

Stock Code: 000011, 200011

Stock Name: PRD, PRD-B

Announcement No. 2023-15

SHENZHEN PROPERTIES & RESOURCES DEVELOPMENT (GROUP) LTD.

INTERIM REPORT 2023 (SUMMARY)

Part I Important Notes

This Summary is based on the full Interim Report of ShenZhen Properties & Resources Development (Group) Ltd. (together with its consolidated subsidiaries, the “Company”, except where the context otherwise requires). In order for a full understanding of the Company’s operating results, financial condition and future development plans, investors should carefully read the aforesaid full report, which has been disclosed together with this Summary on the media designated by the China Securities Regulatory Commission (the “CSRC”).

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

Independent auditor’s modified opinion:

Applicable Not applicable

Board-approved interim cash and/or stock dividend plan for ordinary shareholders:

Applicable Not applicable

The Company has no interim dividend plan, either in the form of cash or stock.

Board-approved interim cash and/or stock dividend plan for preferred shareholders:

Applicable Not applicable

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

Part II Key Corporate Information

1. Stock Profile

Stock name	PRD, PRD-B	Stock code	000011, 200011
Stock exchange for stock listing	Shenzhen Stock Exchange		
Previously used stock names (if any)	N/A		
Contact information	Board Secretary	Securities Representative	

Name	Zhang Gejian	Ding Minghua and Chen Qianying
Office address	20/F, International Trade Center, Renmin South Road, Luohu District, Shenzhen, Guangdong Province, P.R.China	39/F, International Trade Center, Renmin South Road, Luohu District, Shenzhen, Guangdong Province, P.R.China
Tel.	0755-82211020	0755-82211020
E-mail address	000011touzizhe@szwuye.com.cn	000011touzizhe@szwuye.com.cn

2. Key Financial Information

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

Yes No

	H1 2023	H1 2022	Change (%)
Operating revenue (RMB)	1,905,464,632.85	1,988,299,840.24	-4.17%
Net profit attributable to the listed company's shareholders (RMB)	220,903,444.63	250,802,157.71	-11.92%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	220,844,711.14	256,650,611.05	-13.95%
Net cash generated from/used in operating activities (RMB)	-580,021,658.15	-395,994,231.09	-46.47%
Basic earnings per share (RMB/share)	0.3707	0.4208	-11.91%
Diluted earnings per share (RMB/share)	0.3707	0.4208	-11.91%
Weighted average return on equity (%)	4.92%	5.40%	-0.48%
	30 June 2023	31 December 2022	Change (%)
Total assets (RMB)	15,499,537,209.75	15,800,287,610.40	-1.90%
Equity attributable to the listed company's shareholders (RMB)	4,418,069,737.97	4,412,555,547.97	0.12%

3. Shareholders and Their Holdings as at the End of the Reporting Period

Unit: share

Number of ordinary shareholders	43,195	Number of preferred shareholders with resumed voting rights (if any)	0			
Top 10 shareholders						
Name of shareholder	Nature of shareholder	Shareholding percentage	Number of shares	Restricted shares	Shares in pledge, marked or frozen	
					Status	Shares
Shenzhen Investment Holdings Co., Ltd.	State-owned legal person	50.57%	301,414,637	3,326		
Shenzhen State-owned Equity Management Co., Ltd.	Domestic non-state-owned legal person	6.38%	38,037,890	0		
China Orient Asset Management Co., Ltd.	State-owned legal person	2.77%	16,491,402	0		
Wang Zhong	Domestic natural person	0.32%	1,878,100	0		

Duan Shaoteng	Domestic natural person	0.29%	1,755,565	0		
Shenzhen Duty-Free Commodity Enterprises Co., Ltd.	Domestic non-state-owned legal person	0.29%	1,730,300	1,730,300		
Industrial and Commercial Bank of China Limited—Southern China Securities Full Index Real Estate Trading Open-ended Index Securities Investment Fund	Other	0.29%	1,728,434	0		
Yang Yaochu	Domestic natural person	0.28%	1,640,984	0		
Li Xinyi	Domestic natural person	0.25%	1,500,000	0		
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.23%	1,369,074	0		
Related or acting-in-concert parties among the shareholders above	The largest shareholder, Shenzhen Investment Holdings Co., Ltd., is the controlling shareholder of the Company and Shenzhen State-owned Equity Management Co., Ltd. And the Company does not know whether there are related parties or acting-in-concert parties among the other shareholders.					
Shareholders involved in securities margin trading (if any)	N/A					

4. Change of the Controlling Shareholder or the Actual Controller in the Reporting Period

Change of the controlling shareholder in the Reporting Period:

Applicable Not applicable

The controlling shareholder remained the same in the Reporting Period.

Change of the actual controller in the Reporting Period:

Applicable Not applicable

The actual controller remained the same in the Reporting Period.

5. Number of Preferred Shareholders and Shareholdings of Top 10 of Them

Applicable Not applicable

No preferred shareholders in the Reporting Period.

6. Outstanding Bonds at the Date when this Report Was Authorized for Issue

Applicable Not applicable

Part III Significant Events

Applicable Not applicable

Significant arbitration event of subsidiary: During the Reporting Period, Shenzhen International Arbitration Court formally accepted the case of civil loan dispute between the Company's subsidiary Shenzhen Rongyao Real Estate Development Co., Ltd. and Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd., etc. which involves a provisional total amount of RMB722,182,200. As of the disclosure date of this report, the case has not yet come to trial. The influence of this arbitration matter on the Company's profit for the current period or profit after the period is still uncertain, and the final actual impact shall be subject to the decision of the Arbitration Court. The Company will carry out the corresponding accounting treatment based on the process and results of the case and in accordance with the requirements of relevant accounting standard as well as the actual situation and fulfil its information disclosure obligation in a timely manner. See the *Announcement on Significant Arbitration Event of Subsidiary* (Announcement No.: 2023-13) disclosed by the Company on Cninfo dated 9 June 2023 for details.