen Jiaotongchang Station Construction and Development Co., Ltd.			5.51	0.17
	Shenzhen Shenfubao (Group) Tianjin	1,581,956.05	175,339.45	1,604,015.82	66,998.26

	Industrial Development Co., Ltd.				
	Shenzhen Shenfubao (Group) Tianjin Investment and Development Co., Ltd.	2,588,645.10	150,772.57	3,255,544.36	155,467.93
	Shenzhen Shenfubao (Group) Co., Ltd.	1,671,102.46	52,471.28	2,567,475.48	77,024.27
	Shenzhen Shentou Property Development Co., Ltd.	8,591,322.98	424,230.21	2,378,435.98	71,353.08
	Shenzhen Shenyue United Investment Co., Ltd.	3,450,150.13	123,326.68	4,407,622.21	240,783.73
	Shenzhen Sports Industry Group Co., Ltd.	4,402,968.12	132,089.04		
	Shenzhen Sports Fashion Culture and Sports Development Co., Ltd.	2,429.40	72.88		
	Shenzhen Investment Holdings Co., Ltd.	5,588,052.61	225,329.98	4,131,697.18	144,179.32
	Shenzhen Wancheng Logistics Co., Ltd.	171,749.77	5,152.49		
	Shenzhen Cultural Enterprise Development Co., Ltd.			935.08	28.05
	Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	182,228.13	5,466.84	156,427.62	4,692.83
	Shenzhen Bay Technology Development Co., Ltd.	49,188,098.91	1,508,080.64	137,865,750.97	7,568,725.60
	Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	461,923.28	13,857.70	992,580.20	29,777.40
	Shenzhen Infinova Smart Park Technology Co., Ltd.	913,838.00	90,555.14	1,493,000.00	44,790.00
	China Shenzhen Foreign Trade (Group) Company Limited	24,500.00	2,450.00	24,500.00	6,600.00
Total		146,264,953.29	5,871,324.78	214,687,459.67	12,129,262.68
Contract assets	Hebei Shenbao Investment Development Co., Ltd.	215,129.91		361,513.73	
	Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	118,043.22		231,455.46	
	Shenzhen Fubao Park Operation Co., Ltd.			26,457.15	
	Shenzhen Shenfubao (Group) Co., Ltd.			43,500.00	
	Shenzhen Shenfubao East Investment and Development Co., Ltd.			14,704.85	
	Shenzhen Investment Holdings Co., Ltd.	88,223.00		133,597.44	
	Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	14,806.94		14,806.94	
	Shenzhen Urban Construction Mingyuan Industrial Co., Ltd.	18,450.00		18,450.00	
Total		454,653.07		844,485.57	
Other receivables	Shenzhen High-tech Zone Development and Construction Co., Ltd.	35,605.73	1,068.17	167,086.43	10,525.99
	Shenzhen Convention and Exhibition Center Management Co., Ltd.	1,000.00	30.00	1,000.00	
	Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	100,000.00	30,000.00	100,000.00	30,000.00
	Shenzhen Binjiang Industrial Co., Ltd.	49,397.40	1,481.92	10,000.00	300.00
	Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	102,583.54	10,258.35	102,583.54	3,258.35
	Shenzhen Qianhai Advanced Information Service Co., Ltd.	10,720,575.27	6,623,517.62	10,720,575.27	321,617.26
	Shenzhen Shenfubao(Group) Co., Ltd.	81,264.60	8,126.46	81,264.60	2,437.94
	Shenzhen Shenfubao East Investment and	350,000.00	35,000.00	350,000.00	10,500.00

	Development Co., Ltd.				
	Shenzhen Shentou Property Development Co., Ltd.	81,233.00	81,233.00	81,233.00	81,233.00
	Shenzhen Investment Holdings Co., Ltd.	685,740.90	278,254.03	685,740.90	157,127.32
	Shenzhen Xinhai Holdings	201,499,990.18	124,493,201.20	201,499,990.18	6,044,999.71
	Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	375,068,984.55	231,729,731.18	375,068,984.55	11,252,069.54
	Shenzhen Tianjun Industrial Co., Ltd.	10,000,000.00		10,000,000.00	
	Shenzhen Bay Technology Development Co., Ltd.	2,462,441.23	73,873.24	10,065,313.75	301,959.41
	Shenzhen Wufang Ceramic Industry Co., Ltd.	1,747,264.25	1,747,264.25	1,747,264.25	1,747,264.25
	Hong Kong HOI PAN Development Co., Ltd.	48,130.74	1,443.92		
Total		603,034,211.39	365,114,483.34	610,681,036.47	19,963,292.77

(2) Payables

Unit: RMB

Project	Related party	Ending book balance	Beginning book balance
Accounts payable	Guoren P&C Insurance Co., Ltd.	200,000.00	
	Shenzhen General Institute of Architectural Design and Research Co., Ltd.	1,316,929.34	2,102,761.00
	Shenzhen Qianhai Advanced Information Service Co., Ltd.	7,126,060.00	8,126,060.00
	Shenzhen Shentou Property Development Co., Ltd.	1,694,981.99	889,007.87
	Shenzhen Tefa Port Service Co., Ltd.	705,360.00	564,288.00
Total		11,043,331.33	11,682,116.87
Other payables	Shenzhen Credit Guarantee Group Co., Ltd.	1,494,841.29	1,494,841.29
	Shenzhen Talent Recruitment International Co., Ltd.	147,132.37	147,132.37
	Shenzhen Free Trade Zone Life Service Co., Ltd.	4,850.00	4,850.00
	Shenzhen Urban Construction and Development (Group) Co., Ltd.	152,227.00	152,227.00
	Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	86,247.00	31,218.60
	Shenzhen Southern Certification Co., Ltd.	34,002.15	34,002.15
	Shenzhen Shenfubao (Group) Co., Ltd.	3,178,036.23	2,863,523.56
	Shenzhen Shenfubao East Investment and Development Co., Ltd.	369,211.02	117,693.11
	Shenzhen Shentou Property Development Co., Ltd.	18,106,994.63	8,621,679.48
	Shenzhen Cultural Enterprise Development Co., Ltd.	743,680.00	773,680.00
	Shenzhen Tian'an International Building Property Management Co., Ltd.	5,214,345.90	5,214,345.90
	Shenzhen Bay Technology Development Co., Ltd.	51,990,858.29	143,003,641.12
	Shenzhen Bay Area Urban Construction and Development Co., Ltd.	360,752.18	360,752.18
	Shenzhen Property Jifa Warehousing Co., Ltd.	202,296,665.14	42,296,665.14
	Shenzhen Infinova Limited		144,219.02
	Yangzhou Tourism Development Property Co., Ltd.	345,929,298.79	369,623,672.79
Total		630,109,141.99	574,884,143.71

7. Commitments from related parties

Not applicable

8. Others

Not applicable

XV. Share-based payments**1. Overview of share-based payments**☐ Applicable ☒ Not applicable**2. Share-based payments settled by equity**☐ Applicable ☒ Not applicable**3. Share-based payments settled by cash**☐ Applicable ☒ Not applicable**4. Current share payment expenses**☐ Applicable ☒ Not applicable**5. Modification and termination of share-based payment****6. Others****XVI. Commitments and contingencies****1. Significant commitments**

Significant commitments on the balance sheet date

Large-value contracts that are being performed or to be performed

Item	Amount in this period	Previous year
Large-value contracts that have been signed but not recognized in the financial statements	2,399,978,869.29	2,528,685,973.91

2. Contingencies

(1) Significant contingencies on the balance sheet date

(1) Litigation matters concerning the transfer of Jiabin Building

In 1993, the Company signed the Contract for Transfer of Development Rights and Interests of Jiabin Building with Shenzhen Jiyong Property Development Co., Ltd. (current name, hereinafter referred to as "Jiyong Company"). Due to the ineffective execution of the contract, the Company subsequently filed a series of lawsuits against the parties involved in the project, but the outcome of the lawsuits failed to enable the Company to obtain the benefits claimed. Therefore, the Company has made provision for bad debts in the full amount of RMB 93.81 million for accounts receivable from jiyong Company for the transfer of Jiabin Building. On October 31, 2018, the Shenzhen Intermediate People's Court made a civil judgment, ruling that the Company's application for the bankruptcy of Jiyong Company was not accepted. The Company appealed against the ruling. On April 29, 2019, the Guangdong Provincial Higher People's Court ruled to reject the Company's appeal and uphold the original ruling. At the issuance date of the report, there is no new development in the case.

(2) Litigation case concerning Shenzhen Basepoint Intelligence Co., Ltd.

On August 20, 2017, Shenzhen Facility Management Community Co., Ltd. signed the Software Service Contract for Smart Facility Management Platform of China Merchants Property with China Merchants Group. Meanwhile, the Company intended to purchase a RMB 3 million facility management system (covering 31 items) for this project from Shenzhen Basepoint Intelligence Co., Ltd. (hereinafter referred to as "Basepoint"). In the project delivery, only 11 items delivered by Basepoint passed the acceptance inspection, leaving the full delivery unfinished. Therefore, the Company failed to reach a consensus on payment with Basepoint. In 2021, Basepoint sued the Company and froze the Company's funds of RMB 3 million. The judgment of the first instance dated August 10, 2022 ruled that the Company shall compensate RMB 3 million to Basepoint. The Company refused to accept the judgment of the first instance and instituted an appeal for the second instance in 2022. The second instance was heard on August 11, 2023 and is awaiting judgment. On April 19, 2024, the Shenzhen Intermediate People's Court ruled that the case shall be remanded to the Futian District People's Court for retrial, which is currently in progress.

(3) Arbitration case concerning private lending dispute involving Shenzhen Rongyao Real Estate Development Co., Ltd.

As Xinhai Rongyao and Xinhai Holdings failed to repay the loan principal and interest to Rongyao Real Estate on schedule, Rongyao Real Estate has applied to Shenzhen Court of International Arbitration for arbitration. The arbitration award ordered that Xinhai Rongyao and Xinhai Holdings shall repay all the loan principal of RMB 671.9138 million and the corresponding interests (at an annual interest rate of 11%, calculated based on the principal of RMB 671.9138 million from August 4, 2022 to the date of full repayment of the loan; provisionally amounting to RMB 49.0684 million) to Rongyao Real Estate. The award further decided that Xinhai Investment Company, Expander Property Management, Lianghong Industrial and Tiancheng Investment shall bear joint and several liability for the obligations and liabilities of Xinhai Rongyao and Xinhai Holdings in connection with the first arbitration claim of repayment mentioned above. It was ruled that all the respondents shall bear the attorney fees of RMB 1.2 million paid by Rongyao Real Estate, and all the respondents shall bear the arbitration costs and property preservation expenses of this case. The provisional total amount of the above stands at RMB722.1822 million.

On August 7, 2023, Xinhai initiated a proceeding with Shenzhen Intermediate People's Court to confirm the validity of the arbitration agreement, which led to the temporary suspension of the hearing of the case by the Arbitration Court. Shenzhen Intermediate People's Court has conducted a trial (hearing) of the case on confirming the validity of the arbitration agreement on December 27, 2023. The Court has rejected the application of the respondent upon the hearing. The case was heard in Shenzhen Court of International Arbitration on August 30, 2024, and is pending the award of the arbitration court.

(4) Arbitration case concerning equity transfer dispute of Shenzhen Properties & Resources Development (Group) Ltd.

As Xinhai Rongyao failed to pay the compensation for investment loss to Shenzhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as "SZPRD") as agreed, SZPRD has applied to the Shenzhen Court of International Arbitration for arbitration. It was ruled that Xinhai Rongyao shall pay RMB 170,556,833.33 to SZPRD as compensation for investment losses; that Sichuan Trust Company does not legally possess the 1% equity of Shenzhen Rongyao Real Estate Development Co., Ltd. registered in its name, confirming that Xinhai Rongyao is the actual owner of the said 1% equity; that Xinhai Rongyao shall pledge and register its actually-held 31% equity of Shenzhen Rongyao Real Estate Development Co., Ltd. to SZPRD; that Sichuan Trust Company shall facilitate the registration procedures for the pledge of the 1% equity of Shenzhen Rongyao Real Estate Development Co., Ltd. in the aforesaid third arbitration claim; that Xinhai Rongyao and Sichuan Trust Company shall bear the attorney fees of RMB 780,000 paid by SZPRD; that Xinhai Rongyao and Sichuan Trust Company shall bear all the arbitration costs and property preservation expenses of this case. The provisional total amount involved in these rulings amounts to RMB 171,336,833.33.

On April 12, 2024, an arbitration award was received, ruling that Xinhai Rongyao shall pay SZPRD compensation of RMB 50 million for investment loss; that Xinhai Rongyao shall pledge and register 30% of its equity in Rongyao Real Estate to SZPRD; Xinhai Rongyao shall compensate SZPRD for legal fees of RMB 150,000, preservation fees of RMB 3,000, preservation insurance costs of RMB 41,120.84, and arbitration fees of RMB 658,188.60. On June 27, 2024, the 30% equity of Xinhai Rongyao was finally pledged to the Group through the court enforcement procedure and continued to be sealed up and frozen. On November 4, 2024, the judicial freezing was immediately enforced after the 1% equity was transferred to Xinhai Rongyao, which safeguarded the rights and interests of our State-owned assets to the greatest extent.

(5) Litigation case concerning contract dispute of Shenzhen Rongyao Real Estate Development Co., Ltd.

On November 1, 2021, Shenzhen Rongyao Real Estate Development Co., Ltd. (hereinafter referred to as "Rongyao Real Estate"), Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. (hereinafter referred to as "Xinhai Company"), Shenzhen Mingde Xincheng Investment Consulting Co., Ltd. (hereinafter referred to as "Mingde Company") and Shenzhen Yinian Real Estate Development Co., Ltd. (hereinafter referred to as "Yinian Company") signed the Four-party Agreement, which stipulated that Rongyao Real Estate shall assist the parties to transfer the subject rights and interests into the project designated by Yinian Company, and Yinian Company shall make payment to the designated account of Rongyao Real Estate in full and on schedule as agreed. Subsequently, Shenzhen Hezheng Real Estate Group Co., Ltd. (hereinafter referred to as "Hezheng Company") issued a Reply Letter and a Payment Plan Letter, committing that if Yinian Company fails to repay on schedule, Hezheng Company will bear the responsibility for repayment to Rongyao Real Estate.

Due to the aforementioned obligor's failure to make timely payments, which constitutes a serious breach of the agreement and severely undermines the legitimate rights and interests of Rongyao Real Estate, the latter has filed a lawsuit with the court, demanding that the relevant obligor repay the outstanding equity transfer payment of RMB 65,250,598.72 and pay the liquidated damages for overdue payment of RMB 7,600,806.70 (calculated at a daily rate of 0.03% on the unpaid principal of the equity transfer payment, provisionally calculated up to December 5, 2023, and should be actually calculated to the date of full repayment). The case was heard by the Longhua District People's Court on July 5, 2024, and is currently awaiting the Court's judgment.

(6) The dispute case regarding the loan contract of Shenzhen Rongyao Real Estate Development Co., Ltd., Shenzhen Qianhai Advanced Information Service Co., Ltd. and Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.

On November 5, 2021, Rongyao Real Estate and Qianhai Advanced Information Service signed the Agreement on Advance Payment and Tax Payment, stipulating all taxes and fees arising from the Relocation Compensation and Resettlement Agreement involved in the case shall be borne by Qianhai Advanced Information Service. On the same day, Xinhai Rongyao issued a Letter of Commitment to Bear the Relevant Taxes and Fees for Relocation Compensation, pledging to provide joint and several guarantee for the obligation of Qianhai Advanced Information Service to pay all taxes and fees arising from the Relocation Compensation and Resettlement Agreement.

In order to expedite the project development and mitigate the substantial economic losses caused by the serious delay in the project schedule to Rongyao Real Estate, Rongyao Real Estate agreed to the application from Xinhai and advanced relevant taxes and fees totaling RMB10,720,575.27 on behalf of Qianhai Advanced Information Service on July 20, 2021 and January 26, 2022. As of now, Xinhai still owes interest of RMB 3,493,287.37 (calculated at an annualized rate of 11% until July 31, 2024, and shall be actually calculated until the date of full repayment). All parties had no objections to this and signed the Confirmation Letter on Claims and Debts on November 30, 2023.

To sum up, Xinhai's breach of contract has seriously violated the relevant agreements and commitment letters. Rongyao Real Estate has filed a lawsuit with the Longhua District People's Court. The case was heard on March 6, 2025, with the court's judgment still pending.

(7) The contract dispute case involving Shenzhen Rongyao Real Estate Development Co., Ltd., Shenzhen Qianhai Advanced Information Service Co., Ltd., Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. and Shenzhen Xinhai Holdings Co., Ltd.

During the demolition process of the Bangling Project, Qianhai Advanced Information Service (an affiliated company of Xinhai) repeatedly sent letters to Rongyao Real Estate requesting an advance payment of the demolition service fees and pledging to take the amount prepaid by the latter as the principal and pay the occupancy fee to the latter at an annualized interest rate of 11% based on the actual duration the prepaid amount is actually utilized (i.e. from the date the service fee is actually prepaid until the cumulative demolition area reaches 61,460 square meters). If Qianhai Advanced Information Service fails to complete the demolition work on schedule, Rongyao Real Estate has the right to request Xinhai to refund the principal difference and relevant occupancy fee. Additionally, Rongyao Real Estate is entitled to impose a penalty interest of 50% of the aforementioned 11% interest rate on the difference based on the duration of the occupancy. Xinhai Rongyao and Xinhai Holdings shall be jointly and severally liable for the above debts.

In order to expedite the project development and reduce the substantial economic losses caused by the serious delay of the project to Rongyao Real Estate, Rongyao Real Estate agreed to the application of Xinhai and paid the relevant demolition service fees in advance. As of now, Xinhai still owes the interest of the demolition service fees amounting to RMB12,376,819.89. All parties have no objections to this and signed the Confirmation Letter on Claims and Debts on November 30, 2023.

In summary, the breach of contract by Xinhai has seriously violated the terms of relevant agreements and commitment letters. Rongyao Real Estate has filed a lawsuit with the Longhua District People's Court. The case has been officially registered, and is currently awaiting the Court's scheduling for a hearing.

(8) On the dispute between Shenzhen Rongyao Real Estate Development Co., Ltd. and Shenzhen Herunxiang Trading Co., Ltd. & Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. over the creditor's right and debt of the registered tax payment for the transfer of the certified real estate of the former Shenfa Factory.

In order to accelerate the development progress of the Bangling project, on October 18, 2021, Herunxiang and Xinhai Rongyao issued an Application Letter for Advancing Payment of Taxes and Fees Related to the Transfer and Cancellation of the Certified Property of the Former Shenfa Factory to Rongyao Real Estate. The application letter stated that due to the financial difficulties of Herunxiang, they applied to Rongyao Real Estate to advance the taxes and fees amounting to a total of approximately RMB10 million to RMB15 million (the final amount to be determined by the property registration department) incurred by Herunxiang for the transfer registration of the certified property of the former Shenfa Factory. These taxes and fees will subsequently be repaid by Rongyao Real Estate on behalf of Herunxiang.

On November 5, 2021, Xinhai Rongyao issued another Letter of Commitment for Repayment to Rongyao Real Estate, pledging to subsequently refund the taxes and fees as well as interests incurred on behalf of Herunxiang, and agreed that the proceeds from the

collaborative projects such as Guanlan Bengling could be used to offset the guaranteed payments under this Letter of Commitment on a priority basis.

In order to expedite the project development and mitigate the substantial economic losses caused by the serious delay of the project to Rongyao Real Estate, Rongyao Real Estate agreed on August 2, 2022 to the request from Herunxiang and Xinhai Rongyao to advance the payment of transfer taxes and registration fees for the Shenfa Factory totaling RMB20.0428 million on behalf of Herunxiang and Xinhai Rongyao. All parties involved had no objection to this arrangement and signed the Confirmation Letter on Claims and Debts on November 30, 2023.

Up to now, Herunxiang and Xinhai Rongyao have failed to repay the principal and interest as agreed, which constitutes a breach of contract. The case was successfully filed at the Longhua District People's Court on August 21, 2024 and has not yet been heard.

(9) The lawsuit case regarding the property management fees of Shenzhen Xuansheng Industrial Development Co., Ltd. Part of the Overseas Friendship Building, located at No. 12 Yingchun Road, Luohu District, Shenzhen, is owned by the United Front Work Department of Shenzhen Municipal Party Committee, and Shenzhen Jinhailian Property Management Co., Ltd. has been authorized by the United Front Work Department of Shenzhen Municipal Party Committee to manage the said property. On December 31, 2006, Jinhailian and Shenzhen Yisheng Industrial Development Co., Ltd. signed the Property Management Agreement of Overseas Friendship Building, which stipulated that Xuansheng Company shall provide property management services to Jinhailian, and Jinhailian shall pay property management fees to Xuansheng Company for certain floors of the Overseas Friendship Building, including the first floor, floors 3-8 at the rate of RMB 5 per square meter. On April 24, 2024, Jinhailian received a summons from the Luohu District People's Court of Shenzhen City regarding the property service contract dispute case filed by Xuansheng Company against Jinhailian, with a litigation subject matter amounting to RMB 1,869,272. (The total amount, which was sued by Xuansheng Company against Jinhailian for the payment of property management fees, utilities, air conditioning fees and late payment penalties for floors 8-10, 31 and the underground parking lot of Overseas Friendship Building). According to the Property Management Agreement of Overseas Friendship Building signed in 2006, the property management fees for the 8th floor payable by the Company is calculated at RMB 5 per square meter per month, and does not include floors 9-10, 31 and the parking lot on the second basement level. Xuansheng Company sued Jinhailian for paying property management fees at RMB 12 per square meter per month, which is not recognized by Jinhailian. During this period, Jinhailian repeatedly communicated and coordinated with Xuansheng Company to no avail. Xuansheng Company still claimed that Jinhailian pay the property management fees at RMB 12 per square meter per month. Since Xuansheng Company has failed to perform the terms of the management agreement and has not provided invoices for the property management fees (at the rate of RMB 5 per square meter per month), Jinhailian was unable to pay the relevant property management fees. On June 13, 2024, the Luohu District People's Court of Shenzhen made a first-instance judgment, ruling that Shenzhen Jinhailian Property Management Co., Ltd. shall pay a total of RMB 327,250.18 for property management fees, water fees, air conditioning fees and late payment penalties for floors 8-10 of Overseas Friendship Building from June 12, 2022 to February 29, 2024 to Shenzhen Xuansheng Industrial Development Co., Ltd., at the rate of RMB 5 per square meter. In addition, for the 31st floor, Jinhailian shall pay a total of RMB 91,831.89 for property management fees and late payment penalties from January 1, 2019 to February 29, 2024, at the rate of RMB 3 per square meter. The total amount stands at RMB 419,082.07 (the property management fees for floors 9-10 and the 31st floor are determined based on objective facts). Not satisfied with the judgment of the first instance, Jinhailian filed an appeal, and the case is pending the second-instance court hearing. As of December 31, 2024, Jinhailian is expected to pay RMB 419,082.07 (of which RMB 134,876.56 has been accrued for property management fees for the vacancy period on a monthly basis).

(10) As a real estate developer, the Company has provided mortgage loan guarantee and paid loan deposits for buyers of commercial housing according to the operating practice of the real estate industry. As of December 31, 2024, the balance of deposits for which the guarantee hasn't yet been released stood at RMB 1,135,580.83, and the said guarantee will be released upon the full repayment of the mortgage loans.

As a real estate developer, the Company has provided mortgage loan guarantee for buyers of commercial housing in accordance with the operating practice of the real estate industry. As of December 31, 2024, the balance of the guarantee that has not been released was RMB 387,671,636.94, and the said guarantee will be released upon the full repayment of the mortgage loans.

(2) Notes shall be given even if there were no significant contingencies required to be disclosed by the Company

The Company has no significant contingencies required to be disclosed.

3. Others

Not applicable

XVII. Events after the balance sheet date

1. Significant non-adjustment matters

Unit: RMB

Item	Contents	Impact number on financial position and operating results	Reasons why the impact number cannot be estimated
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2. Profit distribution

Proposed dividend per 10 shares (RMB)	0
Proposed bonus shares per 10 shares (shares)	0
Proposed shares converted per 10 shares held (shares)	0
Dividend per 10 shares declared upon deliberation and approval (RMB)	0
Bonus shares per 10 shares declared upon deliberation and approval (shares)	0
Number of shares converted per 10 shares declared upon deliberation and approval (shares)	0

3. Sales return

4. Events after the balance sheet date

XVIII. Other significant events

1. Correction of accounting errors in prior period

(1) Retrospective restatement method

Unit: RMB

Contents of correction of accounting errors	Processing procedure	Names of statement items affected of comparative periods	Cumulative impact
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(2) Prospective application method

Contents of correction of accounting errors	Approval procedure	Reasons for adopting the prospective application method
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2. Debt restructuring

Not applicable

3. Asset replacement**(1) Exchange of non-monetary assets**

Not applicable

(2) Replacement of other assets

Not applicable

4. Annuity plan

Not applicable

5. Discontinued operations

Unit: RMB

Item	Revenue	Costs	Total profits	Income tax expenses	Net profit	Profit from discontinued operations attributable to owners of the parent company
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Other explanations:

6. Segment information**(1) Determination basis and accounting policies for reporting segments**

The Company determines the reporting segments based on the internal organizational structure, management requirements and internal reporting system and in light of business segments. The operating performance of real estate sales, property management and leasing services are assessed by the Company respectively. Assets and liabilities shared among all segments are allocated to various segments based on their scale ratios.

(2) Financial information on reporting segments

Unit: RMB

Item	Real estate business	Property management	Leasing business	Inter-segment offset	Total
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Operating revenue	1,003,780,119.17	1,594,488,341.49	135,890,423.39		2,734,158,884.05
Operating costs	843,578,721.75	1,320,671,101.86	85,764,264.72		2,250,014,088.33
Total assets	12,591,763,913.19	2,173,987,729.50	527,453,855.61		15,293,205,498.30
Total liabilities	10,234,673,651.40	1,657,873,902.21	170,225,988.55		12,062,773,542.16

(3) If the Company has no reporting segments, or cannot disclose the total assets and total liabilities of each reporting segment, the reasons shall be stated.

Not applicable

(4) Other notes

Not applicable

7. Other significant transactions and events that influence the decision-making of investors

Not applicable

8. Others

Not applicable

XIX. Notes to the main items of the parent company's financial statements

1. Accounts receivable

(1) Disclosure by aging

Unit: RMB

Aging	Ending book balance	Beginning book balance
Within 1 year (including 1 year)	2,345,620.53	123,156,033.99
1-2 years	123,067,359.04	1,024,931.55
2 to 3 years	12,649.00	716,023.90
Over 3 years	96,824,380.35	96,824,380.44
3 - 4 years		9,756.09
4 to 5 years	9,756.00	112,354.95
Over 5 years	96,814,624.35	96,702,269.40
Total	222,250,008.92	221,721,369.88

(2) Disclosure by provision method for bad debts

Unit: RMB

Type	Ending balance			Beginning balance		
	Book balance	Provision for bad	Book	Book balance	Provision for bad	Book

			debts		value			debts		value
	Amount	Ratio	Amount	Provisio n ratio		Amount	Ratio	Amount	Provisio n ratio	
Account s receivab le with provisio n for bad debts on an individu al basis	98,246,9 09.94	44.21%	98,246,9 09.94	100.00%	0.00	98,246,9 09.94	44.31%	98,246,9 09.94	100.00%	0.00
Includ ing:										
Account s receivab le with provisio n for bad debts on a combina tion basis	124,003, 098.98	55.79%	11,134,0 17.20	8.98%	112,869, 081.78	123,474, 459.94	55.69%	3,445,30 1.16	2.79%	120,029, 158.78
Includ ing:										
Total	222,250, 008.92	100.00%	109,380, 927.14	49.22%	112,869, 081.78	221,721, 369.88	100.00%	101,692, 211.10	45.86%	120,029, 158.78

Provision for bad debts on an individual basis: 98,246,909.94

Unit: RMB

Name	Beginning balance		Ending balance			
	Book balance	Provision for bad debts	Book balance	Provision for bad debts	Provision ratio	Reasons for provision
Shenzhen Jiyong Property Development Co., Ltd.	93,811,328.05	93,811,328.05	93,811,328.00	93,811,328.00	100.00%	Involved in litigation and irrecoverable
Luohu District Economic Development Company	54,380.35	54,380.35	54,380.35	54,380.35	100.00%	Long aging and estimated to be irrecoverable
Shenzhen Tewei Industrial Co., Ltd. (Chenhui Building)	2,836,561.00	2,836,561.00	2,836,561.00	2,836,561.00	100.00%	Long aging and estimated to be irrecoverable
Accounts receivable with insignificant single amount but subject to provision for bad debts on an	1,544,640.54	1,544,640.54	1,544,640.54	1,544,640.54	100.00%	Involved in litigation and irrecoverable

individual basis						
Total	98,246,909.94	98,246,909.94	98,246,909.94	98,246,909.94		

Provision for bad debts on a portfolio basis: 11,134,017.20

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Credit risk characteristic combination	111,877,321.85	11,134,017.20	
Government funding combination	12,125,777.13		
Total	124,003,098.98	11,134,017.20	

Explanation on the basis for determining the combination:

If the provision for bad debts of accounts receivable is made in accordance with the general model of expected credit losses:

☐ Applicable ☒ Not applicable
(3) Provision for bad debts accrued, recovered or reversed for the current period

Provision for bad debts for the current period:

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Write-off	Others	
Provision for bad debts on an individual basis	98,246,909.94					98,246,909.94
Provision for bad debts made by portfolio	3,445,301.16	7,688,716.04				11,134,017.20
Total	101,692,211.10	7,688,716.04				109,380,927.14

Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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(4).Actual write-off of accounts receivable for the current period

Unit: RMB

Item	Amount of write-off
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Including write-off of important accounts receivable:

Unit: RMB

Entity name	Nature of accounts receivable	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off of accounts receivable:

(5) Top five accounts receivable by the debtor in terms of the ending balance and contract assets

Unit: RMB

Entity name	Ending balance of accounts receivable	Ending balance of contract assets	Ending balances of accounts receivable and contract assets	Ratio to the total amount of ending balance of accounts receivable and contract assets (%)	Ending balance of provision for bad debts of accounts receivable and provision for impairment of contract assets
Shenzhen Futian Talent Housing Co., Ltd.	109,392,112.37		109,392,112.37	49.22%	10,939,211.24
Shenzhen Jiyong Property Development Co., Ltd.	93,811,328.05		93,811,328.05	42.21%	93,811,328.05
Shenzhen Futian District Government Property Management Center	12,125,777.13		12,125,777.13	5.46%	
Shenzhen Tewe Industrial Co., Ltd.	2,836,561.00		2,836,561.00	1.28%	2,836,561.00
Shenzhen Feihuang Industrial Co., Ltd.	769,919.05		769,919.05	0.35%	769,919.05
Total	218,935,697.60		218,935,697.60	98.52%	108,357,019.34

2. Other receivables

Unit: RMB

Item	Ending balance	Beginning balance
Other receivables	4,279,938,165.85	4,489,713,785.01
Total	4,279,938,165.85	4,489,713,785.01

(1) Interest receivable**1) Classification of interest receivable**

Unit: RMB

Item	Ending balance	Beginning balance
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2) Significant overdue interest

Unit: RMB

Borrower	Ending balance	Overdue time	Reason for overdue	Whether impairment occurs and the basis for judgment
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Other explanations:

3) Disclosure by provision method for bad debts
☐ Applicable ☒ Not applicable

4) Provision for bad debts accrued, recovered or reversed for the current period

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Other changes	

Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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Other explanations:

5) Actual write-off of interest receivable for the current period

Unit: RMB

Item	Amount of write-off
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Including write-off of important interest receivable

Unit: RMB

Entity name	Nature of payment	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off:

Other explanations:

(2) Dividends receivable**1) Classification of dividends receivable**

Unit: RMB

Project (or investees)	Ending balance	Beginning balance
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2) Significant dividends receivable with aging over 1 year

Unit: RMB

Project (or investees)	Ending balance	Aging	Reason for not withdrawing	Whether impairment occurs and the basis for judgment
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3) Disclosure by provision method for bad debts
☐ Applicable ☒ Not applicable

4) Provision for bad debts accrued, recovered or reversed for the current period

Unit: RMB

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Other changes	

Significant amounts of recovered or reversed provision for bad debts for the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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Other explanations:

5) Actual write-off of dividends receivable in the current period

Unit: RMB

Item	Amount of write-off
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Write-off of important dividends receivable

Unit: RMB

Entity name	Nature of payment	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanation on write-off:

Other explanations:

(3) Other receivables**1) Classification of other receivables by nature of payment**

Unit: RMB

Nature of payment	Ending book balance	Beginning book balance
Guaranteed deposit	2,225,127.00	2,555,194.00
Withholding payments	24,068.13	39,020.00
External transactions	136,954,520.92	134,608,516.50
Transactions with subsidiaries	4,169,668,944.36	4,383,952,304.98
Total	4,308,872,660.41	4,521,155,035.48

2) Disclosure by aging

Unit: RMB

Aging	Ending book balance	Beginning book balance
Within 1 year (including 1 year)	4,169,820,435.08	4,378,155,691.40
1-2 years	97,134.37	336,882.00
2 to 3 years		35,449.05

Over 3 years	138,955,090.96	142,627,013.03
3 - 4 years	35,449.05	69,600.00
4 to 5 years	69,600.00	
Over 5 years	138,850,041.91	142,557,413.03
Total	4,308,872,660.41	4,521,155,035.48

3) Disclosure by provision method for bad debts

Unit: RMB

Type	Ending balance					Beginning balance				
	Book balance		Provision for bad debts		Book value	Book balance		Provision for bad debts		Book value
	Amount	Ratio	Amount	Provision ratio		Amount	Ratio	Amount	Provision ratio	
Provision for bad debts accrued on an individual basis	129,990,664.21	3.02%	19,987,454.18	15.38%	110,003,210.03	127,631,562.61	2.82%	22,485,536.08	17.62%	105,146,026.53
Including:										
Provision for bad debts made by portfolio	4,178,881,996.20	96.98%	8,947,040.38	0.21%	4,169,934,955.82	4,393,523,472.87	97.18%	8,955,714.39	0.20%	4,384,567,758.48
Including:										
Total	4,308,872,660.41	100.00%	28,934,494.56	0.67%	4,279,938,165.85	4,521,155,035.48	100.00%	31,441,250.47	0.70%	4,489,713,785.01

Provision for bad debts on an individual basis: 19987454.18

Unit: RMB

Name	Beginning balance		Ending balance			
	Book balance	Provision for bad debts	Book balance	Provision for bad debts	Provision ratio	Reasons for provision
Shum Yip Properties Development Limited	111,203,099.25	6,057,072.72	113,562,200.85	3,558,990.82	3.13%	Failed to recover for a long time
Dameisha Tourism Center	2,576,445.69	2,576,445.69	2,576,445.69	2,576,445.69	100.00%	Failed to recover for a long time
Hong Kong Hengyue Development Company Limited (Wuyao Company)	3,271,837.78	3,271,837.78	3,271,837.78	3,271,837.78	100.00%	Failed to recover for a long time
Elevated Train Project	2,542,332.43	2,542,332.43	2,542,332.43	2,542,332.43	100.00%	Failed to recover for a long time
Shanghai Yutong Real	5,676,000.00	5,676,000.00	5,676,000.00	5,676,000.00	100.00%	Failed to

Estate Co., Ltd.						recover for a long time
Accounts receivable with insignificant single amount but subject to provision for bad debts on an individual basis	2,361,847.46	2,361,847.46	2,361,847.46	2,361,847.46	100.00%	Failed to recover for a long time
Total	127,631,562.61	22,485,536.08	129,990,664.21	19,987,454.18		

Provision for bad debts on a portfolio basis: 8,947,040.38

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Within 1 year (including 1 year)	151,490.72	4,544.71	3.00%
1-2 years (including 2 years)	97,134.37	9,713.44	10.00%
2-3 years (including 3 years)			
3-4 years (including 4 years)	35,449.05	17,724.53	50.00%
4-5 years (including 5 years)	69,600.00	55,680.00	80.00%
Over 5 years	8,859,377.70	8,859,377.70	100.00%
Total	9,213,051.84	8,947,040.38	

Explanation on the basis for determining the combination:

The provision for bad debts made according to the general model of expected credit losses

Unit: RMB

Provision for bad debts	Phase I	Phase II	Phase III	Total
	Expected credit losses over the next 12 months	Expected credit loss throughout the duration (without credit loss)	Expected credit loss throughout the duration (with credit loss)	
Balance as of January 1, 2024	9,001,751.08		22,439,499.39	31,441,250.47
Balance as at January 1, 2024 forwarded to the current period				
Provision for the current period	-10,767.96			-10,767.96
Reversal in this period	-43,942.74		-2,567,058.54	-2,611,001.28
Other changes			115,013.33	115,013.33
Balance as of December 31, 2024	8,947,040.38		19,987,454.18	28,934,494.56

Basis for division of each stage and ratio of provision for bad debts

Changes in the book balance of provision for loss with significant changes in the current period

☐ Applicable ☒ Not applicable
4) Provision for bad debts accrued, recovered or reversed in the current period

Provision for bad debts for the current period:

Unit: RMB

Type	Beginning	Changes in the current period	Ending balance
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	balance	Provision	Recovery or reversal	Resale or write-off	Others	
Other receivables	31,441,250.47	-2,506,755.91				28,934,494.56
Total	31,441,250.47	-2,506,755.91				28,934,494.56

Reversal or recovery of significant amount of provision for bad debts in the current period:

Unit: RMB

Entity name	Recovered or reversed amount	Reason for reversal	Recovery method	Basis for determining the ratio of provision for bad debts and its rationality
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5) Other receivables actually write-off in the current period

Unit: RMB

Item	Amount of write-off
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Important other receivables write-off:

Unit: RMB

Entity name	Nature of other receivables	Amount of write-off	Reasons for write-off	Write-off procedures performed	Whether the fund is generated by related party transactions
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Explanations on write-off of other receivables:

6) Other receivables of the top five ending balances collected by debtor

Unit: RMB

Entity name	Nature of amount	Ending balance	Aging	Ratio to the total ending balance of other receivables	Balance of provision for bad debts as at the end of the period
Dongguan Wuhe Real Estate Co., Ltd.	Internal transactions	2,113,760,170.00	Within 1 year	49.05%	
Shenzhen Guangming Wuhe Real Estate Co., Ltd.	Internal transactions	1,214,000,000.00	Within 1 year	28.17%	
Yangzhou Wuhe Real Estate Co., Ltd.	Internal transactions	737,560,098.36	Within 1 year	17.12%	
SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.	Internal transactions	41,740,134.29	Within 1 year	0.97%	
Shum Yip Properties Development Limited	Internal transactions	113,562,200.85	Over 5 years	2.64%	3,558,990.82
Total		4,220,622,603.50		97.95%	3,558,990.82

7) Reported as other receivables due to centralized fund management

Unit: RMB

Other explanations:

3. Long-term equity investments

Unit: RMB

Item	Ending balance			Beginning balance		
	Book balance	Provision for impairment	Book value	Book balance	Provision for impairment	Book value
Investment in subsidiaries	1,356,325,401.10	65,834,000.00	1,290,491,401.10	1,356,325,401.10	65,834,000.00	1,290,491,401.10
Investments in associates and joint ventures	287,171,419.66	18,983,614.14	268,187,805.52	103,041,364.69	18,983,614.14	84,057,750.55
Total	1,643,496,820.76	84,817,614.14	1,558,679,206.62	1,459,366,765.79	84,817,614.14	1,374,549,151.65

(1) Investment in subsidiaries

Unit: RMB

Investees	Beginning balance (book value)	Beginning balance of provision for impairment	Increase/decrease in this period				Ending balance (book value)	Balance of provision for impairment as at the end of the period
			Additional investment	Reduced investment	Provision for impairment	Others		
Shenzhen Huangcheng Real Estate Co., Ltd.	35,552,671.93						35,552,671.93	
Shenzhen Wuhe Industry Investment and Development Co., Ltd.	44,950,000.00						44,950,000.00	
SZPRD Yangzhou Real Estate Development Co., Ltd.	50,000,000.00						50,000,000.00	
Dongguan ITC Changsheng Real Estate Development Co., Ltd.	20,000,000.00						20,000,000.00	

Shenzhen International Trade Center Property Management Co., Ltd.	195,337,851.23						195,337,851.23	
Shenzhen Property Engineering and Construction Supervision Co., Ltd.	3,000,000.00						3,000,000.00	
Shenzhen Property Commercial Operation Co., Ltd.	63,509,120.32						63,509,120.32	
Zhanjiang Shenzhen Property Development Co., Ltd.								
Shum Yip Properties Development Limited		15,834,000.00						15,834,000.00
SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.		50,000,000.00						50,000,000.00
Shenzhen Rongyao Real Estate Development Co., Ltd.	508,000,000.00						508,000,000.00	
Dongguan Wuhe Real Estate Co., Ltd.	50,000,000.00						50,000,000.00	
Shenzhen Guangming Wuhe Real Estate Co., Ltd.	50,000,000.00						50,000,000.00	
Shenzhen Wuhe Urban Renewal Co., Ltd.	236,641,757.62						236,641,757.62	
Yangzhou Wuhe Real Estate Co.,	33,500,000.00						33,500,000.00	

Ltd.								
Total	1,290,491,401.10	65,834,000.00					1,290,491,401.10	65,834,000.00

(2) Investments in associates and joint ventures

Unit: RMB

Investees	Beginning balance (book value)	Beginning balance of provision for impairment	Increase/decrease in this period								Ending balance (book value)	Balance of provision for impairment as at the end of the period
			Additional investment	Reduced investment	Investment profit or loss recognized under the equity method	Adjustment of other comprehensive income	Other changes in equity	Cash dividends or profits declared to be paid	Provision for impairment	Others		
I. Joint ventures												
Shenzhen Property Jifa Warehousing Co., Ltd.	48,065,818.51				184,290,782.47						232,356,600.98	
Shenzhen Tian'an International Building Property Management Co., Ltd.	7,050,937.33				-1,311,866.11						5,739,071.22	
Sub-total	55,116,755.84				182,978,916.36						238,095,672.20	
II. Associates												
Shenzhen Wufang Ceramic Industry Co., Ltd.		18,983,614.14										18,983,614.14

China Constr uction Engine ering Corpor ation Group Smart Parkin g Techn ology Co., Ltd.	28,940 ,994.7 1				1,244, 593.63			93,455 .02			30,092 ,133.3 2	
Sub- total	28,940 ,994.7 1	18,983 ,614.1 4			1,244, 593.63			93,455 .02			30,092 ,133.3 2	18,983 ,614.1 4
Total	84,057 ,750.5 5	18,983 ,614.1 4			184,22 3,509. 99			93,455 .02			268,18 7,805. 52	18,983 ,614.1 4

The recoverable amount is determined at the net amount of the fair value minus the disposal expenses

☐ Applicable ☒ Not applicable

The recoverable amount is determined based on the present value of the estimated future cash flows

☐ Applicable ☒ Not applicable

Reasons for the obvious inconsistency between the above information and the information used in previous impairment test or external information

Reasons for the difference between the information used in the impairment test of the Company in previous years and the actual situation of the current year

(3) Other notes

4. Operating revenue and operating costs

Unit: RMB

Item	Amount in the current period		Amount in the previous period	
	Revenue	Cost	Revenue	Cost
Primary business	46,400,327.60	47,304,177.17	1,036,514,608.68	790,579,825.41
Other business	17,813,588.70		17,294,746.27	
Total	64,213,916.30	47,304,177.17	1,053,809,354.95	790,579,825.41

Breakdown of operating revenue and operating costs:

Unit: RMB

Contract classificati on	Division 1		Division 2				Total	
	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs
Business type	64,213,916. 30	47,304,177. 17						
Including:								
House	64,213,916.	47,304,177.						

leasing business	30	17						
Classification by business area								
Including:								
Shenzhen	64,213,916.30	47,304,177.17						
Market or customer type								
Including:								
Contract type								
Including:								
Classification by time of commodity transfer								
Including:								
Classification by contract period								
Including:								
Classification by sales channel								
Including:								
Total	64,213,916.30	47,304,177.17						

Information related to performance obligations:

Item	Time to fulfill performance obligations	Important payment terms	Nature of the goods the Company undertakes to transfer	Whether it is the main responsible person	Amounts assumed by the Company that are expected to be refunded to customers	Types of quality assurance provided by the Company and related obligations
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Other explanations

Information related to the transaction prices allocated to the remaining performance obligations:

The amount of revenue corresponding to the performance obligations of contracts that have been signed but not performed or not fully performed yet at the end of the reporting period is RMB 0.00, of which RMB_ is expected to be recognized as revenue in __, RMB_ is expected to be recognized in __, and RMB_ is expected to be recognized in __.

Major contract change or major transaction prices adjustment of parent company

Unit: RMB

Item	Accounting treatments	Amount of impact on revenue
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Other explanations:

5. Investment income

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Long-term equity investment income calculated under the equity method	184,223,509.99	4,339,433.24
Investment income from disposal of long-term equity investments		757,435,475.21
Total	184,223,509.99	761,774,908.45

6. Others

XX. Supplementary information

1. Breakdown of current non-recurring profit or loss

☒ Applicable ☐ Not applicable

Unit: RMB

Item	Amount	Notes
Profit or loss from disposal of non-current assets	44,657,387.86	Mainly due to the receipt of compensation for the investment properties
Government grants included in the current profit or loss (except for those that are closely related to the Company's normal business operations, comply with national policies and regulations, are enjoyed according to determined standards, and have a sustained impact on the Company's profit or loss)	1,099,426.89	
Profit or loss from debt restructuring	-54,026.93	
Non-operating revenue and expenses other than the above-mentioned items	-7,288,158.92	
Other items of profit or loss subject to the definition of non-recurring profit or loss	184,906,343.25	Mainly the income from investments in joint ventures determined according to the income method
Less: income tax effects	9,424,345.24	
Affected amount of minority interests (after tax)	137,565.58	
Total	213,759,061.33	--

Specific circumstances of other profit or loss items that meet the definition of non-recurring profit or loss:

☒Applicable ☐ Not applicable

Mainly the compensation received by the joint ventures for the expropriation of houses, and the investment income is recognized according to the income method. This compensation payment is not sustainable.

Notes on the definition of the non-recurring profit or loss items listed in the "Interpretive Announcement No. 1 on Information Disclosure of Companies Issuing Securities to the Public - Non-recurring Profit or Loss" as recurring profit or loss items

☐ Applicable ☒ Not applicable

2. Return on net assets and earnings per share

Profit in the reporting period	Weighted average rate of return on net assets	Earnings per share	
		Basic earnings per share (RMB/share)	Diluted earnings per share (RMB/share)
Net profit attributable to ordinary shareholders of the COOEC	-28.00%	-1.8705	-1.8705
Net profit attributable to ordinary shareholders of the Company after deducting non-recurring profit or loss	-33.37%	-2.2291	-2.2291

3. Differences between accounting data under domestic and foreign accounting standards

(1) Differences in net profits and net assets between the financial reports disclosed in accordance with the International Financial Reporting Standards (IFRS) and the PRC Generally Accepted Accounting Principles (GAAP)

☐ Applicable ☒ Not applicable

(2) Differences in net profits and net assets between the financial reports disclosed in accordance with the overseas financial reporting standards and the PRC GAAP

☐ Applicable ☒ Not applicable

(3) Explanations of the reasons for differences between accounting data under domestic and foreign accounting standards. If adjustments have been made to the differences in data audited by an overseas auditing firm, the name of the said overseas institution shall be specified.

4. Others

Not applicable