

Stock code: 000058, 200058

Stock abbreviation: SHEN SEG, SHEN SEG B

Notice No.: 2022-016

## Abstract of 2021 Annual Report of Shenzhen SEG Co., Ltd.

### I. Important Notice

The abstract of 2021 Annual Report is excerpted from the full text of 2021 Annual Report. For more details about the operating result, financial condition, and future development planning, investors shall read carefully the said full text published on the designated media by China Securities Regulatory Commission (CSRC).

All directors have present at the Board Meeting for report deliberation.

Notice of non-standard audit opinions

Applicable  Not applicable

Proposal for profit distribution of common shares or proposal for transfer of capital reserves into share capital during the reporting period deliberated by the Board of Directors

Applicable  Not applicable

Transfer of capital reserves to share capital

Yes  No

According to the profit distribution plan deliberated and adopted by the meeting of BOD, total share capital of the Company amounted to 1,235,656,249 as of 31<sup>st</sup> December 2021, after deducting 4,455,577 shares (the shares repurchase and cancels by SEG Group -controlling shareholder of the Company to make up the difference) that not participating in this profit distribution, the Company intends to distribute cash dividend of 0.10 yuan (tax included) for every 10 shares on the basis of 1,231,200,672 shares, and 0 bonus share (tax included) to all shareholders, and the reserves shall not be converted into share capital.

Proposal for profit distribution of preferred shares during the reporting period adopted in the resolution of the Board of Directors

Applicable  Not applicable

### II. Company Profile

#### 1. Basic Information

Stock abbreviation	SHEN SEG, SHEN SEG B	Stock code	000058, 200058
Listed on	Shenzhen Stock Exchange		
Contact Information	Secretary of the Board of Directors	Securities affairs representative	
Name	Zhang Liang (acting as secretary of the BOD)	Xiang Qianqian	
Office address	31/F, Tower A, Stars Plaza, Huaqiang Road (N), Futian District, Shenzhen	31/F, Tower A, Stars Plaza, Huaqiang Road (N), Futian District, Shenzhen	
Fax	0755-83975237	0755-83975237	
Phone	0755-83747939	0755-83741808	
E-mail	segcl@segcl.com.cn	xiangqq@segcl.com.cn	

#### 2. Main Business or Products Profile During the Reporting Period

In 2021, main business of the Company included electronic market distribution business centered on communication market and

electronic specialized market, the city services business with property operation and property management services as the core, and the strategic emerging business represented by new energy and inspection & testing certification.

Business model of the Company for year of 2021 is: guided by strategy of “Electronic Market +”, the Company improve the service quality of electronic professional market and maintain leading within the industry through brand value enhancement and business model optimization; supported by the electronic professional market, property operation and management service, the Company extends vertically to the upstream & downstream of the industrial chain and horizontally focuses on strategic emerging industries; by means of multiple ways such as investment, mergers & acquisition and resource integration, accelerated the transformation into a development platform for strategic emerging industry.

By upholding the concept of high quality and sustainable development, the Company accumulated internal and external resource as good reputation, brand, credit, social and industries, which provide a solid guarantee for the long-term layout and development of the Company.

#### 1. Electronic market circulation

Under the help of long-term steady operation, the Company has established a chain electronic professional market system center by Huaqiang North, covering the Pearl River Delta and Yangtze River Delta and radiating nationwide. We have accumulated rich merchant resources, leading the comprehensive electronic professional market in China and even in Asia with high brand influence at home and abroad, established the Company’s position as an industry leader. Meanwhile, in terms of operation team, we has forged a professional, market-oriented and specialized operation team after years of development, owns a mature experience in market operation and management.

#### 2. Property management and urban services

With the national first-class property management qualification and after years of development, the Company has grown into the first-class property service provider in China with the ability to provide property service for super high-rise buildings, government and public property and science & technology strength in one. The Company has won many honorary qualifications such as “ Top 100 Enterprises in Comprehensive Strength of China’s Property Service Enterprise in 2021, the 2<sup>nd</sup> Shenzhen Top 100 Band Enterprise in 2021, China AAA Quality Credit Enterprise and Excellent Enterprise for the 40<sup>th</sup> Anniversary of Property Management Development in Guangdong Province ”. Empowered by science & technology, the Company deeply digs the inherent growth and extension breakthrough of the property operation and management, and gradually transforming into a technological, digital and intelligent urban service provider with continuously enhancement in core competitiveness.

#### 3. New energy business

We has gradually established a whole industrial chain integrating the production & sales of cadmium telluride photo-voltaic glass, investment & construction of new energy power station and extended products development. The power-generation glass manufactured by the Company have the advantages of good low-light performance, low temperature coefficient, low long-term attenuation, beautiful & elegant, flexible & customizable and adjustable light transmittance. As a green building environmental protection material, it can be widely applied in many fields such as photo-voltaic building integration. With the implementation of national policies as “carbon peaking and carbon neutral”, the Company will accelerate development of the application scenarios for power-generation glass to facilitate the development of green economy.

#### 4. Inspection & testing certification

In field of inspection & testing certification, the Company has laid out two major segments as testing services and research & manufacturing of testing equipment, and covers the high quality downstream segments such as aerospace and rail transportation at the same time. The Company owns a number of invention patents and other intellectual property rights, the independently developed and manufactured large thrust elector-dynamic vibration testing system is leading the industry in the country, and laid a solid market foundation and customer advantages. The technical capability and service quality are recognized by relevant units as national aerospace, and have a certain influence in the industry.

### 3. Main Accounting Data and Financial Indexes

#### (1) Main Accounting Data and Financial Indexes in Recent Three Years

Are retrospective adjustments made to previous financial statements?

Yes  No

Unit: RMB/Yuan

	Year-end of 2021	Year-end of 2020	(+,-)Increase/decrease at the end of the current year compared with the end of the previous year	Year-end of 2019
Total assets	5,632,373,265.14	5,830,977,104.07	-3.41%	6,190,598,894.81
Net assets attributable to shareholders of the listed company	1,984,760,159.28	1,905,722,149.42	4.15%	1,899,384,178.95
	2021	2020	Year-on-year increase/decrease(+,-)	2019
Operating income	1,994,653,376.81	1,403,665,817.37	42.10%	1,493,227,561.06
Net profit attributable to shareholders of the listed company	46,382,677.88	25,924,861.87	78.91%	78,447,278.89
Net profit attributable to shareholders of the listed company after deduction of non-recurring profit and loss	14,502,483.78	-23,361,507.86	162.08%	-1,694,690.46
Net cash flow from operating activities	754,029,738.42	243,544,355.42	209.61%	430,499,191.36
Basic EPS (Yuan/share)	0.0375	0.0210	78.57%	0.0635
Diluted EPS (yuan/share)	0.0375	0.0210	78.57%	0.0635
Weighted average ROE	2.41%	1.37%	1.04%	4.17%

#### (2) Quarterly Main Accounting Data

Unit: RMB/Yuan

	Q 1	Q 2	Q 3	Q 4
Operating income	463,208,485.25	490,557,963.33	463,738,204.04	577,148,724.19
Net profit attributable to shareholders of the listed company	33,065,039.59	14,819,726.60	5,581,315.83	-7,083,404.14
Net profit attributable to shareholders of the listed company after deduction of non-recurring profit and loss	28,784,190.03	6,242,107.42	1,713,984.30	-22,237,797.97
Net cash flow from operating activities	-64,410,695.22	62,434,054.37	28,434,808.01	727,571,571.26

Whether there are significant differences between the above-mentioned financial index or its total number and the relevant financial index disclosed in the company's quarterly report and semi-annual report

Yes  No

#### 4. Share Capital and Shareholders

##### (1) Number of common shareholders and number of preferred shareholders restored with the voting rights, and information on top 10 shareholders

Unit: Share

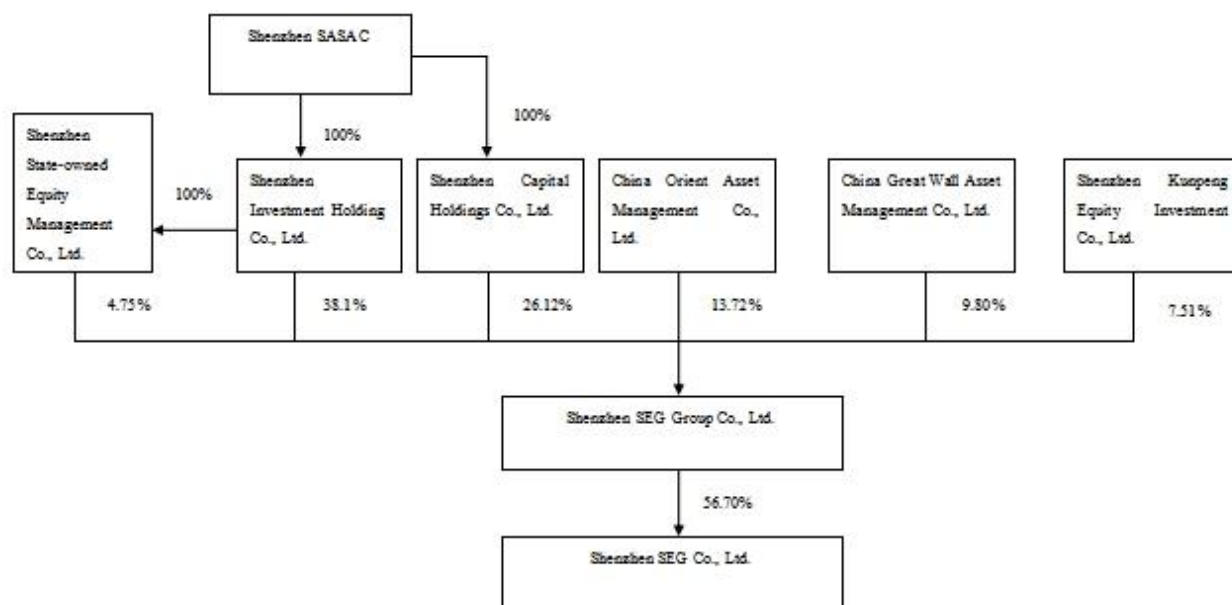
Total number of common shareholders at the end of the reporting period		Total number of common shareholders at end of the previous month before the disclosure date of annual report		Total number of preferred shareholders restored with the voting rights at the end of the reporting period		Total number of preferred shareholders restored with the voting rights at end of the previous month before the disclosure date of annual report	
68,137		67,127		0		0	
Shareholding on top 10 shareholders							
Name of shareholder	Nature of shareholder	Shareholding proportion	Number of shares held	Number of restricted shares held	Shares pledged, tagged or frozen		
					Share status	Quantity	
Shenzhen SEG Group Co., Ltd.	State-owned legal person	56.70%	700,618,759	450,857,239	\	\	
Liu Guocheng	Domestic natural person	0.59%	7,296,402	0	\	\	
LISHERYNZH ANMING	Overseas natural person	0.44%	5,450,100	0	\	\	
Liu Guohong	Domestic natural person	0.29%	3,605,661	0	\	\	
Gong Qianhua	Overseas natural person	0.24%	2,940,000	0	\	\	
Xu Yueying	Domestic natural person	0.16%	1,983,900	0	\	\	
Hou Xiulan	Domestic natural person	0.13%	1,633,000	0	\	\	
Luo Haijin	Domestic natural person	0.12%	1,502,275	0	\	\	
Wang Jinjun	Domestic natural person	0.12%	1,433,500	0	\	\	
Qian Jidong	Domestic natural person	0.10%	1,240,345	0	\	\	
Explanations on the association relationship or concerted action among the above-mentioned shareholders	Shenzhen SEG Group Co., Ltd has no association with other shareholders, nor it is a concerted action unit as set forth in the Management Methods for Disclosure of Information on Changes in Shares Held by Shareholders of the Listed Company. It is unknown whether other shareholders have an association or are concerted action units or not.						
Explanations on shareholders participating in the securities margin trading (if any)	Hou Xiulan, the domestic natural person, has 1,633,000 shares of the Company through the credit account for investor with securities margin trading.						

##### (2) Number of Preferred Shareholders and Shares Held by Top 10 Preferred Shareholders

Applicable  Not applicable

The Company has no shares held by preferred shareholders during the reporting period

### (3) Property Rights and Control Relationship between the Company and Actual Controller in Form of a Block Diagram



### 5. Bonds in existence as of the approval date of the annual report

Applicable  Not applicable

### III. Important Events

Overview	Disclosure date	Website index for interim reports disclosed
1. Reduction of the Shares of Shenzhen Huakong SEG Co., Ltd. held by the Company	10 September 2020	The Resolution of the 12 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD, Notice on Reduction of the Shares of Shenzhen Huakong SEG Co., Ltd. held by the Company released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	27 November 2020	Notice on Implementation Progress of the Reduction of Shares of Shenzhen Huakong SEG Co., Ltd. released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	13 January 2021	Notice on Implementation of the Reduction of Shares of Shenzhen Huakong SEG Co., Ltd. released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
2. Selection of the Securities Times, Securities Daily, Shanghai Securities News, Hong Kong Commercial Daily and Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn</a> ) as the disclosure media of the Company for year of 2021	26 January 2021	The Resolution of the 19 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
3. Appointment of the Beijing Zhonglun (Shenzhen) Laws Firm as the securities legal counsel of the Company for year of 2021	26 January 2021	The Resolution of the 19 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
4. Appointment of Ms. Xiang Qianqian as the securities affairs representative of the Company	26 January 2021	The Resolution of the 19 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
5. Formulation of the shareholders return plans for the next three years	27 April 2021	The Shareholders Return Plans for the next three years (2021-2023) released on Juchao Website

(2021-2023)		( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
6. Purchasing wealth management products with own idle funds	27 April 2021	Notice on Purchasing Wealth Management Products with Own Idle Funds released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
7. Investment in Shanghai Maqu Lab	10 June 2021	The Resolution of the 22 <sup>nd</sup> Interim Meeting of 8 <sup>th</sup> BOD and Notice on Investment in Shanghai Maqu Lab released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
8. Equity Distribution for year of 2020 Profit distribution plan for year of 2020: based on 1,235,656,249 total share capital of the Company, distribute cash dividend of 0.10 yuan (tax included) for every 10 shares and 0 bonus share (tax included) to all shareholders, and will not transfer reserves into share capital for year of 2020.	1 July 2021	Notice on Implementation of the Equity Distribution for year of 2020 released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
9. The “5·18 SEG Plaza Building Vibration Event”	16 July 2021	Notice of Relevant Information on 5·18 SEG Plaza Building Vibration released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	8 September 2021	Notice on SEG Plaza Building Return to Service released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	7 January 2022	The Notice on Impact of 5·18 SEG Plaza Building Vibration Event on the Company’s Operation released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
10. Changes of directors and senior executives (1) Ms. Zhang Jian resigned as a director of the Company, and the Company appointed Mr. Fang Jianhong as a director of the Company; (2)Mr. Yao Chenhang resigned as an independent director of the Company, and the Company appointed Mr. Liu Shengming as an independent director of the Company; (3)Secretary of the Board and deputy GM Mr. Peng Aiyun resigned the position above mentioned, director and GM Mr. Han Xingkai was designated to act as the secretary of the board by BOD; (4)Chairman of the Company Mr. Zhang Liang, acts as the secretary of the board	10 August 2021	The Resolution of the 23 <sup>rd</sup> Interim Meeting of 8 <sup>th</sup> BOD and Notice of Director Resignation and By-election of the Director released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	18 August 2021	The Resolution of 5 <sup>th</sup> Session of 8 <sup>th</sup> BOD and Notice on Resignation of Secretary of the Board and Designate a director and GM to act as the secretary of the Board released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	24 August 2021	The Resolution of the 24 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD and Notice of Independent Director Resignation and By-election of the Independent Director released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	10 September 2021	Resolution of First Interim Shareholders General Meeting of 2021 of Shenzhen SEG Co., Ltd. released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	16 November 2021	Notice of Chairman acts as the Secretary of the Board released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
11. Related transactions concerning borrowing from the controlling shareholders	24 August 2021	The Resolution of the 24 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD and Notice of Borrowing from Controlling Shareholders and Related Transactions released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	10 September 2021	Resolution of First Interim Meeting of 2021 of Shenzhen SEG Co., Ltd. released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
12. Investment in Frd Tianyu Environmental Technology Chengdu Co., Ltd	24 September 2021	Resolution of the 25 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD and Notice on Investment in Frd Tianyu Environmental Technology Chengdu Co., Ltd released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
13. Adjustment of members of auditing committee and remuneration & appraisal committee of the 8 <sup>th</sup> BOD	28 October 2021	Resolution of the 26 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
14. Reply to the concern letter of Shenzhen Stock Exchange	24 November 2021	Notice on Replying to the Concern Letter of Shenzhen Stock Exchange released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
15. Online group reception day activities - announcement on participating in 2021 online group reception day of “communication delivers value, communication creates good ecology”	27 November 2021	Online group reception day activities - announcement on participating in 2021 online group reception day of “communication delivers value, communication creates good ecology” for investors of listed companies in Shenzhen released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )

for investors of listed companies in Shenzhen		
16. Amended the Article of Association and Rules of Procedure of Shareholders General Meeting	10 December 2021	Resolution of the 27 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD, Article of Association (Revised) and Rules of Procedure of Shareholders General Meeting (Revised) released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	29 December 2021	Resolution of Second Interim Shareholders General Meeting of 2020 , Article of Association and Rules of Procedure of Shareholders General Meeting released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
17. Renewing the appointment of audit institution for 2021	10 December 2021	Resolution of the 27 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD, Article of Association (Revised) and Notice on Renewing the Appointment of Audit Institution for 2021 released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	29 December 2021	Resolution of Second Interim Shareholders General Meeting of 2021 released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
18. Public issuance of corporate bonds	10 December 2021	Resolution of the 27 <sup>th</sup> Interim Meeting of 8 <sup>th</sup> BOD, Notice on Public Issuance of Corporate Bonds released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	29 December 2021	Resolution of Second Interim Shareholders General Meeting of 2021 released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
19. Daily matters of public issuance of corporate bonds to qualified investors in 2018	16 April 2021	Interim Report on Entrusted Management Affairs on Public Issuance of Corporate Bonds (First phase) to Qualified Investors in 2018 (first issuance of 2021) released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	22 June 2021	2021 Tracking Rating Report of the Public Issuance of Corporate Bonds (First phase) (variety 1) to Qualified Investors in 2018 released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	30 June 2021	Entrusted Management Affairs Report (year of 2020) on Public Issuance of Corporate Bonds (First phase) to Qualified Investors in 2018 released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	22 December 2021	The Principal and Interest Payment and Delisting Notice on Public Issuance of Corporate Bonds (First phase) (variety 1) to Qualified Investors in 2018 released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )