

Stock Code: 000011, 200011

Stock Name: PRD, PRD-B

Announcement No. 2024-33

# SHENZHEN PROPERTIES & RESOURCES DEVELOPMENT (GROUP) LTD.

## INTERIM REPORT 2024 (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 2024	H1 2023	Change (%)
Operating revenue (RMB)	856,028,445.25	1,905,464,632.85	-55.08%
Net profit attributable to the listed company's shareholders (RMB)	9,212,457.81	220,903,444.63	-95.83%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	9,739,027.97	220,844,711.14	-95.59%
Net cash generated from/used in operating activities (RMB)	-736,827,101.44	-580,021,658.15	-27.03%
Basic earnings per share (RMB/share)	0.0155	0.3707	-95.82%
Diluted earnings per share (RMB/share)	0.0155	0.3707	-95.82%
Weighted average return on equity (%)	0.20%	4.92%	-4.72%
	30 June 2024	31 December 2023	Change (%)
Total assets (RMB)	16,658,662,273.55	16,988,062,068.09	-1.94%
Equity attributable to the listed company's shareholders (RMB)	4,485,266,996.47	4,661,810,328.75	-3.79%

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

Unit: share

Number of ordinary shareholders		38,242	Number of preferred shareholders with resumed voting rights (if any)		0	
Top 10 shareholders (exclusive of shares lent in refinancing)						
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	50.87%	303,144,937	1,733,626	N/A	0
Shenzhen State-owned Equity Management Co., Ltd.	Domestic non-state-owned legal person	6.38%	38,037,890	0	N/A	0
China	State-	2.77%	16,491,402	0	N/A	0

Orient Asset Management Co., Ltd.	owned legal person					
Wang Zhong	Domestic natural person	0.42%	2,500,000	0	N/A	0
Industrial and Commercial Bank of China Limited – Southern China Securities Full Index Real Estate Trading Open-ended Index Securities Investment Fund	Other	0.36%	2,135,434	0	N/A	0
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.31%	1,859,738	0	N/A	0
Duan Shaoteng	Domestic natural person	0.30%	1,760,565	0	N/A	0
Yang Yaochu	Domestic natural person	0.29%	1,728,084	0	N/A	0
Li Xinyi	Domestic natural person	0.25%	1,500,000	0	N/A	0
Mai Furong	Domestic natural person	0.21%	1,248,596	0	N/A	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)	At the end of the Reporting Period, among above shareholders, the shareholder Duan Shaoteng held all shares of the Company via his credit securities account.					

5% or greater shareholders, top 10 shareholders and Top 10 unrestricted shareholders involved in refinancing shares lending

Applicable  Not applicable

Changes in top 10 shareholders and top 10 unrestricted shareholders due to refinancing shares lending/return compared with the prior period

Applicable  Not applicable

#### 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

### (I) Regarding the Change of Controlling Shareholders' Equity

During the Reporting Period, the Company received notification from Shenzhen Investment Holdings Co., Ltd. ("SIHC"), the controlling shareholder of the Company, that due to the execution of a court judgment, 1,730,300 restricted shares of the Company held by Shenzhen Duty-Free Commodity Enterprises Co., Ltd. had been transferred to the name of SIHC. The number of shares of the Company held by SIHC and its concert parties increased from 339,452,527 shares (representing 56.957% of the total share capital of the Company) to 341,182,827 shares (representing 57.247% of the total share capital of the Company). For details, please refer to the Announcement on the Change of Controlling Shareholders' Equity (No. 2024-04) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

### (II) Regarding the provision of guarantees for subsidiary to apply for loans from banks

During the Reporting Period, to meet the capital needs of the subsidiary Yangzhou Wuhe Real Estate Co., Ltd. (hereinafter referred to as "Yangzhou Wuhe") for development and construction of Shenyang Digital Town, Yangzhou Wuhe intended to apply for loans of no more than RMB1 billion from banks and other financial institutions, which will be used for the development, construction and day-to-day operation of Shenyang Digital Town. The Board of Directors agreed that the Company would enter into guarantee agreements with banks and other financial institutions to provide guarantees of no more than RMB670 million for Yangzhou Wuhe to apply for the loans. For detailed progress, please refer to the *Announcement on Providing Guarantees for the Subsidiary to Apply for Loans from Banks* (Announcement No. 2024-20) and *Announcement on Progress of Providing Guarantees for the Subsidiary to Apply for Loans from Banks* (Announcement No. 2024-30) disclosed by the Company on <http://www.cninfo.com.cn>.

### (III) Regarding joint stock company's conclusion of the housing expropriation compensation agreement

During the Reporting Period, the Company's joint stock company, Shenzhen Real Estate Jifa Warehousing Co., Ltd., concluded the *Housing Expropriation Compensation Agreement* with Shenzhen Yantian District Land Maintenance Affairs Center. For the compensation amount, please refer to the Real Estate Valuation Report on Housing Expropriation of the Pingyan Railway Renovation Project (Yantian Section) issued by Guozhonglian Asset Evaluation Land and Real Estate Valuation Co., Ltd. For detailed progress, please refer to the *Announcement on Joint Stock Company's Conclusion of the Housing Expropriation Agreement* (Announcement No. 2024-25) and *Announcement on Progress of Joint Stock Company's Receipt of the Housing Expropriation Compensation* (Announcement No. 2024-27) disclosed by the Company on <http://www.cninfo.com.cn>.

**(IV) Regarding shareholder's transfer of part of the Company's shares under agreement and equity change**

During the Reporting Period, the Company received a notice from the controlling shareholder, Shenzhen Investment Holdings Co., Ltd. (hereinafter referred to as "SIHC"), stating that it concluded a *Share Transfer Agreement* with China Orient Asset Management Co., Ltd. (hereinafter referred to as "China Orient") on 28 June 2024, pursuant to which it intends to transfer its unrestricted outstanding shares (29,799,000 shares) in the Company and all shareholder equities arising from them to China Orient, which account for 5.00% of the Company's total share capital. After the transfer, SIHC will hold 273,345,937 shares in the Company, accounting for 45.87% of the Company's total share capital, and China Orient will hold 46,290,402 shares in the Company, accounting for 7.77% of the Company's total share capital. This equity change does not cause changes in the Company's controlling interest. For details, please refer to the *Suggestive Announcement on Shareholder's Transfer of Part of the Company's Shares under Agreement and Equity Change* (Announcement No. 2024-28) disclosed by the Company on <http://www.cninfo.com.cn>.