



Shenzhen Properties & Resources Development (Group) Ltd.

2025 Annual Report

(Announcement No.: 2026-06)

[March 2026]

2025 Annual Report

Section I Important Notes, Table of Contents and Interpretations

The Board of Directors, the directors, and the executives of the Company guarantee that there are no significant omissions, fictitious or misleading statements carried in the Report and we will accept individual and joint responsibilities for the truthfulness, accuracy and completeness of the Report.

Principal TANG Xiaoping, Chief Finance Officer LIU Qiang 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.

Part of the Company's annual report involves the description of future business plans or business work arrangements. The implementation of relevant plans or arrangements is affected by many factors and does not constitute the Company's substantive commitment to investors. Investors and relevant persons should maintain sufficient risk awareness and understand the differences between plans, forecasts and commitments.

The Board has approved a final dividend plan as follows: based on the total share capital of 595,979,092 shares, a cash dividend of RMB0.20 (tax inclusive) per 10 shares is to be distributed to the shareholders, with no bonus issue from either profit or capital reserves.

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List of Reference Documents

- 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

Item of interpretations	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.
Guomao Catering	refers to	Shenzhen Guomao 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, RMB10,000, RMB100,000,000	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

Abbreviation	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	Tang Xiaoping		
Registered address	Floor 39 and 42, International Trade Center Building, Renmin South Road, Luohu District, Shenzhen, Guangdong		
Postal code of registered address	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 of business address	518014		
Website	www.szwuye.com.cn		
E-mail	000011touzizhe@szwuye.com.cn		

II. Contact person and contact information

	Secretary of Board of Directors	Securities affairs representative
Name	Zhang Gejian	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 COOEC 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

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

	2025	Year 2024	Increase/decrease this year compared with last year	Year 2023
Operating revenue (RMB)	2,383,288,250.02	2,734,158,884.05	-12.83%	2,965,117,025.04
Net profit attributable to the shareholders of the listed company (RMB)	33,885,110.58	-1,114,764,922.17	103.04%	464,014,492.11
Net profit attributable	-12,386,354.39	-1,328,523,983.50	99.07%	-172,360,115.90

	2025	Year 2024	Increase/decrease this year compared with last year	Year 2023
to shareholders of listed companies after deducting non-recurring profit or loss (RMB)				
Net cash flows from operating activities (RMB)	-2,086,069,661.63	-1,423,998,174.52	-46.49%	-264,092,984.33
Basic earnings per share (RMB/share)	0.0569	-1.8705	103.04%	0.7786
Diluted earnings per share (RMB/share)	0.0569	-1.8705	103.04%	0.7786
Weighted average rate of return on net assets	1.00%	-28.00%	29.00%	10.26%
	As at the end of 2025	As at the end of 2024	Increase/decrease at the end of this year compared with the end of last year	As at the end of 2023
Total assets (RMB)	15,428,127,953.74	15,293,205,498.30	0.88%	16,988,062,068.09
Net assets attributable to shareholders of the listed company (RMB)	3,394,933,772.35	3,361,683,048.50	0.99%	4,661,810,328.75

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 lowest of the Company's audited total profit, net profit, and net profit attributable to the listed company's shareholders after exceptional gains and losses during the reporting period was negative.

Yes No

Item	2025	Year 2024	Remark
Operating revenue (RMB)	2,383,288,250.02	2,734,158,884.05	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 revenue from the disposal of investment properties, and the consulting service revenues.
Business revenue not related to the main business	90,983,184.75	63,518,310.93	Business revenue not related to the main business
Operating revenue deduction amount (RMB)	90,983,184.75	63,518,310.93	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 revenue from the disposal of investment properties, and the consulting

Item	2025	Year 2024	Remark
			service revenues.
Operating revenue after deduction (RMB)	2,292,305,065.27	2,670,640,573.12	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 revenue from the disposal of investment properties, 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	493,396,461.75	594,512,474.12	627,863,129.86	667,516,184.29
Net profit attributable to shareholders of the listed company	5,005,715.62	9,422,304.01	17,793,178.39	1,663,912.56
Net profit after deducting non-recurring profits and losses attributable to shareholders of the listed company	170,711.89	-25,583,691.29	14,667,807.67	-1,641,182.66
Net cash flows from operating activities	-271,334,001.08	164,146,485.82	-2,267,983,635.15	289,101,488.78

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 2025	Amount in 2024	Amount in 2023	Notes
Profit or loss on disposal of non-current assets (including write-off of provision for asset impairment)	38,538,640.97	44,657,387.86	702,127,250.52	Mainly due to the disposal of investment properties
Government subsidies 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)	10,813,006.40	1,099,426.89	7,802,977.21	Mainly due to the one-off government subsidies received
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	1,765,714.20			Mainly due to the changes in the fair value of money market funds
Profits or losses from debt restructuring		-54,026.93		
Non-operating revenue and expenses other than the above-mentioned items	14,008,622.89	-7,288,158.92	-2,773,489.32	Mainly due to the forfeited deposits
Other items of profit or loss subject to the definition of non-recurring profit or loss	-80,226.78	184,906,343.25	5,684,844.32	Mainly due to the adjustment for additional VAT deductions
Less: income tax effects	16,242,730.99	9,424,345.24	76,182,752.47	
Affected amount of minority interests (after tax)	2,531,561.72	137,565.58	284,222.25	
Total	46,271,464.97	213,759,061.33	636,374,608.01	--

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

 Applicable Not applicable

The Company had no specific profit or loss items that meet the definition of non-recurring profit or loss.

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. Main business engaged 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, and forge ahead with perseverance. 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, all projects on sale had their promotion strategies adjusted in a timely manner according to market conditions, ensuring a dynamic match between capital investment, construction pace, and market destocking while going all out to complete the annual sales collection task.

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 Guomao Catering Co., Ltd. Guomao 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 2025

In 2025, facing the complex environment of deep restructuring in the real estate industry and the multiple challenges brought by market fluctuations, the Company has always adhered to its responsibility as a state-owned enterprise, consolidated its development foundation in overcoming difficulties and accumulated momentum for progress in transformation and upgrading. Under the market pressure of real estate segment, the key projects are advanced in an orderly manner, achieving a stable cash flow base through the revitalization of existing assets and precise marketing; the property management segment continued to expand, with intelligent upgrades and value-added service expansion advancing in an orderly manner. The area under management successfully exceeded 48 million square meters, further highlighting the industry benchmark effect of International Trade Center Property Management; stable returns are maintained in the asset operation segment, providing reliable profit support for the Group. During the reporting period, the Group's total assets were about RMB 15.428 billion, and the annual operating revenue was about RMB 2.383 billion, and the annual main economic indicators were generally completed.

First, the industrial and urban space development segment forged ahead under pressure, steadily promoting work related to real estate destocking. The real estate business achieved an operating revenue of RMB 567 million throughout the year, accounting for 23.79% of the total revenue.

Under the dual challenges of macroeconomic fluctuations and industry transformation and adjustment, the real estate segment, with the goal of "maximizing destocking, promoting collections, and stabilizing benefits", maintained its composure and actively implemented the relevant policies, generally completing the annual sales task. During the reporting period, the major real estate projects, including Guangming Yutang Shangfu Project, Lake City Project, Shenyang Digital Intelligent City Project and Binhai Harbor 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 become mature.

Second, the property management segment was reformed with keen determination and continued to strengthen market expansion. The property management business reported an operating revenue of RMB1.637 billion, accounting for 68.70% of the total revenue, higher than in 2024. The property management segment closely followed the high-quality development strategy, achieving multi-point breakthroughs in operating scale, economic benefits, and brand value. The managed area has exceeded 48 million square meters. We have successfully entered the new "property city" sector and the new map of the northwest market. For the first time, we have ventured into the international high-end innovative education services and high-speed rail transportation hubs. The managed business types have continued to be enriched and upgraded. We actively explored the new drivers for value-added services, closely focusing on the core strategy of "basic services + diversified operations", and achieving steady growth in diversified operation income. We further promoted professional layout, stimulated internal synergistic potential, focused on core businesses such as water, electricity and elevators by implementing a "strategic coordination + independent operation" model, completed internal business integration, and achieved good results in business integration. Efforts to collect accounts receivable were intensified, and the comprehensive collection rate was improved continuously. On the occasion of the 45th anniversary of the establishment of Shenzhen Special Economic Zone, the Company was selected as a "Typical Case of Brand Development" and awarded the "Excellent Brand" certificate; we participated in the compilation of the Shenzhen residential community group standard for the integration of party building and property services, and has successively won multiple honors such as "2025 Annual Service Capability Park Benchmark Project", "Top 100 Property Service Enterprises in the Guangdong-Hong Kong-Macao Greater Bay Area" and "Top 10 Property Service Enterprises in Industrial Parks", continuously enhancing its brand value and reputation.

Third, the industrial ecosystem operation segment has been deeply cultivated to continuously consolidate the foundation of the asset management business. The asset operation business reported an annual operating revenue of RMB 179 million, accounting for 7.52% of the total revenue. In recent years, the Company has taken multiple measures to accelerate its transformation and upgrading, focusing on the upgrading of existing assets, achieving breakthroughs in new growth areas, and building platforms, while striving to create its first independently-operated commercial brand. During the reporting period, the Company operated Guomao Shopping Mall using an asset-light management and master lease model, overcame several technical challenges in the construction project, and continued to advance in creating the Group's own commercial brand and exploring market-oriented commercial operations. In the industrial operation segment, a platform-based management and control structure of "small headquarters + project departments" has been established and an implementation plan was formulated for the asset-light entrusted management business, initially building a full-cycle commercial operation model for projects. In terms of industrial investment attraction, the Company has focused on both quality and efficiency, continuously enhancing the differentiated competitiveness of its projects and actively promoting project investment attraction efforts.

(III) Work safety of the Company in 2025

In 2025, 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 strictly implemented the principles of "Three Managements, Three Musts" and "One Post, Dual Responsibilities" for work safety. The Group's work safety situation remained stable and controllable throughout the year, with no major work safety liability accidents, creating a safe and stable environment for the Group's high-quality development.

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)
Dongguan	Harbour Palace	Humen Town	Residence	100%	March 22, 2022	Under construction	86.48%	51,687	113,713	0	0	321,759	278,270
Shenzhen	Yutang Shangfu	Guangming area	Residence	100%	March 1, 2022	Completion of works	84.69%	14,901	81,960	0	125,424.67	265,868	225,166
Shenzhen	Lake City	Longhua District	Residential, industrial, commercial, apartments	69%	October 15, 2020	Under construction	75.42%	68,298	433,640	0	0	840,000	633,563
Yangzhou	Shenyang Digital Intelligent City	Pingshan Township	Residential, industrial, office	67%	March 6, 2023	Under construction	43.71%	231,612	370,258	0	0	377,479	165,010
Shenzhen	SZPRD International Trade Mall Renovation Project	Luohu District	Commercial	100%	February 25, 2025	Under construction	86%	11,717.27	26,225	0	0	17,880	7,960

Sales of main projects

City/Region	Project	Location	Project format	Equity ratio	Capacity building area	Salable area (m ²)	Cumulative pre-sale (sales) area (m ²)	The current period pre-sale (sales) area (m ²)	Amount of pre-sale (sale) in the current period (RMB10,000)	Cumulative settlement area (m ²)	Settlement area in the current period (m ²)	Settlement amount in the current period (RMB10,000)
Shenzhen	Lake City	Longhua District	Residential (including affordable housing), industrial estate, dormitory, commercial	69.00%	433,640	304,884.3	15,432.38	4,153.38	13,404.0	0	0	0
Shenzhen	Golden-collar Holiday Apartments	Futian District	Residential, single apartments, commercial	100.00%	133,800.6	127,232.97	127,232.97	922.67	2,744.95	127,232.97	1,699.24	7,840.76
Shenzhen	Yutang Shangfu	Guangming area	Residential (including talent housing),	100.00%	89,098.19	78,355.93	43,829.87	13,523.42	39,545.61	42,030.77	12,780.65	37,229.34

City/Region	Project	Location	Project format	Equity ratio	Capacity building area	Salable area (m ²)	Cumulative pre-sale (sales) area (m ²)	The current period pre-sale (sales) area (m ²)	Amount of pre-sale (sale) in the current period (RMB10,000)	Cumulative settlement area (m ²)	Settlement area in the current period (m ²)	Settlement amount in the current period (RMB10,000)
			commercial and community vegetable markets									
Shenzhen	Langqiao Garden	Futian District	Residential, commercial	100.00%	68,203.04	55,856.05	55,005.14	1,907	9,251	55,856.87	1,907.3	8,811
Shenzhen	Area A, Huangyuyuan	Futian District	Residential, commercial	100.00%	114,583.82	108,676.68	108,676.68	157	663	108,676.68	157.91	631.64
Dongguan City	Harbour Palace	Humen Town	Residential (including affordable housing), parking spaces	100.00%	113,713.44	11,349	4,756.87	4,756.87	9,809.97	0	0	0
Dongguan City	Songhu Langyuan	Dalang Town	Residential, commercial, kindergarten, parking space	100.00%	147,139.96	157,911.56	150,346.71	288	191.93	150,345.84	300	190.58
Yangzhou City	Shenyang Digital Intelligent City	Hanjiang District	Residential, office, commercial, garage, parking space	67.00%	370,556.76	502,813.45	73,359.75	73,158.93	47,223.61	0	0	0
Yangzhou City	Lakeside Royal View	Hanjiang District	Residential, shops, apartments, garages, parking spaces	100.00%	93,077.03	122,811.43	116,163.12	588.41	563.93	115,630.88	236.88	78.64

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	1042	66.00%
Fumin Complex	Shenzhen	Commercial and apartments	100.00%	6490.99	6151.89	95.00%
Block A, Man Kam To Port Building	Shenzhen	Office building	75.00%	5913.3	5633.3	93.00%
Overseas Friendship Building	Shenzhen	Commercial, office building	75.00%	6635.08	6375.08	96.00%
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%	1483.88	1483.88	100.00%
Fuxing Garden	Shenzhen	Commercial	100.00%	1417.15	1417.15	100.00%
Dongguan Tangxia factory	Dongguan City	Powerhouse	75.00%	21434.61	20573.55	96.00%
Pacific Trade Building	Shenzhen	Commercial area/Office building	75.00%	3149.03	1458.77	46.00%

Project	Location	Project format	Equity ratio	Rentable area (m ²)	Accumulated leased area (m ²)	Average occupancy rate
Pacific Trade Building	Shenzhen	Commercial area/Office building	15.00%	12296.72	11897.5	97.00%
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	6778.1	86.00%
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	471.38	26.00%
Haonianhua Building	Shenzhen	Apartments and commercial	75.00%	2277.9	2233.05	98.00%
Fuyuan Industrial Zone	Shenzhen	Powerhouse	75.00%	47131.4	44292.2	94.00%
Tonglu Industrial Zone	Shenzhen	Powerhouse	100.00%	74864.25	68178.8	91.00%
Jiangling Industrial Zone	Shenzhen	Powerhouse	75.00%	10396.64	10396.64	100.00%
Area 21	Shenzhen	Commercial area/Office building	75.00%	9519.34	8577.34	90.00%
Baoli Community	Shenzhen	Residence	75.00%	9093.07	5866.05	65.00%
Bulong plant	Shenzhen	Powerhouse	75.00%	7471.36	7471.36	100.00%
Huanggang Highway Building	Shenzhen	Office	75.00%	4599.72	4599.72	100.00%
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	8809.8	100.00%
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	797,395.33	2.9%-3.5%	456,504.54	183,478.18	154,293.33	3,119.28
Bonds	55,000.00	2.3%			55,000.00	
Non-bank loans	39,920.00	4%-6%	40.00	39,880.00		
Total	892,315.33	3%-4%	456,544.54	223,358.18	209,293.33	3,119.28

Development strategy and business plan for the next year

Facing to profound and complex changes in the domestic and international situation in 2025, the CPC Central Committee proposed to adhere to the general principle of seeking progress while maintaining stability, implement more proactive and effective macroeconomic policies, further promote the construction of a unified national market, and advance China's economy under pressure towards new and superior development, with successful conclusion of the "14th Five-Year Plan," achieving a good start on the new journey towards the second centenary goal. It is proposed in the "Recommendations of the Central Committee of the Communist Party of China on Formulating the 15th Five-Year Plan for National Economic and Social Development", adopted at the Fourth Plenary Session of the 20th CPC Central Committee, to "promote the high-quality development of real estate." In the long run, there is still great potential and space for development of real estate in China. 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. It will strive to seize opportunities during the adjustment phase of the real estate industry, focus on improving product quality and services, adhere to 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 Lake City Project and Shenyang Digital Intelligent City Project, as well as modification of Guomao Shopping mall, 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 dynamically adjust the sales strategies for projects on the market to achieve a dynamic match between capital investment, construction pace, and market destocking; in terms of land reserves, we will deeply explore the value of existing assets, explore asset-light operation paths, accelerate the construction of a new model for real estate development, and obtain more resources for the Company's sustainable development.

The above business plans and business objectives do not represent the listed company's profit forecast for 2026. 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

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, 2025, the balance of deposits for which the guarantee hasn't yet been released stood at RMB 1,136,395.96, 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, 2025, the balance of the guarantee that has not been released was RMB 542,029,425.42, and the said guarantee will be released upon the full repayment of the mortgage loans.

Joint investments by directors and senior management and the listed company (applicable for such investments where the directors and senior management are the major source of investment):

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)	26,040,000.00	65.81%	Not applicable	None	None	Not applicable
	Voluntary co-investment personnel	13,530,000.00	34.19%	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.

II. Industry Overview for 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 2025, the global real estate market showed a divergent performance, with housing prices in some developed economies remaining resilient, while emerging markets generally facing pressure. Capital flows and market sentiment in the domestic market were still affected by changes in global monetary policy. The Chinese economy experienced a moderate recovery, and real estate, as an important pillar, continued to play a supporting role. At the central level, the policy orientation of "stabilizing expectations, reducing inventory and optimizing supply" was strengthened, and a combination of measures, such as purchasing existing housing for affordable housing, optimizing the housing provident fund, and lowering down payments and interest rates, was used to systematically support the market. The reform of the housing provident fund system was comprehensively deepened, and the construction of "good houses" was included in the national action plan to promote the implementation of standards for safe, comfortable, green and smart housing; the white list mechanism for "guaranteeing housing delivery" continued to expand, ensuring project financing and delivery. At the same time, we explored ways to revitalize the existing land and housing, promoted urban renewal and the renovation of dilapidated houses, and built a new development model centered on "allocating housing based on population and funding based on housing". The policy package exerted synergistic effects from both the supply and demand sides, marking the industry's accelerated transition from the old high-leverage cycle to a new stage of high-quality and sustainable development.

(II) Industrial policy environment

In 2025, the national real estate market continued its overall adjustment trend. Since the second quarter, the sales of new houses have shown a marginal weakening trend. The second-hand housing market has been continuously "reducing prices to increase sales volume", and the overall market is still in the process of "stabilizing after a decline". In August, the State Council meeting reaffirmed the need to "take effective measures to consolidate the trend of the real estate market stabilizing and recovering from decline", sending out a positive signal. In October, it was clearly stated in the "Recommendations for the 15th Five-Year Plan" that it is essential to "promote the high-quality development of real estate", and proposed to clean up unreasonable restrictive measures on housing consumption. In December, it was pointed out on a meeting of the Political Bureau of the CPC Central Committee that "the economic work in the next year should adhere to the principle of seeking progress while maintaining stability, improving quality and efficiency, continue to implement a more proactive fiscal policy and a moderately loose monetary policy, leverage the integrated effects of existing and incremental policies, increase counter-cyclical and cross-cyclical adjustments, and effectively enhance macroeconomic governance effectiveness," and emphasized that "we must adhere to domestic demand as the mainstay and build a strong domestic market," setting the tone for macroeconomic policy in 2026.

Demand-side policies have been synergistically implemented from multiple dimensions to activate the market. Core cities have completely lifted purchase and sales restrictions, and the threshold for non-household residents to purchase homes has been significantly lowered; the weighted average interest rate for personal housing loans has decreased, the down payment ratio for first-time homebuyers has been lowered, and the interest rates on existing mortgage loans have continued to decline; the individual income tax refund policy for exchanging old houses for new ones has been extended until 2027. The value-added tax is exempted for houses that have been owned for at least 2 years, and is reduced to 3% for those that have been owned for less than 2 years. The provident fund policy has been continuously optimized along three main directions: "supporting families with multiple children", "expanding usage across different regions", and "expanding the scope of withdrawals". This has driven the provident fund to transform from being "exclusive for home purchases" to "providing support throughout the entire period of residence". Encouraging the purchase of existing commercial housing for affordable housing, thereby releasing the demand for improvement. The policies accurately focus on new urban residents, multi-child families, and home-swapping groups, promoting the market's transformation from "rigid demand-led" to "quality improvement," and enhancing residents' willingness and ability to purchase houses.

The supply-side reform focuses on "controlling new supply, reducing inventory, and optimizing supply" to reshape the market structure through systematic policies. By strictly controlling the start of new construction projects and land supply, the area of new housing starts across the country in 2025 declined year-on-year, facilitating the concentration of resources in high-quality projects in core cities. To accelerate the revitalization of existing commercial housing, the central bank has established a relending facility for affordable housing to support local governments in acquiring existing housing for affordable housing and talent housing, thereby strengthening the market-based incentive mechanisms. The national standard for "good housing" has been promoted, with 15 provinces issuing regulations for safe, comfortable, green and smart residences. The detailed standards tailored to their own needs, such as optimizing the calculation of balcony floor area and using green building materials, have been introduced in many regions. The white list mechanism for "guaranteeing housing delivery" achieved large-scale expansion and mechanism optimization in 2025. Real estate enterprises are supported to broaden equity financing channels through REITs, private placements, etc., to stabilize their capital chains and promote the industry's transition from a high-turnover model to a high-quality and sustainable one.

(III) Regional market landscape

In 2025, the Shenzhen real estate market is characterized by a core pattern of "policy support, demand differentiation, enterprise concentration, and structural optimization." The real estate policies continued to be accommodative, focusing on both the demand and supply sides. The market was gradually recovering amidst adjustments, with significant differences across various sub-sectors. The supply of new housing has contracted, with the second-hand housing market taking a dominant role. The price trend shows significant structural differentiation, with high-quality residential and commercial office projects in core areas demonstrating strong resilience, while those in non-core areas face greater pressure to reduce inventory; the concentration of real estate enterprises has increased, with central

and state-owned enterprises and local leading companies dominating the market; the commercial office market needs to wait for the further release of industrial demand. In 2026, policies are expected to be further optimized, and the market may achieve a dynamic balance through "stabilizing demand, reducing inventory, and improving supply".

(VI) Present situation and tasks

Currently, the macroeconomic situation and industry structure are undergoing profound changes. The Central Urban Work Conference has clarified a new model for real estate development, and policies such as the construction of "good housing" and urban renewal have provided us with development opportunities; it is proposed in Shenzhen's "15th Five-Year Plan" to build "five centers," which has expanded the broad space for enterprise development; the real estate industry has transitioned from the "incremental growth era" to the "stock era" and the "quality era". The market logic has shifted from scale expansion to value creation, and the focus of competition has moved from resource contention to capability competition. The refined transformation of the real estate industry, the quality upgrade of the property management industry, and the large-scale development of the asset operation industry have opened up new transformation space for the Company's development. Currently, the Company's top priority is to ensure cash flow security and strictly prevent liquidity risks. The key is to reduce the inventory and recover the funds, while accelerating the high-quality development of the property management segment, deepening the value realization of the commercial management segment, and exploring an integrated development ecosystem for the main business. We adhere to the general work principle of "seeking progress while maintaining stability, and improving quality and efficiency," and firmly follow the work approach of "reducing inventory, preventing risks, improving quality and efficiency, and promoting transformation." We coordinate high-quality development with high-level security. With a higher perspective, a broader vision, and more concrete actions, we will promote the comprehensive completion of annual tasks and goals, and start a new chapter in all our undertakings.

(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, we were awarded the "2025 Annual Service Capability Park Benchmark Project", "Top 100 Property Service Enterprises in the Guangdong-Hong Kong-Macao Greater Bay Area" and "Top 10 Property Service Enterprises in Industrial Parks". On the occasion of the 45th anniversary of the establishment of the Shenzhen Special Economic Zone, the Company was selected as a "Typical Case of Brand Development," awarded the "Excellent Brand" certificate, and participated in the compilation of the Shenzhen group standards for the integration of Party building and property services in residential communities.

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. "Dare to be the first, change and strive for strength" the combination of this corporate culture and the "Pioneer Cattle" spirit of overcoming difficulties has become a guide for action to promote SZPRD's excellent leap from "Shenzhen speed" to "Shenzhen quality".

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, Huanggang Port area 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 urban renewal projects and industrial land acquisition projects, the advantages of industrial-city integration will be further consolidated and enhanced.

Advantages of market-oriented mechanism: The Company has always adhered to deepen the implementation of a market-oriented operation mechanism and continuously push forward the reform of its system and mechanism. Currently, a market-oriented operation mechanism covering the entire process and chain from the front end (resource acquisition) to the middle end (resource development) and the back end (value realization) has been basically formed. Especially in full-cycle engineering management, full-process cost control, and full-module human resource management, we have benchmarked against the market conditions and industry standards, respected the market laws, improved the operating mechanisms, and continuously maintained the Company's vitality and development efficiency. All business operations were carried out in an orderly manner and have achieved good results.

IV. Analysis of primary business

1. Overview

Please refer to the relevant contents of "I. 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

	2025		Year 2024		YoY change
	Amount	Percentage of operating revenue	Amount	Percentage of operating revenue	
Total operating revenue	2,383,288,250.02	100%	2,734,158,884.05	100%	-12.83%
By industry					
Real estate	566,898,152.30	23.79%	1,003,780,119.17	36.71%	-43.52%
Property management	1,637,200,390.78	68.69%	1,594,488,341.49	58.32%	2.68%
Asset operation	179,189,706.94	7.52%	135,890,423.39	4.97%	31.86%
By product					
Real estate	566,898,152.30	23.79%	1,003,780,119.17	36.71%	-43.52%
Property management	1,637,200,390.78	68.69%	1,594,488,341.49	58.32%	2.68%
Asset operation	179,189,706.94	7.52%	135,890,423.39	4.97%	31.86%
By region					
Shenzhen	1,969,016,251.92	82.62%	2,316,973,557.44	84.74%	-15.02%
Others	414,271,998.10	17.38%	417,185,326.61	15.26%	-0.70%
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	566,898,152.30	352,384,575.15	37.84%	-43.52%	-58.23%	21.88%
Property management	1,637,200,390.78	1,302,960,305.27	20.42%	2.68%	-1.34%	3.24%
By product						
Real estate	566,898,152.30	352,384,575.15	37.84%	-43.52%	-58.23%	21.88%
Property management	1,637,200,390.78	1,302,960,305.27	20.42%	2.68%	-1.34%	3.24%
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

Industry classification

Unit: RMB

Industry classification	Item	2025		Year 2024		YoY change
		Amount	Proportion in operating costs	Amount	Proportion in operating costs	
Real estate		352,384,575.15	20.29%	843,578,721.75	37.49%	-17.21%
Property management		1,302,960,305.27	75.00%	1,320,671,101.86	58.70%	16.31%
Asset operation		81,813,841.32	4.71%	85,764,264.72	3.81%	0.90%

Notes

None.

(6) Whether there was any change in the consolidation scope during the reporting period Yes No

For details, please refer to Section VIII Financial Report IX. Changes in consolidation scope 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)	277,068,294.12
Ratio of top 5 customers' sales to total annual sales	11.63%
The proportion of related party sales in the sales to the top five customers to the total annual sales	3.20%

Information on the Company's top 5 customers

No.	Customer name	Sales amount (RMB)	Ratio in total annual sales amount
1	Slender West Lake (Yangzhou) Tourism Business Management Group Co., Ltd.	91,743,119.28	3.85%
2	Shenzhen Bay Technology Development Co., Ltd.	76,239,227.65	3.20%
3	Jiangsu Hanjian Group Co., Ltd.	43,119,266.05	1.81%
4	Shenzhen Faceu Technology Co., Ltd.	36,823,824.00	1.55%
5	Luo Youxiong	29,142,857.14	1.22%
Total	--	277,068,294.12	11.63%

Other information of main customers

 Applicable Not applicable

Shenzhen Bay Technology Development Co., Ltd. is a wholly-owned subsidiary of the Company's controlling shareholder, Shenzhen Investment Holdings Co., Ltd. Apart from this, the other four customers have no affiliated relationship with the Company.

Main suppliers of the Company

Total purchase amount of top five suppliers (RMB)	397,351,492.04
Ratio of total purchase amount of the top five suppliers in the total annual purchase amount	43.20%
The proportion of related party purchases in the purchases from the top five suppliers to the total annual purchases	7.07%

Information on the Company's top 5 suppliers

No.	Supplier name	Purchase amount (RMB)	Ratio in the annual purchase amount
1	Jiangsu Hanjian Group Co., Ltd.	247,027,237.89	26.86%
2	Shenzhen Bay Technology Development Co., Ltd.	65,019,674.57	7.07%

No.	Supplier name	Purchase amount (RMB)	Ratio in the annual purchase amount
3	Shenzhen Jianqiao Construction Engineering Group Co., Ltd.	36,723,856.80	3.99%
4	Shenzhen Shekou Security Service Co., Ltd.	25,480,426.00	2.77%
5	Shenzhen Huali Landscaping Co., Ltd.	23,100,296.78	2.51%
Total	--	397,351,492.04	43.20%

Other information of main suppliers

Applicable Not applicable

Shenzhen Bay Technology Development Co., Ltd. is a wholly-owned subsidiary of the Company's controlling shareholder, Shenzhen Investment Holdings Co., Ltd. Apart from this, the other four suppliers have no affiliated relationship with the Company.

During the reporting period, the Company's trading business revenue accounted for more than 10% of its operating revenue

Applicable Not applicable

3. Costs

Unit: RMB

	2025	Year 2024	YoY change	Explanation of significant changes
Selling and distribution expenses	64,517,135.81	43,995,985.41	46.64%	Increase in sales agency fees paid for the current period
G&A expenses	237,736,204.21	284,433,101.74	-16.42%	
Financial expenses	113,732,502.36	41,043,648.75	177.10%	Increase in interest expenses for the current period
R&D expenses	4,842,422.28	5,351,808.44	-9.52%	

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
Edge intelligent analysis system	Utilize IoT technology to achieve full coverage of facility and equipment control, enabling information resource sharing and management, early warning and rapid response, improving the work efficiency, and reducing the staff while increasing the efficiency.	Delivered	Provide intelligent control and energy efficiency optimization services for industrial equipment: support access for over 5,000 sites and parsing of protocols such as MQTT/HTTP/Websocket/OPC, enabling data collection, protocol conversion, and edge computing; built-in fault diagnosis module, using LSTM algorithm to predict equipment abnormalities in real time; an integrated refrigeration station optimization strategy enables variable pressure control of the water system, AI	Adding new adaptation scenarios will promote the in-depth development of existing products in the market and strengthen their competitive advantage.

Name of main R&D project	Purpose of the project	Project progress	Objectives to be achieved	Expected impact on the company's future development
			scheduling of the chiller, and variable temperature regulation of the cooling water. A cloud-based visual cockpit is deployed, supporting real-time data updates and multi-dimensional energy consumption analysis. By combining the control policies dynamically with the BYOS cloud platform, energy consumption is reduced and operational efficiency is improved.	
Unattended computer room	By sensing, intelligently diagnosing and automating the control of data center infrastructure, we can achieve unmanned and intelligent operation and maintenance of data centers, thereby reducing the costs, increasing the efficiency, and ensuring the critical business operations.	Delivered	Develop a unified, platform-based IoT integration system. The system aims to break down the barriers between various business subsystems in various equipment rooms of buildings, access the facilities in various equipment room (power supply, security, fire protection, IT equipment, etc.) through standard protocols, and use AI algorithms to intelligently analyze the massive amounts of operation and maintenance data, so as to realize the transformation from "passive response" to "proactive prediction" and from "unattended" to "intelligent operation and maintenance".	Adding new compatible scenarios will help expand the market reach of existing products.
Architectural Twin Map	To create a dedicated engine capable of carrying IoT data, supporting 3D spatial model rendering and interaction, and providing rich visualization capabilities.	Delivered	The software is a digital twin map engine for buildings, and its core functions include: building and maintaining three-dimensional spatial models through a configuration management platform; the monitoring view enables the visual association and binding of IoT devices, monitoring points, and model components; ultimately, the data is integrated and displayed through the KBI dashboard platform, driving real-time data into a 3D scenario to achieve equipment status monitoring, alarm visualization, and 2D chart linkage, thus building an immersive and interactive digital twin monitoring and management experience.	Increase product advantages and market competitiveness
Refrigeration station optimization system	With artificial intelligence algorithms, the global automated energy-saving optimization of the refrigeration station system can be achieved, significantly	Delivered	The AI intelligent control platform of high-efficiency refrigeration station aims to achieve energy-saving, comfortable and efficient operation using advanced artificial intelligence and automated control technologies to monitor and optimize the	Add new market opportunities

Name of main R&D project	Purpose of the project	Project progress	Objectives to be achieved	Expected impact on the company's future development
	reducing energy consumption and operating costs, and realizing intelligent operation, maintenance and safety assurance.		control of station equipment in real time. The platform dynamically adjusts the temperature setpoint based on environmental changes, building characteristics, and cooling load requirements using the machine learning algorithms, ensuring that the energy efficiency of the cooling station can be maximized with guaranteed comfort. Its core functions include in-station optimization control, building optimization control, station operation monitoring, and comprehensive energy efficiency analysis.	
School Smart Logistics System	It addresses the problems of "information silos, service lag, and decision-making blind spots" in traditional logistics management, and achieves a digital management upgrade with "full-scenario coverage, full asset control, and full-process optimization" through AIoT technology.	In progress	<ol style="list-style-type: none"> 1. Business objective: To improve the efficiency of logistics service response, increase the accuracy of equipment failure prediction, and reduce overall energy consumption; 2. Technical objective: To build an integrated platform of "AI + IoT + digital twin" to support rapid adaptation to multiple industries and scenarios. 	We will explore a new profit model of "platform + value-added services" and enter the smart logistics market through benchmark projects. We continuously provide industry-standard solutions, which drives subsequent order growth.
Management-oriented intelligent operation system	The plan is to make the E-IOC project products the leading products in the industry within two years, create benchmark users, and establish a firm foothold in the industry for sustainable development based on product professionalism and service reputation.	In progress	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 primarily designed for enterprise administration and logistics management, employees, and IT administrators. It is based on the principles of "practicality, simplicity, and efficiency," and considers the intelligent and smart scenario design by taking into account the actual situation of the project, so as to ultimately achieve the goal of creating a smart enterprise administration and management operation center.	Increase product advantages and market competitiveness

R&D personnel of the Company

	2025	Year 2024	Change ratio
Number of R&D personnel	33	41	-19.51%
Proportion of R&D personnel	0.38%	0.46%	-0.08%
Educational structure of R&D personnel			
Undergraduate	26	31	-16.13%
Master	1	1	0.00%
College	6	9	-33.33%
Age composition of R&D personnel			
Under 30	18	24	-25.00%
30-40 years old	12	14	-14.29%
40+	3	3	0.00%

R&D investment

	2025	Year 2024	Change ratio
Amount of R&D investment (RMB)	4,842,422.28	5,351,808.44	-9.52%
Ratio of R&D investment to operating revenue (%)	0.20%	0.20%	0.00%
Amount of capitalized R&D investment (RMB)	0.00	0.00	0.00%
Ratio of capitalized R&D investment to R&D investment	0.00%	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	2025	Year 2024	YoY change
Sub-total of cash inflows from operating activities	3,342,118,873.00	3,047,561,766.41	9.67%
Sub-total of cash outflows from operating activities	5,428,188,534.63	4,471,559,940.93	21.39%
Net cash flows from operating activities	-2,086,069,661.63	-1,423,998,174.52	-46.49%
Sub-total of cash inflows from investing activities	122,623,795.75	55,996,880.52	118.98%
Sub-total of cash outflows from	414,566,828.88	67,756,411.99	511.85%

investing activities			
Net cash flows from the investing activities	-291,943,033.13	-11,759,531.47	-2,382.61%
Sub-total of cash inflows from financing activities	5,078,494,859.21	1,239,948,405.21	309.57%
Sub-total of cash outflows from financing activities	2,267,135,843.40	927,580,751.94	144.41%
Net cash flows from financing activities	2,811,359,015.81	312,367,653.27	800.02%
Net increase in cash and cash equivalents	431,245,500.68	-1,122,339,250.82	-138.42%

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

Applicable Not applicable

- ① 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.
- ② The year-on-year increase in cash outflows from investing activities, mainly due to the maturity of time deposits during the reporting period.
- ③ The year-on-year increase in cash outflows from investing activities, mainly due to the increase in purchasing money market funds during the reporting period.
- ④ The year-on-year increase in cash inflows from financing activities, mainly due to the increase in new bank borrowings during the reporting period.
- ⑤ 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 -2,086,069,661.63, which was significantly different from the net profit of 4,693,347.66 during the reporting period. The main reasons are that the tax accrued in previous years was paid 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	930,705.77	0.76%	Mainly due to the income from investments in joint ventures	No
Gains/losses on changes in fair value	1,765,714.20	1.45%	Mainly due to changes in fair value arising from investments in money market funds	No
Asset impairment	-5,007,842.82	-4.11%	Mainly due to the provision for impairment of goodwill	No
Non-operating incomes	15,699,075.70	12.90%	Mainly forfeiture of deposits and guarantee	No

	Amount	Ratio of total profit	Formation reasons	Whether it is sustainable
Non-operating expenses	1,690,452.81	1.39%	Mainly due to the payment of late fees and penalties	No
Credit loss	-7,297,655.34	-6.00%	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 2025		Early 2025		Increase/d decrease in percentage	Explanation of significant changes
	Amount	Ratio of total assets	Amount	Ratio of total assets		
Monetary funds	2,124,343,056.19	13.77%	1,678,116,644.12	10.97%	2.80%	Increase in sales revenue and new borrowings
Accounts receivable	417,784,270.44	2.71%	476,014,729.60	3.11%	-0.40%	Increase in real estate sales revenue
Contract assets	580,850.15	0.00%	468,765.62	0.00%	0.00%	
Inventories	11,103,909,470.05	71.97%	10,685,045,153.41	69.87%	2.10%	Increase in development costs
Investment properties	398,400,543.06	2.58%	374,035,893.07	2.45%	0.13%	Increase in renovations of investment properties
Long-term equity investments	269,002,577.39	1.74%	268,187,805.52	1.75%	-0.01%	Increase in investment income from joint ventures
Fixed assets	41,751,582.46	0.27%	52,712,396.64	0.34%	-0.07%	
Construction in progress		0.00%		0.00%	0.00%	
Right-of-use assets	22,450,067.81	0.15%	16,967,620.03	0.11%	0.04%	Increase in leased assets
Short-term borrowings	449,458,211.11	2.91%	190,165,458.33	1.24%	1.67%	Increase in bank loans
Contract liabilities	711,605,295.76	4.61%	336,164,629.72	2.20%	2.41%	Increase in pre-sale housing payments
Long-term borrowings	3,681,594,912.20	23.86%	4,755,314,631.26	31.09%	-7.23%	Increase in bank loans
Lease liabilities	10,602,827.46	0.07%	11,089,072.57	0.07%	0.00%	Increase in reclassified lease liabilities due within one year increases
Financial assets held for trading	301,765,714.20	1.96%	0.00	0.00%	1.96%	Increased purchases of money market funds
Assets held for sale	0.00	0.00%	170,154.05	0.00%	0.00%	Decrease in non-current assets held for sale
Other current assets	210,498,041.00	1.36%	181,721,113.82	1.19%	0.17%	Increase in input tax to be deducted
Intangible assets	2,155,206.62	0.01%	471,565.39	0.00%	0.01%	Increase in intangible

	As at the end of 2025		Early 2025		Increase/d decrease in percentage	Explanation of significant changes
	Amount	Ratio of total assets	Amount	Ratio of total assets		
						assets
Goodwill	4,441,864.30	0.03%	9,446,847.38	0.06%	-0.03%	Provision for impairment of goodwill
Long-term deferred expenses	15,046,783.07	0.10%	22,110,090.13	0.14%	-0.04%	
Deferred tax assets	212,669,324.77	1.38%	1,232,152,522.89	8.06%	-6.68%	Decrease in land value increment tax accrued for deduction
Other non-current assets	25,657,943.53	0.17%	13,875,501.61	0.09%	0.08%	Increase in prepayments for non- current assets
Accounts payable	875,642,952.68	5.68%	1,043,092,277.27	6.82%	-1.14%	Decrease in construction costs payable
Taxes payable	78,010,841.03	0.51%	3,224,280,429.52	21.08%	-20.57%	Increase in payment of taxes accrued in previous years
Non-current liabilities maturing within one year	3,865,235,312.29	25.05%	506,702,676.30	3.31%	21.74%	Increase in long-term borrowings due within one year
Other current liabilities	58,886,145.36	0.38%	23,186,263.57	0.15%	0.23%	Increase in output tax to be carried forward
Bonds payable	548,236,650.58	3.55%	0.00	0.00%	3.55%	Issuance of corporate bonds
Deferred tax liabilities	5,972,301.83	0.04%	4,100,164.35	0.03%	0.01%	Increase in right-of- use assets
Other comprehensive income	-3,587,793.95	-0.02%	-2,200,355.67	-0.01%	-0.01%	Changes in fair value of investments in other equity instruments and foreign currency translation differences

High proportion of overseas assets

Applicable Not applicable

2. Assets and liabilities measured at fair value

Applicable Not applicable

Unit: RMB

Item	Beginning amount	Profit or loss from changes in fair value in this period	Accumulated changes in fair value included in equity	Provision for impairment in this period	Purchase amount during the current period	Amount sold in the current period	Other changes	Ending amount
Financial assets								
4. Other equity instrument investments	586,231.82		-4,277.54				-14,636.58	567,317.70

Total of the above	586,231.82		-4,277.54				-14,636.58	567,317.70
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	Book balance	Book value	Reason for restriction
Monetary funds	82,297,671.21	82,297,671.21	[Note 1]-[Note 8]
Land use right of Lake City Project plot	424,356,240.00	424,356,240.00	[Note 9]
Land use right of Plots B and D of Shenyang Digital Intelligent City Project and Plot D construction in progress	987,723,102.87	905,257,200.61	[Note 10]
Inventories - developing products	4,839,083.09	4,839,083.09	[Note 11]
Fixed assets	3,483,700.15	3,483,700.15	
Investment properties	180,144,668.70	180,144,668.70	
Total	1,682,844,466.02	1,600,378,563.76	

[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 138,064.00 was the performance 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, there is RMB 1,136,395.96 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 5]: Among the monetary funds with restricted right of use at the end of the period, RMB 500,000.00 was frozen due to a lawsuit involving the subsidiary Shenzhen Jinhailian Property Management Co., Ltd.

[Note 6]: Among the monetary funds with restricted right of use at the end of the period, RMB 162,969.00 was frozen due to a lawsuit involving the subsidiary Shenzhen ITC Technology Park Service Co., Ltd.

[Note 7]: Among the monetary funds with restricted right of use at the end of the period, there are RMB 74,359,856.86 of time deposits purchased at the end of the period and their interest.

[Note 8]: Among the monetary funds with restricted right of use at the end of the period, RMB 50,385.39 was the collection business guarantee of the subsidiary Shenzhen Jiayuan Property Management Co., Ltd.

[Note 9]: Due to the needs of daily operating activities, the Company applied for a loan from the bank, and mortgaged the land use right of the Lake City Project plot it held.

[Note 10]: Due to the needs of daily operating activities, the Company applied for a loan from the bank, and mortgaged the land use right of Plot D of Shenyang Digital Intelligent City Project and the construction in progress of Plot D.

[Note 11]: Due to the needs of daily operating activities, the Company applied for a loan from bank, and mortgaged the self-owned commercial properties it held.

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 fair value in this period	Accumulated changes in fair value included in equity	Purchase amount during the current period	Amount sold in the current period	Profit or loss during the reporting period	Closing book value	Accounting items	Source of funds
Domestic and foreign stocks	400016、420016	Jintian A, Jintian B	3,565,856.06	Fair value measurement	586,231.82	0.00	-4,277.54	0.00	0.00	-14,636.58	567,317.70	Other equity instrument investments	Acquired from debt restructuring of Jintian
Total			3,565,856.06	--	586,231.82	0.00	-4,277.54	0.00	0.00	-14,636.58	567,317.70	--	--

(2) Derivative investment

Applicable Not applicable

The Company had no derivative investment 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

Name of the company	Company type	Main business	Registered capital	Total assets	Net assets	Operating revenue	Operating profit	Net profit
Shenzhen Huangcheng Real Estate Co., Ltd.	Subsidiaries	Real estate development and sales	30,000,000.00	498,957,880.54	176,961,749.22	192,765,434.75	45,881,210.19	41,742,681.66
Shenzhen International Trade Center Property Management Co., Ltd.	Subsidiaries	Property management service	20,000,000.00	4,380,461,779.63	545,017,059.17	1,646,905,032.62	128,298,542.88	85,894,324.48

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 "II. 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 2026

The year 2026 marks the beginning of the "15th Five-Year Plan." The overall work approach of the Group is to adhere to the general principle of "seeking progress while maintaining stability, and improving quality and efficiency." We will anchor our efforts on the transformation goal of "balancing asset-light and asset-heavy models," prioritize cash flow security, and focus on sales destocking and fund recovery as the key tasks. With the annual strategic theme of "deepening the main business, empowering with digital intelligence, and solidifying the base," we will coordinate high-quality development and high-level security, promote synergistic quality improvement across the three core

businesses, fully activate the internal growth drivers, and achieve high-quality, sustainable development of the enterprise. We will focus on the following four areas:

First, deeply integrate into the overall development landscape and solidify the foundation for stable operation and development. The company will closely follow the city's development strategy, concentrate resources to cultivate the core markets, and take the initiative in areas such as creating science and technology innovation spaces and operating industrial parks. Adhering to strategic guidance, we will meticulously formulate the "15th Five-Year" strategic plan, and promote the Company's development to be in sync with urban upgrading and industrial progress. We will always prioritize cash flow security as the primary bottom line for strategic implementation, optimize the financing structure, enhance refined capital operations and rigid budget control, and cascade operational responsibilities to safeguard the Company's financial lifeline.

Second, optimize the synergy of the main business segments and enhance the core operational efficiency. We will adhere to concentrating business on the main responsibilities and core competitive areas, and build an integrated development ecosystem for real estate, property management, and commercial properties. In terms of the real estate segment, we will focus on "destocking and fund recovery, revitalizing existing assets, and innovating models". We will dynamically adjust the sales strategies, deeply explore the value of existing assets, explore asset-light operation paths, and accelerate the construction of a new model for real estate development; in terms of the property management segment, we will, aiming at quality upgrading and scale breakthrough, actively expand into high-end business formats and value-added services, while ensuring a steady increase in the area under management, to build a comprehensive professional supporting service platform; the commercial operation segment will focus on its role as a commercial management platform, ensure the timely opening of key projects, create a model for light asset output, promote the transformation of existing asset management to "proactive operation," and comprehensively improve the operation efficiency of assets.

Third, consolidate the core underlying capabilities and comprehensively improve the corporate governance. Focusing on organization, talent and technology, we will continuously optimize the organizational structure, deepen reforms in personnel appointment, compensation and performance, and activate the organization's internal vitality. We will accelerate digital transformation, build unified data standards and a middle platform, deepen the application of AI technology in multiple scenarios, fully leverage the decision support role of data, and promote standardization. We will enhance the operational and asset management efficiency of the headquarters, improve the entire process system of "investment, financing, management, and exit" for assets, build a professional asset management team, and maximize the asset value. We will strengthen corporate exchanges and cooperation, introduce the advanced management experience and international service standards, and elevate the overall service level to a new stage.

Fourth, strengthen the foundation for secure development and enhance the brand value of the listed company. We will integrate compliance risk control, security maintenance, brand building, etc. into all aspects of enterprise development, adhere to the requirements of state-owned asset supervision and the operation of listed companies, and strictly control various risks such as legal, compliance and integrity issues. We will adhere to the safety bottom line, strictly implement the "Three Managements, Three Musts" and "One Post, Dual Responsibilities" for work safety, and conduct regular inspections and rectification of hidden dangers to ensure the overall safety and stability of corporate operations. We will cultivate a profound corporate culture, inherit the corporate spirit of "daring to be the first and striving for change," practice the core values of "shared heart, shared creation, shared success," and foster a strong synergy among all employees to drive business development.

(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 land reserves are relatively limited, and its sustainable development capability has certain shortcomings, which poses a potential impact on future business scale and operational stability. The real estate industry is currently undergoing a deep adjustment, with the industry landscape continuously optimized and the market competition becoming increasingly fierce; coupling with multiple factors such as tightening land supply in core cities, enhanced investment constraints in the industry, and narrowing market space for new developments, the difficulty of acquiring high-quality land resources and projects has further increased, and project expansion faces certain uncertainties. The Company will adhere to the overall principles of prudent operation, cautious investment, and controllable risks, reasonably grasp the pace of investment, optimize the investment decision-making mechanism, and strictly control the investment risks. We will focus on core regions and advantageous sectors, prioritize supplementing high-quality project resources through market-based competition, cooperative development, urban renewal, and revitalization of existing resources, promote compliant project implementation and efficient conversion, and continuously improve the quality of land reserves and development resilience.

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 2026. 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 of the survey
January 6, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about horizontal competitions	Not applicable
January 21, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's performance and reappointment of the Board of Directors	Not applicable
January 21, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's	Not applicable

Reception time	Reception place	Reception mode	Type of reception object	Reception object	Main contents discussed and information provided	Index of basic information of the survey
					performance	
January 23, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's investment plan	Not applicable
February 06, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's measures and views on urban air pollution issues	Not applicable
February 16, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's property management and leasing operations from 2022 to 2024	Not applicable
February 27, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the sales of the Company's Guangming project	Not applicable
February 27, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's investment properties and fixed assets	Not applicable
February 27, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the disposal of the Company's historical property inventory	Not applicable
March 07, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the details of the Company's asset leasing	Not applicable
March 21, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the number of shareholders and business plan of the Company	Not applicable
March 27, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's B-share market value management	Not applicable
March 30, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's operation	Not applicable
April 01, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the number of the Company's shareholders	Not applicable
April 16, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's first-quarter performance forecast	Not applicable
April 21, 2025	Online platform	Online communication on the network platform	Others	Investors who participated in the Company's 2024 annual performance briefing	The Company's operation, financial position, dividend distribution and development planning	For details, please refer to the Record Form of Investor Relations Activities on

Reception time	Reception place	Reception mode	Type of reception object	Reception object	Main contents discussed and information provided	Index of basic information of the survey
				through the roadshow platform		April 21, 2025 disclosed by the Company on cninfo.com on April 21, 2025
May 15, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the area of properties under management	Not applicable
June 10, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's operation in 2024	Not applicable
July 14, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's semi-annual performance and the selection and appointment of the management team	Not applicable
July 17, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's project construction, sales, and reappointment of the Board of Directors	Not applicable
July 23, 2025	The Company	Field survey	Individual	Self-proclaimed private equity	Inquire about the Company's financial status and the current industry situation	Not applicable
July 25, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's bond issuance	Not applicable
July 29, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the business operations of the Company's property management company	Not applicable
August 06, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the progress of reappointment of the Company's Board of Directors and bond issuance	Not applicable
August 11, 2025	The Company	Telephone communication	Individual	Individual	Ask the reason for the rise in the Company's stock price	Not applicable
August 14, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's operation	Not applicable
August 28, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's business plan and semi-annual performance	Not applicable
August 29, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's litigation and business	Not applicable

Reception time	Reception place	Reception mode	Type of reception object	Reception object	Main contents discussed and information provided	Index of basic information of the survey
					operations	
September 01, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's share price and business plan	Not applicable
September 04, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the changes in the shareholding of China Orient Asset Management	Not applicable
September 04, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's announcement on personnel changes	Not applicable
September 05, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the number of the Company's A-share and B-share holders	Not applicable
September 8, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the announcement time and progress of the Company's major arbitration	Not applicable
September 8, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's business plan and semi-annual report	Not applicable
September 22, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's share and shareholders	Not applicable
September 22, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
September 30, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
October 01, 2025	The Company	Field survey	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
October 10, 2025	The Company	Telephone communication	Individual	Individual	Inquire whether the Company will release a third-quarter performance forecast	Not applicable
October 10, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the progress of reappointment of the Company's Board of Directors and the number of shareholders.	Not applicable
October 10, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the arrangement of the Company's	Not applicable

Reception time	Reception place	Reception mode	Type of reception object	Reception object	Main contents discussed and information provided	Index of basic information of the survey
					shareholders' meeting and the third-quarter performance forecast	
October 10, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's arbitration	Not applicable
October 10, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the progress of major arbitration compensation of the Company	Not applicable
October 14, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about changes in the Company's personnel	Not applicable
October 15, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the progress of the Company's major arbitration compensation, the number of shareholders, and B-share related matters	Not applicable
October 16, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's assets	Not applicable
October 17, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's business plan	Not applicable
October 21, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the latest number of A-share holders	Not applicable
October 21, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
October 21, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about directors and business plan of the Company	Not applicable
October 21, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's business plan	Not applicable
October 21, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about directors and business plan of the Company	Not applicable
October 21, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's business plan	Not applicable

Reception time	Reception place	Reception mode	Type of reception object	Reception object	Main contents discussed and information provided	Index of basic information of the survey
October 21, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's business plan	Not applicable
October 30, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's taxes payable for the third quarter	Not applicable
October 31, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
November 03, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the latest number of A-share holders and arbitration-related matters	Not applicable
November 07, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's business plan	Not applicable
November 10, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
November 20, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
November 24, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the number of the Company's shareholders	Not applicable
November 24, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the opening time of ITC Chuntian and the Company's arbitration	Not applicable
November 26, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the progress of equity transfer of Orient Asset, the Company's asset status, and its business plan	Not applicable
November 27, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the progress of resolving horizontal competition and the renovation of Guomao Shopping Mall	Not applicable
November 27, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's business plan	Not applicable
November 28, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's operating conditions and the progress of resolving horizontal competition	Not applicable

Reception time	Reception place	Reception mode	Type of reception object	Reception object	Main contents discussed and information provided	Index of basic information of the survey
November 29, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
December 01, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's relevant business	Not applicable
December 04, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's operation	Not applicable
December 05, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's relevant business	Not applicable
December 10, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
December 16, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the Company's business plan	Not applicable
December 16, 2025	The Company	Telephone communication	Individual	Individual	Inquire about the progress of the Company's arbitration compensation	Not applicable
December 19, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	Not applicable
December 29, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the Company's operation and management	Not applicable
December 31, 2025	The Company	Online communication on the network platform	Individual	Individual	Inquire about the latest number of the Company's shareholders	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, Environment and Society

I. Basic status of corporate governance

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, and the meeting of the Board of Directors of the Company were held in strict accordance with the relevant rules and regulations, and all directors and senior management 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), 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, Risk and Compliance Management Committee Annual Report Work Regulations", "Annual Report Information Disclosure Major Error Accountability System", "Annual Report Work System", "Insider Information Registration 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	Name of the company	Nature	Problem Cause	Solution	Work progress and follow-up plan
Horizontal competitions	Controlling shareholder	Shenzhen Investment Holdings Co., Ltd.	Others	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	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 Shen 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	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

Problem type	Type of related relationship with listed companies	Name of the company	Nature	Problem Cause	Solution	Work progress and follow-up plan
				<p>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.</p>	<p>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</p>	<p>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.</p>

Problem type	Type of related relationship with listed companies	Name of the company	Nature	Problem Cause	Solution	Work progress and follow-up plan
					<p>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</p>	

Problem type	Type of related relationship with listed companies	Name of the company	Nature	Problem Cause	Solution	Work progress and follow-up plan
					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.	

IV. Directors and Senior Management

1. Basic information

Name	Gender	Age	Title	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/d (shares)	Number of shares held at the end of the period (shares)	Reasons for increase or decrease in share
Tang Xiaoping	Male	55	Secretary of the Party Committee and Chairman	Incumbent	November 07, 2025	November 06, 2028						
Cai Lili	Female	53	Director, Deputy Secretary of the Party Committee and General Manager	Incumbent	November 07, 2025	November 06, 2028						
Zhang Zhimin	Male	48	Director, Deputy Secretary of the Party Committee, Chairman of the Labor Union	Incumbent	June 29, 2022	November 06, 2028						
Liu Qiang	Male	42	Director and Finance Director	Incumbent	November 07, 2025	November 06, 2028						
Deng Yingping	Female	52	Director	Incumbent	November 07, 2025	November 06, 2028						
WANG Hangjun	Male	59	Director	Incumbent	November 07, 2025	November 06, 2028						
Li Donghui	Male	53	Independent director	Incumbent	September 27, 2021	September 26, 2027						
Hu Caimei	Female	43	Independent director	Incumbent	September 27, 2021	September 26, 2027						
Song Shaohua	Male	62	Independent director	Incumbent	October 18, 2024	November 06, 2028						
Cai Lili	Female	53	Member of Party Committee and Deputy General Manager	Appointment and removal	June 15, 2018	September 26, 2024						

Name	Gender	Age	Title	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/d increase (shares)	Number of shares held at the end of the period (shares)	Reasons for increase or decrease in share
Liu Shengxiang	Male	54	Secretary of the Party Committee and Chairman	Resigned	June 15, 2018	September 26, 2024						
WANG Hangjun	Male	59	Director, Deputy Secretary of the Party Committee and General Manager	Appointment and removal	June 15, 2018	September 26, 2024						
Shen Xueying	Female	56	Director and Finance Director	Resigned	June 15, 2018	September 26, 2024						
Wang Ge	Male	54	Director	Resigned	June 15, 2018	September 26, 2024						
Xie Chang	Male	53	Director	Resigned	April 7, 2020	September 26, 2024						
Zhang Gejian	Male	50	Member of the Party Committee, Deputy General Manager, Secretary of the Board of Directors	Incumbent	June 15, 2018	November 06, 2028						
Ni Huichuan	Female	52	Member of Party Committee and Deputy General Manager	Incumbent	October 30, 2024	November 06, 2028						
Li Peng	Male	49	Member of Party Committee and Deputy General Manager	Resigned	June 15, 2018	November 06, 2028						
Chen Hongji	Male	57	Member of Party Committee and Deputy General Manager	Resigned	December 28, 2020	September 26, 2024						
Total	--	--	--	--	--	--	0	0	0	0	0	--

Whether there have been departures of any directors, supervisors, or dismissals of senior management personnel during their terms of office in the reporting period

Yes No

Due to reaching the statutory retirement age, Ms. Shen Xueying has applied to resign from her positions as a director of the 10th Board of Directors, Chief Financial Officer, and from relevant special committees of the Board of Directors, in accordance with the Company Law, the Articles of Association, and other relevant regulations (for details, see Announcement No. 2025-07 of the Company).

Due to the expiration of his term and for personal reasons, Mr. Liu Shengxiang has applied to resign from his positions as Chairman of the 10th Board of Directors, a director, and from relevant special committees of the Board of Directors (for details, see Announcement No. 2025-08 of the Company).

Due to the reappointment of the Board of Directors, Mr. Wang Ge and Mr. Xie Chang will no longer serve as directors of the Company (for details, see the Announcement No. 2025-52 of the Company).

Due to a work transfer, Mr. Li Peng has applied to resign from his position as Deputy General Manager and other concurrent positions in the Company (for details, see the Announcement No. 2026-01 of the Company).

For personal reasons, Mr. Chen Hongji has applied to resign from his position as Deputy General Manager of the Company (for details, see the Announcement No. 2025-31 of the Company).

Changes in directors and senior management of the Company

Applicable Not applicable

Name	Position held	Type	Date	Reasons
Shen Xueying	Director and Finance Director	Resigned	January 23, 2025	Retired
Liu Shengxiang	Secretary of the Party Committee and Chairman	Resigned	January 23, 2025	Personal reasons
Wang Ge	Director	Resignation upon expiration of term	November 07, 2025	Change of term
Xie Chang	Director	Resignation upon expiration of term	November 07, 2025	Change of term
Li Peng	Member of Party Committee and Deputy General Manager	Dismiss	January 22, 2026	Job transfer
Chen Hongji	Member of Party Committee and Deputy General Manager	Dismiss	May 29, 2025	Personal reasons
Tang Xiaoping	Secretary of the Party Committee and Chairman	Elected	November 07, 2025	Change of term
Cai Lili	Director, Deputy Secretary of the Party Committee and General Manager	Appointment and removal	November 07, 2025	Change of term
Liu Qiang	Director and Finance Director	Elected	November 07, 2025	Change of term
Deng Yingping	Director	Elected	November 07, 2025	Change of term
WANG Hangjun	Director	Appointment and removal	November 07, 2025	Change of term

2. Office holding

Professional background, work experience and main duties in the Company of existing directors and senior management

Members of the Board:

Mr. Tang Xiaoping, born in October 1970, is a member of the Communist Party of China, holds a master's degree in management, and is a senior accountant, senior vocational instructor, and senior real estate planner. He previously served as the Chief Financial Officer and Head of the Finance Department at Shenzhen Great Wall Runda Asset Management Company, and as the Head of the Financial Operation and Management Department at Shenzhen Foreign Labor Service Co., Ltd. and Executive Director of Shenzhen Foreign Affairs Service Center. He joined Shenzhen Special Economic Zone Real Estate (Group) Co., Ltd. in May 2012, where he held the positions including Manager of the Planning and Finance Department, Deputy General Manager, Secretary of the Board of Directors, and Deputy Secretary of the Party Committee; since March 2023, he has served as the secretary of the Party Committee, Chairman, and General Manager of Shenzhen Special Economic Zone Real Estate (Group) Co., Ltd.; since November 2025, he has been serving as the Secretary of the Party committee and Chairman of the Company.

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. Since June 2018, she had served as a member of the Party committee, deputy general manager, and Chief Financial Officer of the Company. Since November 2025, she has served as a director, deputy secretary of the Party committee, and general manager of the Company.

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 deputy researcher of office (party committee), the level 4 investigator of office (party committee), and the level 3 investigator of office (party committee). 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. Liu Qiang, born in September 1983, is a member of the Communist Party of China, a senior accountant, and a non-practicing certified public accountant. He holds a bachelor's degree and a master's degree in accounting. Mr. Liu Qiang has been engaged in financial management for many years. He has successively served as Deputy Head (in charge) of the Finance Department of the Restructuring Business Division and Head of the Fund Planning Department of the Finance Center of Guangzhou Shipyard International Company Limited, and Assistant to the Director of the Finance Center and Head of the Fund Planning Department, and Deputy Head (in charge) of the Audit Department of GSI Company Limited. From January 2019 to December 2023, he served as the director of the Financial Management Department of Shenzhen Properties & Resources Development (Group) Ltd. From December 2023 to July 2025, he served as a director and Chief Financial Officer of Shenzhen Urban Construction and Development (Group) Co., Ltd. Since November 2024, he has served as a director and Chief Financial Officer of Shenzhen Vzoom Credit Technology Co., Ltd. Since November 2025, he has served as a director and Chief Financial Officer of the Company.

Ms. Deng Yingping was born in October 1973. She is a member of the Communist Party of China and holds a bachelor's degree and a master's degree in management. Ms. Deng Yingping has been engaged in corporate management for many years. She has successively served as Chief Operating Officer, Executive Deputy General Manager of the Project Development Center, and Deputy General Manager of Shenzhen Bay Technology Development Co., Ltd. Since August 2025, she has served as Deputy Secretary of the Party Committee and General Manager of Shenzhen Bay Technology Development Co., Ltd. Since November 2025, she has concurrently served as a director of the Company.

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. Since June 2018, he has served as the Company's Director, Deputy Secretary of the Party Committee and General Manager. Since November 2025, he has served as a 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, holds a PhD in Management, a postdoctoral fellow in Economics, a Senior Researcher, and a backup-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 (Shenzhen), and has long been engaged in Policy Research and Consulting in the fields of local finance and state-owned assets and enterprises, with extensive consulting experience in the reform and development of state-owned assets and enterprises. She has presided over and participated in a number of national, provincial and ministerial scientific research projects and more than 50 consulting projects, and her research results have been adopted by government departments and won 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 Huafu 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.

Senior officers:

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.

Situation where the controlling shareholder and actual controller concurrently serve as the chairman and general manager of the listed company

Applicable Not applicable

Positions held in shareholders

Applicable Not applicable

Name	Shareholders' name	Positions held in shareholders	Beginning date of term	Ending date of term	Whether to receive 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
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 also serve as directors in several non-listed subsidiaries or invested enterprises of the relevant shareholder units.				

Position in other entities

Applicable Not applicable

Name	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
Deng Yingping	Shenzhen Bay Technology Development Co., Ltd.	Deputy Secretary of the Party Committee, General Manager	August 01, 2025		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
Song Shaohua	Shenzhen S.C New Energy Technology Corporation	Independent director	November 10, 2023		Yes
Liu Qiang	Shenzhen Vzoom Credit Technology Co., Ltd.	Financial Director	November 21, 2024		No
Explanation of serving in other entities	Not applicable				

Punishments imposed in the recent three years by the securities regulator on the incumbent directors and senior management as well as those who left in the Reporting Period:

Applicable Not applicable

3. Remuneration of Directors and Senior Management

Decision-making procedure, determination basis and actual payments of remuneration for directors and

senior management:

The remuneration of the Company's directors and senior management is implemented in accordance with relevant systems such as the *Interim Measures for the Annual Remuneration Management of Directors and Supervisors* and the *Measures for the Performance Appraisal and Remuneration Management of Senior Management*. During the reporting period, the Board of Directors and the management of the Company signed the 2025 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.

As approved by the 2024 Annual General Meeting held on April 18, 2025, the allowance for independent directors of the Company was adjusted from RMB 80,000/year (pre-tax) to RMB 120,000/year (pre-tax). The adjusted allowance standard for independent directors will be implemented from the month following the approval of the General Meeting.

Remuneration of directors and senior management during the Reporting Period

Unit: RMB10,000

Name	Gender	Age	Title	Employment status	Total pre-tax compensation received from the Company	Whether get paid from related parties of COOEC
Tang Xiaoping	Male	55	Secretary of the Party Committee and Chairman	Incumbent	17.43	No
Cai Lili	Female	53	Director, Deputy Secretary of the Party Committee and General Manager	Incumbent	16.57	No
Zhang Zhimin	Male	48	Director, Deputy Secretary of the Party Committee, Chairman of the Labor Union	Incumbent	89	No
Liu Qiang	Male	42	Director and Finance Director	Incumbent	57.36	No
Deng Yingping	Female	52	Director	Incumbent	0	Yes
WANG Hangjun	Male	59	Director	Incumbent	5.75	No
Li Donghui	Male	53	Independent director	Incumbent	10.67	No
Hu Caimei	Female	43	Independent director	Incumbent	10.67	No
Song Shaohua	Male	62	Independent director	Incumbent	10.67	No
Cai Lili	Female	53	Member of Party Committee and Deputy General Manager	Appointment and removal	74.17	No
Liu Shengxian g	Male	54	Secretary of the Party Committee and Chairman	Resigned	8.72	No
WANG Hangjun	Male	59	Director, Deputy Secretary of the Party Committee and General Manager	Appointment and removal	91.12	No
Shen Xueying	Female	56	Director and Finance Director	Resigned	0	No
Wang Ge	Male	54	Director	Resigned	0	Yes
Xie Chang	Male	53	Director	Resigned	0	Yes
Zhang Gejian	Male	50	Member of the Party Committee, Deputy General Manager, Secretary of the	Incumbent	89	No

Name	Gender	Age	Title	Employment status	Total pre-tax compensation received from the Company	Whether get paid from related parties of COOEC
			Board of Directors			
Ni Huichuan	Female	52	Member of Party Committee and Deputy General Manager	Incumbent	89	No
Li Peng	Male	49	Member of Party Committee and Deputy General Manager	Resigned	89	No
Chen Hongji	Male	57	Member of Party Committee and Deputy General Manager	Resigned	17.15	No
Total	--	--	--	--	676.26	--

Basis for performance assessment of the actual remuneration for all directors and senior management at the end of the reporting period	The relevant systems such as the Interim Measures for the Annual Remuneration Management of Directors and Supervisors and the Measures for the Performance Appraisal and Remuneration Management of Senior Management will be implemented.
Completion of performance assessment for the actual remuneration for all directors and senior management at the end of the reporting period	At the end of the reporting period, the directors and senior management had not completed the annual assessment, and the final amount will be based on the actual assessment payment. The allowances of independent directors are not subject to performance assessment.
Deferred payment arrangements for the actual remuneration of all directors and senior management at the end of the reporting period	It is implemented in accordance with the relevant systems of the Company and will be settled upon completion of the assessment. Among them, deferred payment arrangements are not applicable to the independent directors; in 2025, the unsettled performance-based annual salary of 2023 and part of the 2024 performance-based annual salary for non-independent directors and senior management have been paid, but part of the 2025 performance-based annual salary has not yet been paid.
Withholding and clawback of actual remuneration of all directors and senior management at the end of the reporting period	Not applicable

Other circumstances

Applicable Not applicable

V. Performance of Duty by Directors during the Reporting Period

1. Attendance of directors at board meetings and general meetings

Attendance of directors at board meetings and general meetings							
Name of directors	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
Tang Xiaoping	3	1	2	0	0	No	1
Cai Lili	3	1	2	0	0	No	7
Zhang Zhimin	13	2	11	0	0	No	7

Attendance of directors at board meetings and general meetings							
Name of directors	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 Qiang	3	1	2	0	0	No	1
Deng Yingping	3	1	2	0	0	No	1
WANG Hangjun	13	2	11	0	0	No	7
Li Donghui	13	2	11	0	0	No	7
Hu Caimei	13	2	11	0	0	No	7
Song Shaohua	13	2	11	0	0	No	7
Liu Shengxiang	1	0	1	0	0	No	0
Shen Xueying	1	0	1	0	0	No	0
Wang Ge	10	1	9	0	0	No	6
Xie Chang	10	1	9	0	0	No	6

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

Not applicable

2. 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.

3. 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.

VI. Performance of Duty by Specialized Committees under the Board in 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)
Audit, Risk and Compliance Management Committee	Li Donghui, Hu Caimei, Song Shaohua, Liu Shengxiang, Xie Chang	1	January 15, 2025	Hear the report from the accounting firm on the preliminary annual audit and the annual audit plan	Communicate with the annual audit firm on key issues to further improve the 2024 annual report audit work plan.		
Audit, Risk and Compliance Management Committee	Li Donghui, Hu Caimei, Song Shaohua, Xie Chang	5	March 11, 2025	Communicate with the annual audit accounting firm and asset appraisal institution on audit matters	Li Donghui proposed that: first, the asset appraisal institution should supplement and provide the relevant supporting materials to fully explain the reasonableness of the relevant project pricing being lower than that of surrounding competing products; second, the annual audit firm should prudently confirm the above pricing and suggest that the auditors and appraisers review and verify the project calculation data, issue an internal appraisal report, and conduct on-site inspections, with the accompanying of the members of the audit committee, if necessary. In addition, the Company should pay close attention to the risks that may be triggered by performance fluctuations and prevent questioning from the capital market on the Company's operating conditions. At the same time, the Company is required to conduct a comprehensive review of the inventory impairment assessment report		

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)
					issued by the asset appraisal institution through methods such as data review, on-site visits, and analytical reviews, and to make a special report to the audit committee on the relevant situation. Hu Caimei proposed that relying solely on the relatively mature surrounding supporting facilities is insufficient to fully explain the reasonableness of the relevant project's pricing being lower than that of competing products. Hence, the relevant institutions are required to supplement evidence and provide detailed explanations. It was also pointed out that significant fluctuations in performance would be detrimental to the interests of minority shareholders. It is recommended that the Company should strengthen its research and judgment on macroeconomic trends and operating performance expectations to effectively protect the legitimate rights and interests of minority shareholders.		
Audit, Risk and Compliance Management Committee	Li Donghui, Hu Caimei, Song Shaohua, Xie Chang	5	March 28, 2025	1. Review the Company's 2024 Audit Work Report and 2025 Audit Work Plan; 2. Deliberate the "Inspection Report on the Company's Provision of	Li Donghui proposed that: The Company's 2024 audit work mainly focused on the routine audit matters. For the large amount of asset impairment provision made in this annual report, the Company's audit		

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)
				<p>Guarantee, Related Party Transactions and Other Matters in 2024";</p> <p>3. Review the Company's 2024 Annual Financial and Accounting Report and 2024 annual report;</p> <p>4. Deliberate the 2024 Internal Control Self-Evaluation Report of the Company;</p> <p>5. Deliberated the Proposal on the Evaluation Report of the Audit, Risk and Compliance Management Committee on the Performance of Accounting Firm and the Report on the Performance of Supervisory Duties;</p> <p>6. Deliberated on the proposal on renewing the accounting firm.</p>	<p>department is requested to re-verify the adequacy and accuracy of the impairment in subsequent work.</p>		
Audit, Risk and Compliance Management Committee	Li Donghui, Hu Caimei, Song Shaohua, Xie Chang	5	April 28, 2025	<p>1. Review the First Quarterly Report of 2025;</p> <p>2. To review the 2024 Work Report of Enterprise Internal Control System;</p> <p>3. To review the 2025 Enterprise Major Risk Assessment Report;</p> <p>4. To review the 2024 Compliance Management Work Report;</p> <p>5. Review the Report on Audit Work in the First Quarter of 2025.</p>	Agree		

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)
Audit, Risk and Compliance Management Committee	Li Donghui, Hu Caimei, Song Shaohua, Xie Chang	5	August 27, 2025	1. Deliberated on the Company's 2025 Semi-annual Report and its Summary; 2. Review the Report on Audit Work in the Second Quarter of 2025; 3. Review the "Inspection Report on Provision of Guarantee, Related Party Transactions and Other Matters in First Half of 2025"; 4. To review the Review Report on the 2024 Inventory Impairment Assessment.	Agree		
Audit, Risk and Compliance Management Committee	Li Donghui, Hu Caimei, Song Shaohua, Xie Chang	5	October 29, 2025	1. Review the Third Quarter Report of 2025; 2. Review the Report on Third Quarter Audit Work of 2025; 3. Communicate with the annual auditors on the schedule, key audit areas, and countermeasures for the Company's 2025 Annual Report audit.	Agree		
Audit, Risk and Compliance Management Committee	Li Donghui, Tang Xiaoping, Wang Hangjun, Song Shaohua, Hu Caimei	1	November 07, 2025	Deliberated the Proposal on the Proposed Appointment of the Company's Chief Financial Officer	Agree		
Remuneration and Evaluation Committee	Hu Caimei, Li Donghui, Xie Chang, Song Shaohua	3	March 28, 2025	Deliberated the Proposal on Remuneration of Directors and Senior Management for	Agree		

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)
				2024			
Remuneration and Evaluation Committee	Hu Caimei, Li Donghui, Xie Chang, Song Shaohua	3	June 06, 2025	<ol style="list-style-type: none"> 1. Deliberated the 2023 Group Senior Officers Business Performance Assessment Plan; 2. Deliberated on the list of senior management assessment scorers in 2023. 3. Deliberated the Proposal on the Performance Evaluation Results of the Group Company in 2024. 	Agree		
Remuneration and Evaluation Committee	Hu Caimei, Li Donghui, Xie Chang, Song Shaohua	3	September 01, 2025	<ol style="list-style-type: none"> 1. Deliberated the 2024 Group Senior Officers Business Performance Assessment Plan; 2. Reviewed the 2024 Personal Debriefing Report of the senior officers of SZPRD; 3. Reviewed the Completion Form of 2024 Annual Performance Targets of Senior Officers of SZPRD; 4. Review the additional items and rejected items of the 2024 senior management assessment; 5. Deliberated the Proposal on Completion of Economic Indicators for 2024 Senior Management Performance Assessment; 6. Deliberated the 2022-2024 Term-of-Office 	Agree		

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)
				<p>Assessment Work Plan of SZPRD Management Team;</p> <p>7. Reviewed the 2022-2024 Term-of-Office Debriefing Report of SZPRD Management Team;</p> <p>8. Reviewed the 2022-2024 Term-of-Office Performance Target Completion Form of SZPRD Management Team;</p> <p>9. Deliberated the list of scorers for the 2024 senior management and term-of-office assessment.</p>			
Special meeting of independent directors	Li Donghui, Hu Caimei, Song Shaohua	2	January 15, 2025	Deliberated the proposal on the estimated daily related party transactions in 2025	Agree		
Special meeting of independent directors	Li Donghui, Hu Caimei, Song Shaohua	2	December 30, 2025	Deliberated the Proposal on Signing the Supplementary Agreement IV to the Entrusted Operation and Management Agreement for Divested Land and Property with a Related Party and the Related Party Transaction	Agree		
Nomination Committee	Song Shaohua, Hu Caimei, Zhang Zhimin, Wang Ge, Li Donghui	1	October 14, 2025	1. Proposal on the Reappointment of Non-independent Directors by the Board of Directors	Agree		

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)
				2. Proposal on the Reappointment of Independent Directors by the Board of Directors			
Nomination Committee	Song Shaohua, Zhang Zhimin, Deng Yingping, Hu Caimei, Li Donghui	1	November 07, 2025	Deliberated on the Proposal on the Proposed Appointment of Senior Management	Agree		

VII. Performance of Duty by the Audit Committee

The Audit Committee finds out whether the company has risks during the monitoring activities during the reporting period

Yes No

The Audit Committee has no objection to the supervision matters during the reporting period.

VIII. Company's employees

1. Number, professional composition and education level of employees

Number of employees of the parent company at the end of the reporting period (person)	90
Number of in-service employees of major subsidiaries at the end of the reporting period	8,679
Total number of in-service employees at the end of the reporting period (person)	8,769
Total number of employees receiving salaries in the current period (person)	8,769
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 (person)
Production personnel	6,485
Sales personnel	62
Technical personnel	1,622
Financial personnel	121
Administrative staff	446
R&D personnel	33
Total	8,769
Education level	
Education level category	Number
College education or above	3,803
High school education or below	4,966
Total	8,769

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 2025, 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 strategy of strengthening the enterprise with talents and create a vibrant situation with talents promoting development and development nurturing the talents, the Group has comprehensively deepened the construction of its talent team, and planned to implement special training for outstanding young talents in corporate governance and development for 2025; at the same time, it designed multiple activities for policy dissemination and business skill enhancement based on business needs, strengthening strategic and business empowerment; it has continuously implemented the "Internal Trainers Conducting Lectures at the Grassroots Level" project, which is aimed at laying a solid foundation of talents for the sustainable development of the group and achieving a virtuous cycle of collaborative growth between talents and the enterprise.

4. Outsourcing of labor services

Applicable Not applicable

IX. Specification of profit distribution and capitalizing of common reserves

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 the increase of share capital by converting capital reserves during the reporting period

Applicable Not applicable

Number of bonus shares per 10 shares (shares)	0
Number of dividends per 10 shares (RMB) (including tax)	0.20
A total number of shares as the distribution basis (shares)	595,979,092
Cash dividend amount (Yuan) (Tax-included)	11,919,581.84
Cash dividend amount in other means (such as repurchase of shares) (yuan)	0.00
Total cash dividend (Yuan) (Tax-included)	11,919,581.84
Distributable profit (yuan)	2,423,699,479.79
Proportion of total cash dividend (including other means) in the distributable profit	100%

Cash dividends this time

When the Company's development stage is in the mature period and there are major capital expenditure arrangements, when the profit distribution is carried out, the proportion of cash dividends in this profit distribution should be at least

80%.

Detailed explanation of the plan for profit distribution or conversion of capital reserves into share capital

The Board has approved a final dividend plan as follows: based on the total share capital of 595,979,092 shares, a cash dividend of RMB0.20 (tax inclusive) per 10 shares is to be distributed to the shareholders, with no bonus issue from either profit or capital reserves.

X. Implementation of the Company's equity incentive plan, employee stock ownership plan (ESOP) or other employee incentives

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.

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

1. Construction and implementation of internal control

During the reporting period, the Company continued to improve the construction of its internal control system. In light of laws, regulations, regulatory requirements, and business realities, it comprehensively reviewed and optimized its internal control management system, covering the key areas such as financial management, bidding and procurement, investment management, and work safety, forming an internal control system with clear rights and responsibilities, standardized processes, and effective controls. Concurrently, it strengthened internal control supervision, self-inspection and training, promptly rectified and closed the loop on identified issues, and continuously enhanced the effectiveness of internal control and the capabilities of risk prevention and control, ensuring that business management is legal and compliant, assets are secure, and information is true and complete.

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

Yes No

XII. Management and control of the Company's subsidiaries during the reporting period

Name of the company	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

Abnormalities in the management and control of subsidiaries

Yes No

XIII. 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 28, 2026
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	100.00%

financial statements of the Company		
Defect identification criteria		
Type	Section X Financial Reports	Non-financial report
Qualitative criteria	<p>Major deficiencies:</p> <ol style="list-style-type: none"> 1. Ineffective control environment; 2. Significant fraudulent activities involving the Company's directors, supervisors, or senior management; 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; 4. Corrections of material errors in the Company's previously submitted or disclosed financial reports; 5. Ineffective oversight of internal controls by the Company's audit committee and internal audit department. <p>Significant deficiencies:</p> <ol style="list-style-type: none"> 1. Failure to select and apply accounting policies in accordance with Generally Accepted Accounting Principles; 2. Absence of established anti-fraud procedures and controls; 3. No control mechanisms established or implemented for accounting treatment of non-routine or special transactions, and absence of compensating controls; 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; 5. Failure to rectify significant or minor deficiencies in internal controls. <p>Minor deficiencies:</p> <p>Other control deficiencies excluding the aforementioned major and significant deficiencies.</p>	<p>Major deficiencies:</p> <ol style="list-style-type: none"> 1. Serious violations of national laws or regulations resulting in major litigation, regulatory investigations, business suspension orders, criminal liability, or replacement of senior officers; 2. Abnormal and significant changes in the Company's directors, supervisors, senior management, or key technical personnel; 3. Absence of democratic or scientifically flawed decision-making processes within the Company, leading to major decision-making errors; 4. Severe loss of core management or technical personnel; 5. Frequent exposure of severely negative news in the media, with widespread impact and unresolved adverse effects; 6. Critical business operations of the Company lacking systematic controls or suffering from systemic failures, significantly impacting production and operations; 7. Major deficiencies identified in internal control evaluations remaining unaddressed; 8. Other significant negative circumstances materially affecting the Company. <p>Significant deficiencies:</p> <ol style="list-style-type: none"> 1. The Company's democratic decision-making processes exist but are not sufficiently robust, adversely impacting its production and operations; 2. Violations of the Company's internal regulations causing substantial losses; 3. Negative media exposure significantly impacting the Company; 4. Significant deficiencies in key business systems or processes remaining unrectified; 5. Other adverse circumstances with significant impacts on the Company. <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</p>	<p>Major deficiencies:</p> <p>Direct property loss amount $\geq 0.40\%$ of</p>

	<p>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: 0.25% of the Company's consolidated statements operating revenue \leq misstatements $<$ 0.50% of 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: 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>	<p>the previous year's net assets;</p> <p>Significant deficiencies: 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: Direct property loss amount $<$ 0.20% of the previous year's 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 28, 2026
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

Whether a non-standard internal control audit opinion was issued during the reporting period or the previous year

Yes No

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

Not applicable.

XV. Disclosure of Environmental Information

Whether the listed companies and their main subsidiaries are included in the list of enterprises legally disclosing environmental information

Yes No

XVI. Social responsibility

(I) Fulfilling the tax obligations and safeguarding the shareholder rights

SZPRD and its subsidiaries actively fulfilled their tax obligations in 2025, completing tax payments totaling RMB 3.516 billion, fully demonstrating their commitment as socially responsible corporate citizens. 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 issue

In 2025 SZPRD and its affiliated enterprises provided a total of 131 job positions to the public, recruiting a total of 2,380 employees, including 10 fresh graduates and 33 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 8 hardship Party members, by organizing Party organizations at all levels to conduct thorough surveys, verification, and categorized documentation. During the 'July 1st' event, 5 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 the employees to participate in green activities, planted nearly 3,000 green plants, including landscape trees, such as cortex schefflerae octophyllae, Excoecaria cochinchinensis, and ornamental flowers, integrated ecological civilization concepts into operations, and advanced green development.

(V) Organize the "Shenzhen Investment Holdings with Love, Assisting People's Livelihood" event

Actively responding to the call of the Shenzhen Investment Holdings Youth League Committee's 2025 "Shenzhen Investment Holdings with Love, Assisting People's Livelihood" event, the youth league organizations of SZPRD and its subsidiaries organized a public welfare donation and poverty alleviation activity for all employees, collecting a total of 959 idle books, stationery and sports goods. These items were donated to Xiabei Primary School, Qianpu Overseas Chinese Primary School, and Shangxi Primary School in Longdu Town, Chenghai District, Shantou City, as well as Gujing Primary School and Yiqing Primary School in Daye Town, Cenxi City, Wuzhou, Guangxi Zhuang Autonomous Region, contributing to rural revitalization with practical actions.

(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 14 years by 2025, establishing a framework covering South China, North China, East China, and Southwest China. By the end of 2025, more than 2,800 people had participated in the activity, with over 2,630 successfully donating a total of 950,000 ml of blood.

In 2025, subsidiaries of the Party Committee of ITC Property Management organized public welfare blood donation activities in several cities, including Shenzhen, Baoding, Yangzhou, and Hulunbuir, with a total of 242 participants, 206 successful donors, and a total blood donation of 70,800 ml. Shenzhen International Trade Center Property Management and its subsidiaries have been awarded letters of appreciation, honorary titles, and other distinctions by local municipal blood centers (or central blood stations) in their respective regions.

For details of the Company's social responsibility performance, please refer to the 2025 SZPRD ESG and Social Responsibility Report disclosed by the Company on Cninfo on the same day.

XVII. Consolidation and Expansion of the Achievements of Poverty Alleviation and Rural Revitalization

Actively contributing to the implementation of the "National Hundred and Thousand and Ten-thousand Project": Various subsidiaries of the Group supported rural revitalization and increased farmers' income by purchasing agricultural products from targeted assistance areas. In 2025, the total procurement of agricultural products for consumption-based assistance amounted to over RMB 1.6 million.

Section V Significant Events

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	Commitment type	Commitment content	Commitment 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	<p>(I) Solution for horizontal competition with Shenzhen Urban Construction and Development (Group) Co., Ltd.: For the existing businesses of SZPRD that are in competition with Shenzhen Urban Construction and Development (Group) Co., Ltd. during the period when it is the controlling shareholder of the listed company and the listed company is listed on the Shenzhen Stock Exchange, SIHC will initiate one or more practically operable solutions within the scope allowed by laws and regulations and complete the implementation of related solutions by October 19, 2026, to resolve the existing horizontal competition issue:</p> <p>(1) Shenzhen Urban Construction Development Group and the listed company will sign an asset custody agreement to entrust the assets that are in direct competition with the listed company to the listed company, while determining a fairly priced custody fee, and take effective measures to resolve the horizontal competition issue within the commitment period;</p> <p>(2) Injecting assets in direct competition with the listed company into the listed company;</p> <p>(3) Transferring assets in direct competition with the listed company to an unrelated third party; (4)</p>	September 26, 2024	Amount in 2	In normal performance

Reason	Party making commitment	Commitment type	Commitment content	Commitment date	Term	Performance
			<p>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.</p> <p>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.</p> <p>(II) Solution for horizontal competition with SPG: For the existing businesses of Shenzhen PropertyManagement that are in competition with SPG, SIHC will initiate one or more practically operable solutions within the scope allowed by laws and regulations and complete the implementation of related solutions by 9 November 2026, to resolve the existing horizontal competition issue:</p>			

Reason	Party making commitment	Commitment type	Commitment content	Commitment date	Term	Performance
			<p>(1) Solve the horizontal competition through asset sales or asset swaps; (2) Solve the horizontal competition between the two through equity transfer; (3) Take other measures that can effectively solve the problem of horizontal competition.</p> <p>(III) 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. SIHC commits not to seek unfair benefits through its status as the controlling shareholder of the listed company, thereby harming the rights and interests of the listed company and its shareholders.</p>			
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	Commitment on reducing and regulating related party transactions: "To reduce and regulate the related party transactions with Shenzhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as the 'Listed Company' or 'SZPRD'), Shenzhen Investment Holdings Co., Ltd. (hereinafter referred to as 'the Company') undertakes that, during the period when it is the controlling shareholder of the Listed Company and the Listed Company is listed on the Shenzhen	September 6, 2018	Long-term	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

Reason	Party making commitment	Commitment type	Commitment content	Commitment date	Term	Performance
			<p>Stock Exchange:</p> <p>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, finance, personnel, operations, and organizational structure;</p> <p>2. The Company 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;</p> <p>3. The Company or its Affiliated Companies shall endeavor to minimize related party transactions with the listed company. For unavoidable related party transactions, the Company 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.</p>			<p>SZPRD, which damaged the rights and interests of SZPRD and its shareholders. Shenzhen Investment Holdings exercises the rights and fulfills the obligations of a shareholder, maintaining the independence of SZPRD in terms of assets, finance, personnel, business, and organization; for unavoidable related party transactions with SZPRD, Shenzhen Investment Holdings and its affiliated enterprises strictly follow the decision-making procedures for related party transactions and the information disclosure obligations in accordance with the Articles of Association of the listed company and relevant laws and regulations, conduct transactions with SZPRD on fair, reasonable and normal commercial terms, and perform all related party transaction agreements signed with SZPRD in good faith and with rigor.</p>

Reason	Party making commitment	Commitment type	Commitment content	Commitment date	Term	Performance
			<p>Additionally, the Company or its Affiliated Companies shall diligently and strictly perform all related party transaction agreements entered into with the listed company in good faith;</p> <p>4. The Company 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;</p> <p>5. The Company 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.</p> <p>6. The Company 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 SZPRD's shares to the Company, 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</p>			

Reason	Party making commitment	Commitment type	Commitment content	Commitment date	Term	Performance
			<p>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;</p> <p>(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;</p> <p>(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;</p> <p>(4) other reasonable measures to reduce and ultimately eliminate existing non-essential related party transactions.</p> <p>7. In case of any violation of the above commitments, the Company will bear corresponding legal liabilities, including but not limited to the liability for compensation for all losses caused to the listed company.</p>			
Whether the commitment is fulfilled on time	Yes					

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

3. Performance commitments involving the Company

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. Explanations Given by the Board of Directors and the Independent Directors (if any) Regarding the Independent Auditor's "Modified Opinion" on the Financial Statements of 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 Section 8 Financial Report IX and changes in Consolidation Scope.

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	1
Names of CPAs of the domestic accounting firm	ZHAO Juanjuan, ZHOU Yilan
Number of consecutive years of audit services of CPAs of the domestic accounting firm	ZHAO Juanjuan: 1, ZHOU Yilan: 1

Whether to change the accounting firm in the current period

Yes No

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 of 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 Company has initiated arbitration proceedings.	5,085.23	No	Applied for compulsory enforcement	The enforcement ruling orders Xinhai Rongyao to pay our Company the compensation for investment losses totaling RMB 50 million; xinhai Rongyao has pledged 30% of its equity in Rongyao Real Estate to the Company as collateral; xinhai Rongyao shall compensate the Company for legal fees of RMB 150,000, preservation fees of RMB 3,000 and preservation insurance costs of RMB 41,120.84. Xinhai Rongyao shall bear the arbitration fees of RMB 658,188.60.	The 30% equity of Rongyao Real Estate held by Xinhai Rongyao was finally pledged to the Company 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 of Rongyao Real Estate held by Sichuan Trust was transferred to Xinhai Rongyao.		
On February 26, 2019, the Company entered into the	53,197.29 ¹	No	Applied for compulsory enforcement	Xinhai Rongyao and Xinhai Holdings shall repay to Rongyao	Rongyao Real Estate received the Enforcement	June 9, 2023	For details, please refer to the Announceme

Basic information of 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
<p>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>				<p>Real Estate the entire loan principal of RMB 531,972,922.51 and the interest calculated at an annual rate of 11% for the corresponding period, tentatively calculated to be RMB 122,139,715.52 as of March 31, 2023, with subsequent interest calculated at an annual rate of 11% until the date of actual full repayment; xinhai Investment, Chengjian Real Estate, Lianghong Industry, and Tiancheng Investment shall bear joint and several liability for the payment obligations of Xinhai Rongyao and Xinhai Holdings to Rongyao Real Estate; the respondents shall bear the attorney's fees of RMB 220,000, the property preservation fee of RMB 5,000, and the preservation insurance fee of RMB 288,872.88 paid by Rongyao Real Estate; the respondents shall bear the arbitration fee of RMB 3,440,688.3 already paid by Rongyao Real Estate.</p>	<p>t Ruling and the Notice of Seizure, Detain, and Freezing of Property from the Shenzhen Intermediate People's Court, stating that the court had ruled to seize and freeze a batch of property.</p>		<p>nt on Major Arbitration of a Subsidiary (No. 2023-13), the Announcement on Progress of Major Arbitration of a Subsidiary (No. 2023-21), the Announcement on Progress of Major Arbitration of a Subsidiary (No. 2024-31), the Announcement on Progress of Major Arbitration of a Subsidiary (No. 2025-48), and the Announcement on Progress of Major Arbitration of a Subsidiary (No. 2025-73) disclosed by the Company on Cninfo.</p>
Summary of other contract	9,681	See Section VIII	See Section VIII	See Section VIII Financial Report,	See Section VIII		

Basic information of 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
litigation and disputes		Financial Report, Part XVI.2	Financial Report, Part XVI.2	Part XVI.2	Financial Report, Part XVI.2		

Note: 1 and its interest

XII. Punishment and rectification

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 party	Relationship	Type of related-party transactions	Content of related party transactions	Pricing principle of related-party transactions	Price of related-party transactions	Amount of related party transactions (RMB10,000)	Proportion in the amount of similar transactions (%)	Approved transaction quota (RMB10,000)	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	Market principles	Agreed-upon price	7,623.92	4.66%	7,700	No	Cash	7,623.92	January 16, 2025	The 2025 Forecast Announcement on Recurring Related Party Transactions (Announcement No. 2025-03) disclosed on Cninfo
Shenzhen Bay Technology Development Co., Ltd.	Wholly-owned subsidiary of the parent company	Related party transactions for the purchase of goods and provision of services	Management Services	Market principles	Agreed-upon price	6,501.97	4.99%	6,120.1	Yes	Cash	6,501.97		
Shenzhen Shentou Property Development Co., Ltd.	Wholly-owned subsidiary of the parent company	Entrusted management	Entrusted housing management services	Market principles	Agreed-upon price	6,671.89	37.23%	5,850.44	Yes	Cash	6,671.89		
Total				--	--	20,797.78	--	19,670.54	--	--	--	--	--
Details of large sales return				Not applicable									
Give the actual situation in the Reporting Period (if any) where an estimate had been made for the total value of continuing related-party transactions by type to occur in the Reporting Period				In 2025, the Company expects the total amount of daily related transactions to be RMB432.5917mn, and the actual amount of related transactions in 2025 did not exceed the approved quota.									
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	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 assets appraisal agency hired by the Company, the accumulated provision for bad debts was about RMB356.2229mn.							

Payables to related parties (debts)

Related party	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)	
Shenzhen Property Jifa Warehousing Co., Ltd.	Joint venture	Current accounts	20,229.67					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

On December 30, 2025, the Company held the 3rd meeting of the 11th Board of Directors and approved the Proposal on Signing the Supplementary Agreement IV to the Entrusted Operation and Management Agreement for Divested Land and Property with a Related Party and the Related Party Transaction. The Company jointly signed an agreement with Shenzhen Investment Holdings and Shenzhen Shentou Property Development Co., Ltd. (hereinafter referred to as "Shentou Property Development"), stipulating that the Company would exercise the rights and obligations of Shenzhen Investment Holdings with respect to the target assets, including but not limited to being responsible for and undertaking the registration, custody, maintenance, repair, operation, leasing, and safety responsibilities of the target assets, as well as all taxes, fees, and expenses related to the handling of disputes concerning the target assets. Besides, the Company shall be responsible for handling the issues concerning safety responsibilities, petition and stability maintenance, if any. At the same time, a one-time payment of the previous year's rental income share, calculated as 25% of the total annual rental income (including tax), shall be made to Shentou Property Development based on the audited total annual rental income (including tax) of the target assets. There are 32 target assets, including but not limited to the commercial occupancies, offices, residential buildings, single-person dormitories, industrial plants, and parking lots, with a total management area of 210,837.86 square meters (of which the property area is 199,137.86 square meters and the land area is 11,700 square meters).

Index to the public announcements about the said related-party transactions disclosed

Title of public announcement	Disclosure date	Disclosure website
Announcement on Signing the Supplementary Agreement IV to the Entrusted Operation and Management Agreement for Divested Land and Property with a Related Party and the Related Party Transaction	December 31, 2025	Cninfo

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	349,135.17	Joint and several liability guarantee, mortgage, pledge	Equity, land use right		2019.11.27-2026.11.20	No	Yes
Yangzhou Wuhe Real Estate Co., Ltd.	June 5, 2024	67,000	July 25, 2024	25,574.75	Joint and several liability guarantee, mortgage, pledge	Land use rights, accounts receivable		2024.1.19-2029.1.18	No	Yes
Shenzhen International Trade Center Property Management Co., Ltd.	July 26, 2025	90,000	August 12, 2025	68,000	Mortgage	Real estate		2025.8.11-2028.8.11	No	Yes
Total guarantee limit to be approved to subsidiaries during the reporting period (B1)		90,000		Total actual amount of guarantee incurred to subsidiaries during the reporting period (B2)		79,257.21				
Total approved guarantee limit to subsidiaries at the end of the reporting period (B3)		657,000		Total actual balance of guarantees to subsidiaries at the end of the reporting period (B4)		442,709.92				
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)	90,000	Total actual amount of guarantee incurred during the reporting period (A2+B2+C2)	79,257.21
Total approved guarantee limit at the end of the reporting period (A3+B3+C3)	657,000	Total actual balance of guarantees at the end of the reporting period (A4+B4+C4)	442,709.92
Total outstanding guarantees (i.e., A4+B4+C4) as a percentage of the Company's net assets		130.40%	
Including:			
Balance of guarantees provided for shareholders, actual owner and their related parties (D)			0
Balance of debt guarantees provided directly or indirectly for the guaranteed object whose asset-liability ratio exceeds 70% (E)			442,709.92
Amount of total guarantees exceeding 50% of net assets (F)			272,963.23
Total amount of the above three guarantees (D+E+F)			442,709.92

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

Overview of entrusted wealth management during the reporting period

Unit: RMB10,000

Product category	Risk characteristics	Balance of entrusted wealth management during the reporting period	Delinquent uncollected amount
Publicly offered fund products	Money market funds - low risk	30,000	0

Details of high-risk entrusted wealth management where the Company, as a single client, entrusts a financial institution for asset management, or invests in products with low safety and poor liquidity

Applicable Not applicable

(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. Use of Raised Funds

Applicable Not applicable

1. Overall use of raised funds Applicable Not applicable

Unit: RMB10,000

Year of fundraising	Method of fundraising	Listing date of securities	Total funds raised	Net amount of raised funds (1)	Total raised funds used in the current period	Total used total raised funds (2)	Proportion of use of raised funds at the end of the reporting period (3) = (2)/(1)	Total raised funds changed in use during the reporting period	Total raised funds with changes in use	Proportion of total raised funds with changes in use	Total unused raised funds	Purpose and whereabouts of unused raised funds	Amount of raised funds idle for more than two years	Total planned funds raised (subject to the amount of planned funds raised as stated in the offering memorandum)	Actual amount of planned funds raised (with the maximum being the net funds actually raised)	Cumulative amount of raised funds used as of the end of the reporting period	Progress in use of planned funds raised as of the end of the reporting period
2025	Non-public issuance of corporate bonds	November 27, 2025	55,000	54,898.1 ₅	30,570	30,570	56.00%	0	0	0.00%	24,328.1 ₅	Repaying the interest-bearing debts; to be used in the special account for raised funds.	0	60,000	54,898.1 ₅	30,570	51%
Total	--	--	55,000	54,898.1 ₅	30,570	30,570	56.00%	0	0	0.00%	24,328.1 ₅	--	0	--	--	--	--

Description of overall use of raised funds:

On September 3, 2025, the Company received the No-objection Letter (SZSE Letter [2025] No. 850) from the Shenzhen Stock Exchange, approving the non-public issuance of bonds not exceeding RMB 1.2 billion. On November 27, 2025, the Company issued the first tranche of corporate bonds amounting to RMB 550 million (referred to as "25 SZPRD 01") with a term of 3 years and a coupon rate of 2.30%. The raised funds were used in strict accordance with the fund utilization plan in the offering memorandum. As of December 31, 2025, RMB 305.70 million of the raised funds had been used to repay the interest-bearing debts.

2. Committed projects of raised funds Applicable Not applicable**3. Project changes of raised funds** Applicable Not applicable

There were no changes in raised funds during the reporting period of the Company.

4. Verification opinion from the intermediary on the storage and use of the raised funds Applicable Not applicable**XVII. Notes to Other Major Matters** Applicable Not applicable

On June 3, 2025, the Company disclosed the Announcement on Resignation of Deputy General Manager (Announcement No.: 2025-31) on Cninfo. Mr. Chen Hongji, the Deputy General Manager of the Company, submitted a written resignation report to the Board of Directors as he was placed under lien for suspected duty-related violations.

XVIII. Major Matters of the Company's Subsidiaries Applicable Not applicable

Section VI Changes in Shares and Shareholders

I. Changes in shares

1. Changes in shares

Unit: share

	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	1,733,626	0.29%	0	0	0	0	0	1,733,626	0.29%
3. Other domestic holdings	164,680	0.03%	0	0	0	0	0	164,680	0.03%
Including: shares held by domestic legal persons	164,680	0.03%	0	0	0	0	0	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	0.00%
III. Total number of shares	595,979,092	100.00%	0	0	0	0	0	595,979,092	100.00%

Reasons for changes in shares

Applicable Not applicable

Approval of changes in shares

Applicable Not applicable

Transfer of changes in shares

Applicable Not applicable

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 content that COOEC deems necessary or required to be disclosed by securities regulators

Applicable Not applicable

2. Changes in restricted shares

Applicable Not applicable

II. Issuance and listing of securities

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

Applicable Not applicable

Name of share and its derivative securities	Issue date	Issue price (or interest rate)	Issue volume	Listing date	Approved trading volume	Trading termination date	Disclosure index	Date of disclosure
Stocks								
Stocks								
Convertible corporate bonds, separable convertible corporate bonds, corporate bonds								
Privately placed corporate bonds to professional investors in 2025 of SZPRD (Tranche I)	November 27, 2025	2.3%	5,500,000				Announcement on the Issuance Results of the 2025 Privately Placed Corporate Bonds to Professional Investors (Tranche I) (Announcement No.: 2025-69) on Cninfo	November 29, 2025
Other derivative securities								

Notes on issuance of securities (excluding preferred shares) during the reporting period

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: share

Total number of ordinary shareholders at the end of the reporting period.	34,855	Total number of ordinary shareholders at the end of the previous month before the disclosure date of the annual report	34,455	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	0	1,733,626	301,411,311	Not applicable	0
Shenzhen State-owned Equity Operation Management Co., Ltd.	Non-state-owned legal person in China	6.38%	38,037,890	0	0	38,037,890	Not applicable	0
China Orient Asset Management Co., Ltd.	State-owned legal person	2.77%	16,491,402	0	0	16,491,402	Not applicable	0
Hong Kong Securities Clearing Company Ltd.	Overseas legal person	0.68%	4,076,993	1,420,515	0	4,076,993	Not applicable	0
YANG Yaochu	Natural person in China	0.35%	2,068,814	-27,770	0	2,068,814	Not applicable	0
Industrial and Commercial Bank of China Limited - China Southern CSI All Share Real Estate ETF Securities Investment Fund	Others	0.31%	1,843,534	200,400	0	1,843,534	Not applicable	0
DUAN Shaoteng	Natural person in China	0.30%	1,771,765	11,200	0	1,771,765	Not applicable	0
China Minsheng Banking Corporation Limited - Jinyuan Shunan Yuanqi Flexible Allocation Hybrid	Others	0.26%	1,551,700	1,551,700	0	1,551,700	Not applicable	0

Securities Investment Fund								
MAI Furong	Natural person in China	0.23%	1,374,596	0	0	1,374,596	Not applicable	0
Yu Zhisong	Natural person in China	0.20%	1,220,000	1,220,000	0	1,220,000	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 existence of repurchase-specific accounts among the top 10 shareholders (if any)	Not applicable							
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 common share	301,411,311					
Shenzhen State-owned Equity Operation Management Co., Ltd.	38,037,890	RMB common share	38,037,890					
China Orient Asset Management Co., Ltd.	16,491,402	RMB common share	16,491,402					
Hong Kong Securities Clearing Company Ltd.	4,076,993	RMB common share	4,076,993					
YANG Yaochu	2,068,814	Domestic listing of foreign stocks	2,068,814					
Industrial and Commercial Bank of China Limited - China Southern CSI All Share Real Estate ETF Securities Investment Fund	1,843,534	RMB common share	1,843,534					
DUAN Shaoteng	1,771,765	RMB common share	1,771,765					
China Minsheng Banking Corporation Limited - Jinyuan Shunan Yuanqi Flexible Allocation Hybrid Securities Investment Fund	1,551,700	RMB common share	1,551,700					
MAI Furong	1,374,596	Domestic listing of foreign stocks	1,374,596					
Yu Zhisong	1,220,000	RMB common share	1,220,000					
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 1,771,765 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 operating 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 businesses authorized by the Municipal SASAC.
Equities of other domestic and overseas listed companies controlled and invested by the controlling shareholder during the reporting period	Directly hold equity in Shenzhen Textile A (000045, 46.21%), SPG A (000029, 54.79%), Ping An Insurance (601318, 5.32%), Guosen Securities (002736, 31.47%), Telling Holding (000829, 19.03%), Shenzhen International (00152, 43.34%), Infinova (002528, 26.35%), Eternal Asia (002183, 14.96%), Shenzhen Energy (000027, 0.14%), SWPD (301038, 37.5%), Techand (300197, 3.66%), Guotai Haitong (601211, 3.46%), China Merchants Shekou (001979, 5.03%), etc.			

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

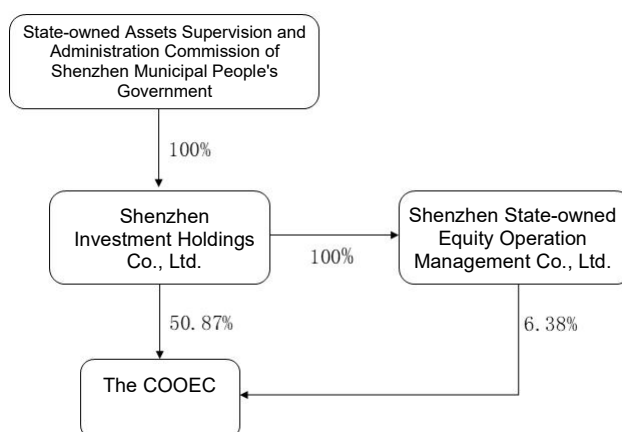
Name of actual owner	Legal representative/person in charge	Date of establishment	Organization code	Main operating business
State-owned Assets Supervision and Administration Commission of Shenzhen Municipal People's Government	Yang Jun	July 1, 2004	K31728067	Perform the duties of the contributor on behalf of the state, and supervise and manage state-owned assets authorized for supervision in accordance with the law.
Equity of other domestic and overseas listed companies controlled by the actual owner during the reporting period	Directly hold 43.91% equity in Shenzhen Energy (000027), 40.10% equity in Shenzhen Gas (601139), 21.93% equity in Shen Zhenye A (000006), etc.			

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 COOEC and the actual controllers



The actual controller controls COOEC 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

V. Preferred Shares

Applicable Not applicable

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

Section VII Bonds

Applicable Not applicable

I. Enterprise Bonds

Applicable Not applicable

No enterprise bonds in the Reporting Period.

II. Corporate Bonds

Applicable Not applicable

1. Basic Information of the Corporate Bonds

Unit: RMB10,000

Bond name	Abbr.	Code	Issue date	Value date	Maturity date	Bonds balance	Interest rate	Way of redemption	Trade place
Privately placed corporate bonds to professional investors in 2025 of SZPRD (Tranche I)	25 SZPRD 01	134664.SZ	November 27, 2025	November 27, 2025	November 27, 2028	55,000	2.30%	Interest paid annually; one-off repayment of principal upon maturity	Shenzhen Stock Exchange
Appropriate arrangement of the investors (if any)	Institutional investors among professional investors who have A-share securities accounts with the Shenzhen Branch of China Securities Depository and Clearing Corporation Limited (excluding those prohibited by laws and regulations)								
Applicable trade mechanism	Transferable on the Shenzhen Stock Exchange and traded among professional institutional investors through methods including click-to-trade, inquiry-based trading, competitive bidding, and negotiated transactions.								
Risk of delisting (if any) and countermeasures	No								

Overdue bonds

Applicable Not applicable

2. The Trigger and Execution of the Option Clause of the Issuers or Investors and the Investor Protection Clause

Applicable Not applicable

3. Intermediary

Bond	Intermediary	Office address	Signing accountants	Contact person of intermediary	Contact number
Privately placed corporate bonds to professional investors in 2025 of SZPRD (Tranche I)	Guosen Securities Co., Ltd.	Floor 29, Guoxin Financial Building, No. 125, Fuhua 1st Road, China	-	Zhou Li	0755-81981355
	CITIC Securities Co., Ltd.	35A, Guangdong Financial Center, Pengcheng 1st Road, Futian District, Shenzhen	-	Bai Longfei	0755-23914675
	Guangdong Zhuojian Law Firm	Floor 11-13, CDB Financial Center,	-	Zhao Hang	0755-33377408

Bond	Intermediary	Office address	Signing accountants	Contact person of intermediary	Contact number
		2003 Fuzhong Third Road, Futian District, Shenzhen			
	Baker Tilly China Certified Public Accountants (Special General Partnership)	Area A-1 and A-5, Building 68, No. 19 Chegongzhuang West Road, Haidian District, Beijing	Chen Zihan	Chen Zihan	010-88827799
	Grant Thornton Zhitong Certified Public Accountants LLP	Floor 5, Scitech Plaza, No. 22 Jianguomenwai Street, Chaoyang District, Beijing	ZHAO Juanjuan, ZHOU Yilan	ZHAO Juanjuan, ZHOU Yilan	010-85665588
	CSCI Pengyuan Credit Rating Co., Ltd.	Floor 42, East Tower, Digital China International Innovation Center, No. 82 Shenwan 2nd Road, Nanshan District, Shenzhen	-	Gao Yuhong, Zhang Ruijie	0755-82872897

Did the intermediary change during the Reporting Period?

Yes No

4. Use of raised funds

Unit: RMB10,000

Code	Abbr.	Total raised funds	Agreed purpose of raised funds	Amount spent	Actual use of raised funds (classified by purpose, excluding temporary supplementary flow)	Actual use of funds for each category	Unused amount	Operation of special account for raised funds (if any)	Rectification of raised funds for violation operations (if any)	Whether is consistent with the usage, using plan and other agreements stipulated in the raising specification
134664.SZ	25 SZPRD 01	55,000	Repayment of interest-bearing debts	30,570	Used for the repayment of interest-bearing debts (excluding corporate bonds)	As of the end of the reporting period, RMB 305.70 million had been used to repay the interest-bearing debts	24,328.15	The Company has designated a special account to collect the raised funds in accordance with the relevant provisions of the offering memorandum; as of the disclosure date of this report, the raised funds have been used in accordance with the fund utilization plan in the offering memorandum.	There is no irregular use of the raised funds.	Yes

The raised funds were used for project construction

Applicable Not applicable

The Company changed the usage of above funds raised from bonds during the Reporting Period.

Applicable Not applicable

5. Adjustment of Credit Rating Results during the Reporting Period

Applicable Not applicable

6. Execution and Changes of Guarantee, Repayment Plan and Other Repayment Guarantee Measures as well as Influence on Equity of Bond Investors during the Reporting Period

Applicable Not applicable

III. Debt Financing Instruments of Non-financial Enterprises

Applicable Not applicable

No such cases in the Reporting Period.

IV. Convertible Corporate Bonds

Applicable Not applicable

No such cases in the Reporting Period.

V. Losses of Scope of Consolidated Financial Statements during the Reporting Period Exceeding 10% of Net Assets up the Period-end of Last Year

Applicable Not applicable

VI. Matured Interest-bearing Debt excluding Bonds as as the Reporting Period

Applicable Not applicable

VII. Whether there was any Violation of Rules and Regulations during the Reporting Period

Yes No

VIII. The Major Accounting Data and the Financial Indicators of the Recent 2 Years of the Company as at the End of the Reporting Period

Unit: RMB10,000

Item	At the end of the reporting period	At the end of last year	Increase/decrease
Current ratio	1.95	1.97	-1.02%
Debt/asset ratio	79.04%	78.88%	0.16%
Quick ratio	0.42	0.36	16.67%
	This reporting period	Same period last year	Increase or decrease in the reporting period compared with the same period last year
Net profit after deducting non-recurring profit or loss	-1,238.64	-132,852.4	99.07%
EBITDA/debt ratio	3.46%	-17.97%	21.43%

Times interest earned	0.93	-5.14	118.09%
Times interest earned of cash	-6.74	-5.09	-32.42%
Times interest earned of EBITDA	1.17	-4.79	124.43%
Loan repayment rate	100.00%	100.00%	
Interest coverage	100.00%	100.00%	

Section VIII Financial Statements

I. Audit report

Type of audit opinion	Standard and unqualified opinion
Signing date of the audit report	March 27, 2026
Name of audit institution	Grant Thornton Zhitong Certified Public Accountants LLP
Audit report No.	ZTSZ(2026)No. 441A004386
Name of certified public accountant	ZHAO Juanjuan, ZHOU Yilan

Main Body of the Audit Report

Audit Report

ZTSZ (2026) No. 441A004386

To all shareholders of Shenzhen Properties & Resources Development (Group) Ltd.:

I. Audit opinions

We have audited the financial statements of Shenzhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as the "SZPRD"), including the consolidated and the Company's balance sheet as at December 31, 2025, the consolidated and the Company's income statement, the consolidated and the Company's statement of cash flows, the consolidated and the Company's statement of changes in shareholders' equity and related notes to the financial statements for the year then ended.

In our opinion, the attached financial statements are prepared, in all material respects, in accordance with the Accounting Standards for Business Enterprises, and fairly present the consolidated and the Company's financial position of SZPRD as at December 31, 2025 and the consolidated and the Company's operating results and cash flows for the year then ended.

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 and the Independence Standard for Chinese Certified Public Accountants - Requirements for Independence of Public Interest Entities, 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 audit matters are those matters that, in our professional judgment, are of most significance in our audit of the financial statements of the current period. 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

The relevant disclosures are detailed in Notes III(26) and V(41) to the Financial Statements.

1. Event description

In 2025, SZPRD's real estate sales revenue was RMB 534 million. SZPRD recognizes the revenue

when the real estate meets the delivery conditions stipulated in the contract and the owner obtains the right of control to the relevant real estate. Due to the large amount of a single property, real estate sales revenue has a significant impact on SZPRD's operating results. Inaccurate measurement or recognition in an inappropriate accounting period would have a material impact on SZPRD's profit. Therefore, we have identified the recognition and measurement of real estate sales revenue as a key audit matter.

2. Audit response

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

- (1) Understand, evaluate and test the design and operating effectiveness of key internal controls related to the real estate sales business;
- (2) Sample the real estate sales contracts, identify the contract terms and conditions related to the transfer of control, and evaluate whether SSZPRD's accounting policy for real estate sales revenue recognition complies with the provisions of the Accounting Standards for Business Enterprises;
- (3) For projects with real estate sales revenue recognized in the current year, select samples and check the supporting documents for property delivery to evaluate whether the recognition of real estate sales revenue is consistent with SZPRD's revenue recognition accounting policy;
- (4) Perform analytical procedures on real estate sales revenue, compare it with the same period in previous years and with the industry, analyze changes in revenue and gross profit margin, and assess the reasonableness of the changes;
- (5) Perform cut-off tests on the recognition of real estate sales revenue to evaluate whether the real estate sales revenue was recorded in the appropriate accounting period.

(II) Provision for inventory write-down

The relevant disclosures are detailed in Notes III(13) and V(6) to the Financial Statements.

1. Event description

As of December 31, 2025, the carrying amount of SZPRD's development costs and completed properties held for sale (hereinafter collectively referred to as "inventories") was RMB 12.331 billion, with a write-down provision of RMB 1.228 billion and a carrying value of RMB 11.102 billion, accounting for 71.96% of total assets;

The inventories are measured at the lower of cost and net realizable value. The SZPRD management (hereinafter referred to as the Management) determines the net realizable value by the estimated selling price of the relevant finished products minus the estimated cost to be incurred until completion, estimated selling and distribution expenses and relevant taxes. Due to the significant amount of inventories and the significant management judgment involved in determining the net realizable value of inventories, we have identified the provision for inventory depreciation of SZPRD as a key audit matter.

2. Audit response

In response to the provision for inventory depreciation, we mainly performed the following audit procedures:

- (1) Understand, evaluate, and test the design and operating effectiveness of key internal controls related to the provision for inventory depreciation;
- (2) Select samples, observe the inventory projects on site, and inquire with the management about the progress of the inventory projects;
- (3) Evaluated the valuation method adopted by the management, and compared the key estimates and assumptions used in the valuation, including key estimates and assumptions related to the estimated selling price, with publicly available market data and sales budgets;

(4) Obtain the net realizable value calculation sheets prepared by the management and recalculate the amount of net realizable value;

(5) Review the inventory impairment test reports issued by third-party valuation experts engaged by the management for significant projects through the work of our internal valuation experts;

(6) Evaluate the objectivity, independence and professional competence of the third-party valuation experts and our internal valuation experts.

IV. Other information

The management of SZPRD is responsible for other information. Other information includes information covered in the 2025 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 auditing as a way 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 Management's use of the going concern basis of accounting. At the same time, based on the audit evidence obtained, a conclusion is drawn as to whether there is a material uncertainty in events or circumstances that may give rise to significant doubt about the going-concern ability of SZPRD. 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 SZPRD to cease to continue as a going concern.

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

(6) Obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within SZPRD to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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 Zhitong Certified Public Accountants LLP (Special General Partnership)	Certified Public Accountant of China (Engagement partner) Certified Public Accountant of China	Zhao Juanjuan Zhou Yilan
Beijing, China	March 27, 2026	

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, 2025

Unit: RMB

Item	Ending balance	Beginning balance
Current assets:		
Monetary funds	2,124,343,056.19	1,678,116,644.12
Balances with clearing companies		
Loans to banks and other financial institutions		
Financial assets held for trading	301,765,714.20	0.00
Derivative financial assets		
Notes receivable		
Accounts receivable	417,784,270.44	476,014,729.60
Receivables financing		
Advances to suppliers	9,538,231.89	7,789,173.69
Premiums receivable		
Reinsurance accounts receivable		
Provision of cession receivable		
Other receivables	267,565,109.11	273,333,289.51
Including: interest receivable		
Dividends receivable		
Financial assets purchased under resale agreements		
Inventories	11,103,909,470.05	10,685,045,153.41
Including: data resources		
Contract assets	580,850.15	468,765.62
Assets held for sale	0.00	170,154.05
Non-current assets maturing within one year		
Other current assets	210,498,041.00	181,721,113.82
Total current assets	14,435,984,743.03	13,302,659,023.82
Non-current assets:		
Loans and advances		
Debt investments		
Other debt investments		
Long-term receivables		
Long-term equity investments	269,002,577.39	268,187,805.52
Other equity instrument investments	567,317.70	586,231.82
Other non-current financial assets		
Investment properties	398,400,543.06	374,035,893.07

Item	Ending balance	Beginning balance
Fixed assets	41,751,582.46	52,712,396.64
Construction in progress		
Productive biological assets		
Oil and gas assets		
Right-of-use assets	22,450,067.81	16,967,620.03
Intangible assets	2,155,206.62	471,565.39
Including: data resources		
Development expenses		
Including: data resources		
Goodwill	4,441,864.30	9,446,847.38
Long-term deferred expenses	15,046,783.07	22,110,090.13
Deferred tax assets	212,669,324.77	1,232,152,522.89
Other non-current assets	25,657,943.53	13,875,501.61
Total non-current assets	992,143,210.71	1,990,546,474.48
Total assets	15,428,127,953.74	15,293,205,498.30
Current liabilities:		
Short-term borrowings	449,458,211.11	190,165,458.33
Borrowings from central bank		
Loans from banks and other financial institutions		
Financial liabilities held for trading		
Derivative financial liabilities		
Notes payable		
Accounts payable	875,642,952.68	1,043,092,277.27
Advances from customers	1,340,490.69	1,744,526.75
Contract liabilities	711,605,295.76	336,164,629.72
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	175,823,121.63	207,978,691.61
Taxes payable	78,010,841.03	3,224,280,429.52
Other payables	1,201,487,757.46	1,231,351,436.38
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		

Item	Ending balance	Beginning balance
Non-current liabilities maturing within one year	3,865,235,312.29	506,702,676.30
Other current liabilities	58,886,145.36	23,186,263.57
Total current liabilities	7,417,490,128.01	6,764,666,389.45
Non-current liabilities:		
Reserves for insurance contracts		
Long-term borrowings	3,681,594,912.20	4,755,314,631.26
Bonds payable	548,236,650.58	0.00
Including: preferred shares		
Perpetual bonds		
Lease liabilities	10,602,827.46	11,089,072.57
Long-term payables	399,470,977.78	399,749,550.00
Long-term employee compensations payable		
Estimated liabilities	973,741.21	934,205.51
Deferred income		
Deferred tax liabilities	5,972,301.83	4,100,164.35
Other non-current liabilities	129,540,497.60	126,919,529.02
Total non-current liabilities	4,776,391,908.66	5,298,107,152.71
Total liabilities	12,193,882,036.67	12,062,773,542.16
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	-3,587,793.95	-2,200,355.67
Special reserves		
Surplus reserves	298,354,949.13	125,425,488.21
General risk reserves		
Undistributed profits	2,423,699,479.79	2,561,990,778.58
Total equity attributable to owners of the parent company	3,394,933,772.35	3,361,683,048.50
Minority interests	-160,687,855.28	-131,251,092.36
Total owners' equity	3,234,245,917.07	3,230,431,956.14
Total liabilities and owners' equity	15,428,127,953.74	15,293,205,498.30

Legal representative: TANG Xiaoping Chief Finance Officer: LIU Qiang Chief Accountant: CAI Kelin

2. Balance sheet of the parent company

Unit: RMB

Item	Ending balance	Beginning balance
Current assets:		
Monetary funds	957,782,627.13	542,921,067.03
Financial assets held for trading	301,765,714.20	
Derivative financial assets		
Notes receivable		
Accounts receivable	15,245,148.12	112,869,081.78
Receivables financing		
Advances to suppliers	60,000.00	
Other receivables	8,481,001,540.48	4,279,938,165.85
Including: interest receivable		
Dividends receivable		
Inventories	48,516,226.68	50,862,399.82
Including: data resources		
Contract assets		
Assets held for sale		
Non-current assets maturing within one year		
Other current assets	5,034,539.25	4,459,085.14
Total current assets	9,809,405,795.86	4,991,049,799.62
Non-current assets:		
Debt investments		
Other debt investments		
Long-term receivables		
Long-term equity investments	1,147,285,418.20	1,558,679,206.62
Other equity instrument investments	797,817.70	816,731.82
Other non-current financial assets		
Investment properties	272,059,658.53	233,185,594.71
Fixed assets	6,366,246.07	12,189,961.87
Construction in progress		
Productive biological assets		
Oil and gas assets		
Right-of-use assets	1,268,784.23	4,369,643.63
Intangible assets	3,103,333.25	3,495,333.29
Including: data resources		
Development expenses		
Including: data resources		
Goodwill		
Long-term deferred expenses		
Deferred tax assets	17,309,558.09	4,486,334.83
Other non-current assets	3,300,873.08	3,167,926,650.86

Total non-current assets	1,451,491,689.15	4,985,149,457.63
Total assets	11,260,897,485.01	9,976,199,257.25
Current liabilities:		
Short-term borrowings		
Financial liabilities held for trading		
Derivative financial liabilities		
Notes payable		
Accounts payable	41,937,990.47	56,048,131.44
Advances from customers		
Contract liabilities	211,776.20	761,904.76
Employee compensation payable	33,871,190.21	51,619,107.46
Taxes payable	2,538,236.38	2,376,003.37
Other payables	4,022,493,099.09	6,853,403,083.89
Including: interest payable		
Dividends payable	29,642.40	29,642.40
Liabilities held for sale		
Non-current liabilities maturing within one year	87,556,316.90	402,621,528.39
Other current liabilities		
Total current liabilities	4,188,608,609.25	7,366,829,759.31
Non-current liabilities:		
Long-term borrowings	1,473,800,000.00	
Bonds payable	548,236,650.58	
Including: preferred shares		
Perpetual bonds		
Lease liabilities	970,553.91	3,082,216.96
Long-term payables	399,470,977.78	399,749,550.00
Long-term employee compensations payable		
Estimated liabilities		
Deferred income		
Deferred tax liabilities	758,624.61	1,092,410.91
Other non-current liabilities	39,570,000.00	40,000,000.00
Total non-current liabilities	2,462,806,806.88	443,924,177.87
Total liabilities	6,651,415,416.13	7,810,753,937.18
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	-3,069,250.24	-3,064,972.70
Special reserves		
Surplus reserves	298,354,949.13	125,425,488.21
Undistributed profits	3,664,340,897.88	1,393,229,332.45
Total owners' equity	4,609,482,068.88	2,165,445,320.07
Total liabilities and owners' equity	11,260,897,485.01	9,976,199,257.25

3. Consolidated income statement

Unit: RMB

Item	Year 2025	Year 2024
I. Total operating revenue	2,383,288,250.02	2,734,158,884.05
Including: operating revenue	2,383,288,250.02	2,734,158,884.05
Interest income		
Premiums earned		
Revenue from handling service fee and commissions:		
II. Total operating costs	2,280,566,036.07	2,711,750,583.36
Including: operating costs	1,737,158,721.74	2,250,014,088.33
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	122,579,049.67	86,911,950.69
Selling and distribution expenses	64,517,135.81	43,995,985.41
G&A expenses	237,736,204.21	284,433,101.74
R&D expenses	4,842,422.28	5,351,808.44
Financial expenses	113,732,502.36	41,043,648.75
Including: interest expenses	123,346,936.11	68,401,770.57
Interest income	13,758,946.05	31,389,808.25
Plus: other income	14,445,679.86	4,561,713.55
Investment income ("-" for losses)	930,705.77	185,619,483.06
Including: investment income from associates and joint ventures	930,705.77	184,223,509.99
Gains from derecognition of financial assets measured at amortized costs		
Exchange gains (losses expressed with "-")		
Net exposure hedging gains (loss expressed with "-")		

Item	Year 2025	Year 2024
Gains from changes in fair value ("-" for losses)	1,765,714.20	0.00
Loss from credit impairment (losses expressed with "-")	-7,297,655.34	-363,088,397.28
Asset impairment loss (losses expressed with "-")	-5,007,842.82	-1,036,113,360.07
Gains from disposal of assets (losses expressed with "-")	144,737.35	87,845.86
III. Operating profit ("-" for loss)	107,703,552.97	-1,186,524,414.19
Plus: non-operating revenue	15,699,075.70	1,067,805.57
Less: non-operating expenses	1,690,452.81	8,355,964.49
IV. Total profits ("-" for total losses)	121,712,175.86	-1,193,812,573.11
Less: income tax expenses	117,018,828.20	93,331,151.00
V. Net profit ("-" for net loss)	4,693,347.66	-1,287,143,724.11
(I) Classified by operating sustainability		
1. Net profit from continued operation (losses expressed with "-")	4,693,347.66	-1,287,143,724.11
2. Net profit from discontinued operations (losses expressed with "-")	0.00	0.00
(II) Classified by ownership		
1. Net profit attributable to shareholders of the parent company	33,885,110.58	-1,114,764,922.17
2. Minority interests	-29,191,762.92	-172,378,801.94
VI. Other comprehensive income, net of tax	-1,387,438.28	1,151,982.21
Other comprehensive income, net of tax, attributable to owners of parent company	-1,387,438.28	1,151,982.21
(I) Other comprehensive income that cannot be reclassified into profit or loss later	-4,277.54	-60,387.90
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	-4,277.54	-60,387.90
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	-1,383,160.74	1,212,370.11
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		

Item	Year 2025	Year 2024
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	-1,383,160.74	1,212,370.11
7. Others		
Net of tax of other comprehensive income attributable to minority shareholders		
VII. Total comprehensive income	3,305,909.38	-1,285,991,741.90
Total comprehensive income attributable to the owner of the parent company	32,497,672.30	-1,113,612,939.96
Total comprehensive income attributable to minority shareholders	-29,191,762.92	-172,378,801.94
VIII. Earnings per share		
(I) Basic earnings per share	0.0569	-1.8705
(II) Diluted earnings per share	0.0569	-1.8705

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 RMB__, and the net profit realized by the combinee in the previous period was RMB__.

Legal representative: TANG Xiaoping Chief Finance Officer: LIU Qiang Chief Accountant: CAI Kelin

4. Income statement of the parent company

Unit: RMB

Item	Year 2025	Year 2024
I. Operating revenue	72,350,293.77	64,213,916.30
Less: operating costs	38,163,396.02	47,304,177.17
Taxes and surcharges	11,722,187.77	5,700,415.15
Selling and distribution expenses	514,067.37	666,120.15
G&A expenses	47,085,515.31	84,866,260.13
R&D expenses		
Financial expenses	41,120,566.27	14,386,286.50
Including: interest expenses	49,380,252.72	34,681,762.07
Interest income	11,713,355.19	19,113,464.20
Plus: other income	118,648.59	176,813.10
Investment income ("-" for losses)	2,893,954,820.65	184,223,509.99
Including: investment income from associates and joint ventures	930,705.77	184,223,509.99
Gains from derecognition of financial assets measured by amortized costs		

Item	Year 2025	Year 2024
(losses expressed with "-")		
Net exposure hedging gains (loss expressed with "-")		
Gains from changes in fair value ("- for losses)	1,765,714.20	
Loss from credit impairment (losses expressed with "-")	13,320,881.39	-5,066,946.80
Asset impairment loss (losses expressed with "-")	-412,208,560.29	
Gains from disposal of assets (losses expressed with "-")	65,143.00	
II. Operating profits ("- for loss)	2,430,761,208.57	90,624,033.49
Plus: non-operating revenue	2,041,395.78	29,599.13
Less: non-operating expenses	494,467.31	541,779.71
III. Total profit ("for" total loss)	2,432,308,137.04	90,111,852.91
Less: income tax expenses	-11,732,889.31	-3,055,758.39
IV. Net profit ("- for net loss)	2,444,041,026.35	93,167,611.30
(I) Net profit from continued operation ("- for net loss)	2,444,041,026.35	93,167,611.30
(II) Net profit from discontinued operations (losses expressed with "-")		
V. Net of tax of other comprehensive income	-4,277.54	-60,387.90
(I) Other comprehensive income that cannot be reclassified into profit or loss later	-4,277.54	-60,387.90
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	-4,277.54	-60,387.90
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. 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		

Item	Year 2025	Year 2024
6. Differences arising from translation of foreign-currency financial statements		
7. Others		
VI. Total comprehensive income	2,444,036,748.81	93,107,223.40
VII. Earnings per share		
(I) Basic earnings per share		
(II) Diluted earnings per share		

5. Consolidated statement of cash flows

Unit: RMB

Item	Year 2025	Year 2024
I. Cash flows from operating activities:		
Cash received from sale of goods and rendering of services	3,046,750,524.68	2,539,665,135.96
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	48,577,303.40	25,035,642.09
Other cash received related to operating activities	246,791,044.92	482,860,988.36
Sub-total of cash inflows from operating activities	3,342,118,873.00	3,047,561,766.41
Cash paid for purchase of goods and receipt of services	1,535,521,989.53	2,085,129,192.68
Net increase in loans and advances to customers		
Net increase in deposits with central		

Item	Year 2025	Year 2024
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	970,519,239.22	967,528,463.67
Cash paid for taxes and surcharges	2,557,654,917.82	1,057,184,197.95
Other cash paid related to operating activities	364,492,388.06	361,718,086.63
Sub-total of cash outflows from operating activities	5,428,188,534.63	4,471,559,940.93
Net cash flows from operating activities	-2,086,069,661.63	-1,423,998,174.52
II. Cash flows from investing activities:		
Cash received from recovery of investment	57,412,000.00	0.00
Cash received from investment income	115,933.90	93,455.02
Net cash received from disposal of fixed assets, intangible assets and other long-term assets	65,095,861.85	55,903,425.50
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	122,623,795.75	55,996,880.52
Cash paid to acquire and construct fixed assets, intangible assets and other long-term assets	40,433,929.90	10,344,411.99
Cash paid for investments	374,132,898.98	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	414,566,828.88	67,756,411.99
Net cash flows from the investing activities	-291,943,033.13	-11,759,531.47
III. Cash flows from financing activities:		
Cash received from absorption of investments	0.00	0.00
Including: cash received by subsidiaries from absorption of investments of minority shareholders	0.00	0.00

Item	Year 2025	Year 2024
Cash received from acquisition of borrowings	4,529,513,359.21	1,239,948,405.21
Other cash received related to financing activities	548,981,500.00	0.00
Sub-total of cash inflows from financing activities	5,078,494,859.21	1,239,948,405.21
Cash paid for debt repayments	1,993,287,702.12	502,523,324.00
Cash paid for distribution of dividends and profits or payment of interests	238,745,696.53	387,842,921.21
Including: dividends and profit paid to minority shareholders by subsidiaries	245,000.00	786,997.48
Other cash paid related to financing activities	35,102,444.75	37,214,506.73
Sub-total of cash outflows from financing activities	2,267,135,843.40	927,580,751.94
Net cash flows from financing activities	2,811,359,015.81	312,367,653.27
IV. Effect of fluctuation in exchange rate on cash and cash equivalents	-2,100,820.37	1,050,801.90
V. Net increase in cash equivalents	431,245,500.68	-1,122,339,250.82
Plus: beginning balance of cash equivalents	1,610,799,884.30	2,733,139,135.12
VI. Ending balance of cash equivalents	2,042,045,384.98	1,610,799,884.30

6. The statement of cash flows of the parent company

Unit: RMB

Item	Year 2025	Year 2024
I. Cash flows from operating activities:		
Cash received from sale of goods and rendering of services	164,421,535.82	48,548,339.20
Refunds of taxes and surcharges received		0.17
Other cash received related to operating activities	4,485,095,195.68	1,280,972,888.61
Sub-total of cash inflows from operating activities	4,649,516,731.50	1,329,521,227.98
Cash paid for purchase of goods and receipt of services	46,030,223.44	54,312,689.07
Cash paid to and on behalf of employees	46,663,137.04	57,929,002.75
Cash paid for taxes and surcharges	15,083,901.67	81,029,962.82
Other cash paid related to operating activities	5,049,030,164.50	1,462,259,953.79
Sub-total of cash outflows from operating activities	5,156,807,426.65	1,655,531,608.43
Net cash flows from operating activities	-507,290,695.15	-326,010,380.45
II. Cash flows from investing activities:		
Cash received from recovery of investment		
Cash received from investment income	115,933.90	93,455.02
Net cash received from disposal of fixed assets, intangible assets and		

Item	Year 2025	Year 2024
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	115,933.90	93,455.02
Cash paid to acquire and construct fixed assets, intangible assets and other long-term assets	35,850,952.43	1,251,193.04
Cash paid for investments	300,000,000.00	314,000,000.00
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	335,850,952.43	315,251,193.04
Net cash flows from the investing activities	-335,735,018.53	-315,157,738.02
III. Cash flows from financing activities:		
Cash received from absorption of investments		
Cash received from acquisition of borrowings	1,600,000,000.00	
Other cash received related to financing activities	548,981,500.00	
Sub-total of cash inflows from financing activities	2,148,981,500.00	
Cash paid for debt repayments	842,400,000.00	61,600,000.00
Cash paid for distribution of dividends and profits or payment of interests	28,698,394.20	202,467,017.91
Other cash paid related to financing activities	19,960,052.10	20,629,854.24
Sub-total of cash outflows from financing activities	891,058,446.30	284,696,872.15
Net cash flows from financing activities	1,257,923,053.70	-284,696,872.15
IV. Effect of fluctuation in exchange rate on cash and cash equivalents	-36,595.05	9,238.09
V. Net increase in cash equivalents	414,860,744.97	-925,855,752.53
Plus: beginning balance of cash equivalents	541,785,486.20	1,467,641,238.73
VI. Ending balance of cash equivalents	956,646,231.17	541,785,486.20

7. Consolidated statements of changes in owners' equity

The current period

Unit: RMB

Item	Year 2025														Minority interests	Total owners' equity
	Equity attributable to owners of the parent company															
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	General risk reserves	Undistributed profits	Others	Sub-total			
Preferred shares		Perpetual bonds	Others													
I. Ending balance last year	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	
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				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	
III. Changes in amount for the current period (decreases expressed with "-")							-1,387,438.28		172,929,460.92		-138,291,298.79		33,250,723.85	-29,436,762.92	3,813,960.93	
(I) Total comprehensive income							-1,387,438.28				33,885,110.58		32,497,672.30	-29,191,762.92	3,305,909.38	
(II) Capital contributed or reduced by owners																
1. Ordinary shares contributed by owners																
2. Capital invested by the holders of other equity																

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Item	Year 2025														Minority interests	Total owners' equity		
	Equity attributable to owners of the parent company																	
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	General risk reserves	Undistributed profits	Others	Sub-total					
Preferred shares		Perpetual bonds	Others															
instruments																		
3. Amounts of share-based payments recognized in owners' equity																		
4. Others																		
(III) Profit distribution										172,929,460.92				-	172,929,460.92	0.00	-245,000.00	-245,000.00
1. Withdrawal of surplus reserves										172,929,460.92				-	172,929,460.92			
2. Withdrawal of general risk reserves																		
3. Profit distributed to owners (or shareholders)																	-245,000.00	-245,000.00
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)																		

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Item	Year 2025														Minority interests	Total owners' equity
	Equity attributable to owners of the parent company															
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	General risk reserves	Undistributed profits	Others	Sub-total			
Preferred shares		Perpetual bonds	Others													
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										753,051.55		753,051.55			753,051.55	
IV. Balance as at the end of the current period	595,979,092.00				80,488,045.38		-3,587,793.95		298,354,949.13		2,423,699,479.79		3,394,933,772.35	160,687,855.28	-	3,234,245,917.07

Amount in previous period

Unit: RMB

Item	Year 2024														
	Equity attributable to owners of the parent company													Minority interests	Total owners' equity
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	General risk reserves	Undistributed profits	Others	Sub-total		
	Preferred shares	Perpetual bonds	Others												
I. Ending balance last year	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
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				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
III. Changes in amount for the current period (decreases expressed with "-")							1,151,982.21		9,316,761.13		1,310,596,023.59		1,300,127,280.25	173,165,799.42	1,473,293,079.67
(I) Total comprehensive income							1,151,982.21				1,114,764,922.17		1,113,612,939.96	172,378,801.94	1,285,991,741.90
(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															

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Item	Year 2024														
	Equity attributable to owners of the parent company													Minority interests	Total owners' equity
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	General risk reserves	Undistributed profits	Others	Sub-total		
	Preferred shares	Perpetual bonds	Others												
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															

Item	Year 2024														Minority interests	Total owners' equity	
	Equity attributable to owners of the parent company																
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	General risk reserves	Undistributed profits	Others	Sub-total				
Preferred shares		Perpetual bonds	Others														
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

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

The current period

Unit: RMB

Item	Year 2025												Total owners' equity
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	Undistributed profits	Others		
		Preferred shares	Perpetual bonds	Others									
I. Ending balance last year	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
Plus: changes in accounting policies													
Correction of prior period errors													
Others													
II. Beginning balance as at the beginning of	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

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Item	Year 2025											
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	Undistributed profits	Others	Total owners' equity
		Preferred shares	Perpetual bonds	Others								
this year												
III. Changes in amount for the current period (decreases expressed with "-")												
(I) Total comprehensive income												
(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												
1. Withdrawal of surplus reserves												
2. Profit distributed to owners (or shareholders)												
3. Others												
(IV) Internal transfer of owners' equity												
1. Conversion of capital reserves into paid-in capital (or share												

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Item	Year 2025											
	Equity	Other equity instruments			Capital reserve	Less: treasury shares	Other comprehensive income	Special reserves	Surplus reserves	Undistributed profits	Others	Total owners' equity
		Preferred shares	Perpetual bonds	Others								
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		-3,069,250.24		298,354,949.13	3,664,340,897.88		4,609,482,068.88

Amount in previous 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
		Preferred shares	Perpetual bonds	Others								
I. Ending balance last 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
Plus: changes in												

2025 Annual Report of Shenzhen Properties & Resources Development (Group) Ltd.

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
		Preferred shares	Perpetual bonds	Others								
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												

2025 Annual Report of Shenzhen Properties & Resources Development (Group) Ltd.

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
		Preferred shares	Perpetual bonds	Others								
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

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 5th Meeting of the 11th Board of Directors on March 27, 2026.

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 56 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 of 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 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 net realizable value is determined in the normal course of production and operation by the estimated selling price of

the finished 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 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. 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. 30 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. Share-based payments

Not applicable

34. Preferred shares, perpetual bonds and other financial instruments

Not applicable

35. 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, 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

When the development product has been completed and accepted, the sales contract has been signed and the obligations stipulated in the contract have been fulfilled, as well as the main risks and rewards of the ownership of the development product have been met at the same time, the Company no longer retains the continuing management rights usually associated with the ownership and effective control of the sold development product, the amount of revenue can be measured reliably, the relevant economic benefits are likely to flow in, and the relevant costs incurred or to be incurred can be measured reliably, the realization of sales revenue is recognized. 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

For property management services provided by the Company, revenue is recognized according to the progress of property services provided.

3) Specific methods for recognition of rental property revenue

Revenue is recognized in accordance with the leasing standards. The Company recognizes the revenue on a straight-line basis or other reasonable methods over the lease term as stipulated in the lease contract.

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 is 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 operation or the preliminary inspection report of the purchaser 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

36. 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.

37. Government subsidies

(1) Government subsidies are recognized when the following conditions are met at the same time: 1) the Company can meet the conditions attached to the government subsidies; 2) the Company can receive government subsidies. The government subsidies considered as monetary assets are measured at the amount received or receivable. If government subsidies 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 subsidies

Government subsidies used for the acquisition, construction or otherwise forming long-term assets as specified in government documents shall be classified as asset-related government subsidies. 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 subsidies. Asset-related government subsidies shall be used to offset the book value of

relevant assets or recognized as deferred income. If the asset-related government subsidies 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 subsidies 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 subsidies

Government subsidies other than those related to assets shall be classified as income-related government subsidies. For government subsidies 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 subsidies as a whole. Income-related government subsidies 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 subsidies 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 subsidies unrelated to the daily activities of the Company shall be included in the non-operating income or expenditure. For recognized government subsidies to be returned, if the book value of the relevant assets is offset at initial recognition, the book value of the assets shall be adjusted; 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.

38. 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.

39. 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.

40. Other major accounting policies and accounting estimates

41. 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 2025

Applicable Not applicable

42. Others

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]
Consumption tax	Taxable price of sales revenue from taxable consumer goods	5%
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 Shengguomao 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 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%

Name of taxpayer	Income tax rate
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 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 Guomao 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) (GJFGW No. 9) 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 25, 2025. The certificate number is GR202544204121, and the validity period is three years. According to the tax law, the preferential corporate income tax rate of 15% applies for 2025.

(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 25 subsidiaries, including Shenzhen Property Engineering and Construction Supervision Co., Ltd. and Shenzhen GuoGuang Mechanical and Electrical Equipment Co., Ltd., are eligible for the policy.

3. Others

Note 1 The VAT taxable items and tax rates of the Company and its subsidiaries are shown in the table below:

Revenue type	General tax rate	Simplified tax rate
Real estate sales revenue	9%	5%
Real estate rental revenue	9%	5%
Property service revenue	6%	3%
Catering service revenue	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	7,741.04	10,705.64
Bank deposits	2,118,358,257.70	1,672,092,309.74
Other monetary funds	5,977,057.45	6,013,628.74
Total	2,124,343,056.19	1,678,116,644.12
Including: total amount deposited abroad	72,004,602.45	68,560,621.79

Other explanations:

At the end of the period, the amount of restricted funds due to mortgage, pledge, freezing, etc. is RMB82,297,671.21, mainly including guarantee and interest of RMB4,274,845.35; the restricted funds in the bank deposits mainly include the frozen funds of RMB3,662,969 and the principal and interest of time deposits of RMB74,359,856.86; 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
Financial assets measured at fair value through current profit or loss	301,765,714.20	0.00
Including:		
Fund	301,765,714.20	0.00
Including:		
Total	301,765,714.20	0.00

Other explanations:

3. Derivative financial assets

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

4. 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:										
Total	0.00									

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:

5. Accounts receivable**(1) Disclosure by aging**

Unit: RMB

Aging	Ending book balance	Beginning book balance
Within 1 year (including 1 year)	331,346,057.76	305,894,933.54
1-2 years	50,307,314.79	176,468,618.29
2 to 3 years	50,027,964.10	19,438,565.01
Over 3 years	148,389,020.09	136,095,567.36
3 - 4 years	15,953,363.30	9,641,324.19
4 to 5 years	7,997,208.13	9,475,754.83
Over 5 years	124,438,448.66	116,978,488.34
Total	580,070,356.74	637,897,684.20

(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	
Accounts receivable with provision for bad debts on an individual basis	115,279,907.77	19.87%	113,236,988.45	98.23%	2,042,919.32	114,667,552.55	17.98%	112,621,632.99	98.22%	2,045,919.56
Including:										
Accounts receivable with provision for bad debts on a combination basis	464,790,448.97	80.13%	49,049,097.85	10.55%	415,741,351.12	523,230,131.65	82.02%	49,261,321.61	9.41%	473,968,810.04
Including:										
Total	580,070,356.74	100.00%	162,286,086.30	27.98%	417,784,270.44	637,897,684.20	100.00%	161,882,954.60	25.38%	476,014,729.60

Provision for bad debts accrued on an individual basis: RMB 113,236,988.45

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. (Chenhui Building)	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 Co., Ltd.	1,436,020.29	1,433,070.29	1,436,020.29	1,433,070.29	99.79%	Estimated to be irrecoverable
Accounts receivable with insignificant single amount but subject to provision for bad debts on an individual basis	13,765,358.37	11,722,388.81	14,377,713.59	12,337,744.27	85.81%	Failed to recover for a long time
Total	114,667,552.55	112,621,632.99	115,279,907.77	113,236,988.45		

Provision for bad debts accrued on combination: RMB 49,049,097.85

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Credit risk characteristic combination	426,573,281.51	49,049,097.85	11.50%
Government funding combination	38,217,167.46		0.00%
Total	464,790,448.97	49,049,097.85	

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	112,621,632.99	615,355.46				113,236,988.45
Provision for bad debts made by portfolio	49,261,321.61	-212,223.76				49,049,097.85
Total	161,882,954.60	403,131.70				162,286,086.30

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

(4).Actual write-off of accounts receivable for the current period

Unit: RMB

Item	Amount of write-off

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

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 Jiyong Property Development Co., Ltd.	93,811,328.05		93,811,328.05	16.16%	93,811,328.05
Shenzhen Bay Technology Development Co.,	48,340,136.25		48,340,136.25	8.33%	1,450,204.09

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
Ltd.					
Hebei Shenbao Investment Development Co., Ltd.	36,368,442.21		36,368,442.21	6.26%	4,830,885.75
Shenzhen Futian District Government Property Management Center	21,378,880.28		21,378,880.28	3.68%	
Shenzhen Sports Center Operation Management Co., Ltd.	13,143,133.25		13,143,133.25	2.26%	394,294.00
Total	213,041,920.04		213,041,920.04	36.69%	100,486,711.89

6. 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	580,850.15		580,850.15	468,765.62		468,765.62
Total	580,850.15		580,850.15	468,765.62		468,765.62

(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

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

Other explanations:

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

Unit: RMB

Item	Amount of write-off

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

Explanation on write-off of contract assets:

Other explanations:

7. 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 impairment)	Expected credit loss throughout the duration (with credit impairment)	
Balance as of January 1, 2025 in 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****8. Other receivables**

Unit: RMB

Item	Ending balance	Beginning balance
Other receivables	267,565,109.11	273,333,289.51
Total	267,565,109.11	273,333,289.51

(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
Deposit	16,570,122.08	15,529,043.09
Guarantee	33,556,554.25	33,305,992.74
Petty cash	65,000.00	107,431.74
Withholding payments	15,143,545.86	14,146,194.97
Current accounts	628,885,730.76	631,105,205.00
Others	28,482,247.50	27,382,989.67
Total	722,703,200.45	721,576,857.21

2) Disclosure by aging

Unit: RMB

Aging	Ending book balance	Beginning book balance
Within 1 year (including 1 year)	24,995,887.18	26,526,466.14
1-2 years	5,643,226.15	19,386,864.72
2 to 3 years	18,162,467.53	10,280,135.75
Over 3 years	673,901,619.59	665,383,390.60
3 - 4 years	10,104,444.70	569,228,726.25
4 to 5 years	568,915,240.94	31,121,307.77
Over 5 years	94,881,933.95	65,033,356.58
Total	722,703,200.45	721,576,857.21

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	86.86%	392,405,624.92	62.51%	235,364,809.41	627,770,434.33	87.00%	392,405,624.92	62.51%	235,364,809.41
Including:										
Provision for bad debts made by portfolio	94,932,766.12	13.14%	62,732,466.42	66.08%	32,200,299.70	93,806,422.88	13.00%	55,837,942.78	59.52%	37,968,480.10
Including:										
Total	722,703,200.45	100.00%	455,138,091.34	62.98%	267,565,109.11	721,576,857.21	100.00%	448,243,567.70	62.12%	273,333,289.51

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 its related parties Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd., and Shenzhen Qianhai Advanced Information Service Co., Ltd.	587,289,550.00	362,846,450.00	587,289,550.00	362,846,450.00	61.78%	Prudent judgment on recovery risk
Shenzhen Tianjun Industrial Co., Ltd.	10,000,000.00		10,000,000.00			No uncollectable risk is expected
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	16,414,268.43	15,492,559.02	16,414,268.43	15,492,559.02	94.38%	Failed to recover for a long time
Total	627,770,434.33	392,405,624.92	627,770,434.33	392,405,624.92		

Provision for bad debts accrued on combination: RMB 62,732,466.42

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Within 1 year	24,370,319.52	731,109.88	3.00%
1-2 years	5,328,484.41	532,848.46	10.00%
2 to 3 years	3,529,649.81	1,058,894.98	30.00%
3 - 4 years	1,633,765.08	816,882.59	50.00%
4 to 5 years	2,389,083.93	1,911,267.14	80.00%
Over 5 years	57,681,463.37	57,681,463.37	100.00%
Total	94,932,766.12	62,732,466.42	

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 impairment)	Expected credit loss throughout the duration (with credit impairment)	
Balance as of January 1, 2025	55,837,942.78		392,405,624.92	448,243,567.70
Balance as of January 1, 2025 in the current period				
Provision for the current period	6,894,523.64			6,894,523.64
Balance as of December 31, 2025	62,732,466.42			455,138,091.34

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 balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Others	
Provision for bad debts accrued on an	392,405,624.92					392,405,624.92

Type	Beginning balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Others	
individual basis						
Provision for bad debts made by portfolio	55,837,942.78	6,896,032.05			-1,508.41	62,732,466.42
Total	448,243,567.70	6,896,032.05			-1,508.41	455,138,091.34

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

5) Other receivables actually write-off in the current period

Unit: RMB

Item	Amount of write-off

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

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	4 to 5 years, over 5 years	51.90%	231,729,731.18
Shenzhen Xinhai Holdings	Guarantee	201,499,990.18	4 to 5 years, over 5 years	27.88%	124,493,201.20
Shenzhen Bengling Joint Stock Cooperative Company	Current accounts	30,000,000.00	Over 5 years	4.15%	30,000,000.00

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 Qianhai Advanced Information Service Co., Ltd.	Guarantee	10,720,575.27	4 to 5 years	1.48%	6,623,517.62
Shenzhen Tianjun Industrial Co., Ltd.	Guarantee	10,000,000.00	4 to 5 years	1.38%	
Total		627,289,550.00		86.79%	392,846,450.00

7) Reported as other receivables due to centralized fund management

Unit: RMB

Other explanations:

9. Advances to suppliers

(1) Advances to suppliers are listed by aging

Unit: RMB

Aging	Ending balance		Beginning balance	
	Amount	Ratio	Amount	Ratio
Within 1 year	7,493,552.61	78.57%	5,575,416.69	71.57%
1-2 years	141,241.34	1.48%	1,533,388.81	19.69%
2 to 3 years	1,228,771.66	12.88%	352,506.38	4.53%
Over 3 years	674,666.28	7.07%	327,861.81	4.21%
Total	9,538,231.89		7,789,173.69	

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	Advances to suppliers Ending balance	Proportion in the total ending balance of prepayment (%)
Chongqing Yudi Assets Operation Management Co., Ltd.	1,955,031.66	20.50
The Fifth Construction Engineering Co., Ltd. of China Construction Fourth Engineering Co., Ltd.	568,181.04	5.96
Shenzhen Bay Technology Development Co., Ltd.	455,100.00	4.77
Shenzhen Youxun Longteng Technology Co., Ltd.	390,396.22	4.09
PetroChina Company Limited Qinghai Golmud Sales Branch	382,750.94	4.01
Total	3,751,459.86	39.33

Other explanations:

10. Inventories

Whether the company needs to comply with the disclosure requirements of the real estate industry

Yes

(1) Inventories 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	11,182,897,066.48	1,159,179,944.88	10,023,717,121.60	10,400,305,603.19	1,159,179,944.88	9,241,125,658.31
Developing products	1,147,928,503.90	69,297,622.96	1,078,630,880.94	1,538,484,990.57	95,754,630.32	1,442,730,360.25
Raw materials	1,500,567.49	910,783.62	589,783.87	1,497,761.18	907,923.88	589,837.30
Inventories of goods	2,487,223.05	2,094,300.39	392,922.66	2,407,119.31	2,094,300.39	312,818.92
Low-value consumables	578,760.98		578,760.98	286,478.63		286,478.63
Total	12,335,392,121.90	1,231,482,651.85	11,103,909,470.05	11,942,981,952.88	1,257,936,799.47	10,685,045,153.41

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	8,400,000,000.00	6,010,563,047.67			523,104,498.87	6,533,667,546.54	589,783,272.62	112,403,677.48	Bank loans
Humen Binhai Harbor Project	March 22, 2022	June 30, 2029	3,217,590,000.00	2,741,418,798.21			78,045,518.14	2,819,464,316.35	39,375,461.97	14,992,296.61	Bank loans
Land in Hongqi Town, Haikou				6,648,404.13				6,648,404.13	0.00		Others
Shenhui Garden				37,372,797.39				37,372,797.39	0.00		Others
Fuyuantai Project				19,968,532.62			5,900,148.08	25,868,680.70	0.00		Others
Shenyang Digital	March 6, 2023	May 30, 2026	3,774,790,000.00	1,534,418,436.51			172,533,685.21	1,706,952,121.72	22,281,017.20	13,459,124.59	Bank loans

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
Intelligent City Project											
Others				49,915,586.66			3,007,612.99	52,923,199.65	0.00		Others
Total	--	--	15,392,380,000.00	10,400,305,603.19	0.00	0.00	782,591,463.29	11,182,897,066.48	651,439,751.79	140,855,098.68	--

Disclose the main project information of "developed products" in the following format:

Unit: RMB

Project	Time of completion	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance	Accumulated capitalization amount of interest	Including: Capitalized 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 de Royal View Phase I	June 1, 2015	30,049,833.98		264,143.81	29,785,690.17	10,446,911.43	
SZPRD · Banshan Yujing Phase II	January 12, 2022	3,479,487.46			3,479,487.46	27,205,315.95	
SZPRD · Songhu Langyuan	July 1, 2017	22,232,784.19		848,079.00	21,384,705.19	30,539,392.65	
SZPRD · Lakeside de Royal View Phase II	November 1, 2017	30,166,422.64		188,175.21	29,978,247.43		
SZPRD · Golden Ling Holiday	December 1, 2019	11,425,826.09		11,425,826.09			
SZPRD · Fuchang Garden Phase II (Fuhui Huayuan)	January 18, 2023	4,951,526.83	600,686.71		5,552,213.54		
SZPRD · Yutang Shangfu	December 3, 2024	1,423,905,608.27		371,908,565.09	1,051,997,043.18	11,490,648.55	
Guomao 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			
Podium building of Fuchang Building	November 1, 1999	645,532.65			645,532.65		
Other projects		2,551,428.03		2,284,926.85	266,501.18		
Total	--	1,538,484,990.57	600,686.71	391,157,173.38	1,147,928,503.90	189,145,607.83	

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	1,159,179,944.88					1,159,179,944.88	
Developing products	95,754,630.32			26,457,007.36		69,297,622.96	
Raw materials	907,923.88	2,859.74				910,783.62	
Inventories of goods	2,094,300.39					2,094,300.39	
Total	1,257,936,799.47	2,859.74		26,457,007.36		1,231,482,651.85	

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	68,298.63		68,298.63	
SZPRD · Lanhu Shidai	477,379,595.14	112,403,677.48		589,783,272.62
SZPRD · Covered Bridge International	2,971,986.54		2,971,986.54	
SZPRD · Lakeside Royal View Phase I	1,220,274.10		50,052.89	1,170,221.21
SZPRD · Harbour Palace	24,383,165.36	14,992,296.61		39,375,461.97
SZPRD · Yutang Shangfu	7,201,211.25		1,873,017.89	5,328,193.36
Shenzhen Property · Shenyang Digital Intelligent City	8,821,892.61	13,459,124.59		22,281,017.20

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
Total	522,046,423.63	140,855,098.68	4,963,355.95	657,938,166.36

(5) Restricted inventories situation

Disclosure of restricted inventories by item:

Unit: RMB

Project	Beginning balance	Ending balance	Reason for restriction
Land use right of Lake City Project plot	401,867,324.00	424,356,240.00	Loan collateral
Land use right of Plots B and D of Shenyang Digital Intelligent City Project and Plot D construction in progress	523,395,967.09	987,723,102.87	Loan collateral
Guomao Plaza	0.00	4,839,083.09	Loan collateral
Total	925,263,291.09	1,416,918,425.96	

11. Assets held for sale

Unit: RMB

Item	Ending book balance	Provision for impairment	Closing book value	Fair value	Estimated disposal cost	Estimated disposal time

Other explanations:

12. Non-current assets maturing within one year

Unit: RMB

Item	Ending balance	Beginning balance

(1) Debt investments due within one year Applicable Not applicable**(2) Other debt investments due within one year** Applicable Not applicable**13. Other current assets**

Unit: RMB

Item	Ending balance	Beginning balance
Prepaid value-added tax	30,698,000.74	26,330,826.55
Input tax to be deducted	153,865,680.59	140,627,987.61
Prepaid income tax	1,598,767.57	2,883,055.01
Prepaid land value increment tax	17,903,342.72	8,078,866.26

Item	Ending balance	Beginning balance
Prepaid urban construction tax	3,734,334.77	2,215,820.29
Advance payment of education surcharges	2,697,914.61	1,582,870.76
Instant collection and refund of value-added tax on software sales receivable		1,687.34
Total	210,498,041.00	181,721,113.82

Other explanations:

14. 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

(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 impairment)	Expected credit loss throughout the duration (with credit impairment)	
Balance as of January 1, 2025 in the current period				

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

(4) Debt investments actually write-off in the current period

Unit: RMB

Item	Amount of write-off

The important debt investments write-off situation

Debt investments write-off description:

Changes in the book balance of provision for loss with significant changes in the current period

Applicable Not applicable

Other explanations:

15. 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

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

(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 impairment)	Expected credit loss throughout the duration (with credit impairment)	
Balance as of January 1, 2025 in the current period				

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

(4) Other debt investments actually write-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 description:

Changes in the book balance of provision for loss with significant changes in the current period

 Applicable Not applicable

Other explanations:

16. 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. The Company	567,317.70	586,231.82		4,277.54		2,900,533.92		Not for trading purpose
Total	567,317.70	586,231.82		4,277.54		2,900,533.92		

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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Disclosure of the current period non-trading equity instrument investments by item

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. The Company			3,023,038.61		Not for trading purpose	

Other explanations:

17. 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 impairment)	Expected credit loss throughout the duration (with credit impairment)	
Balance as of January 1, 2025 in 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 performed	Whether the fund is generated by related party transactions
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Explanations on write-off of long-term receivables:

18. Long-term equity investments

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	Changes in other equity	Cash dividends or profits declared to be paid	Provision for impairment	Others			
I. Joint ventures													
Shenzhen Property Jifa Warehousing Co., Ltd.	232,356,600.97				90,014.66							232,446,615.63	
Shenzhen Tian'an International Building Property Management Co., Ltd.	5,739,071.23				-1,049,490.78							4,689,580.45	
Sub-total	238,095,672.20				-959,476.12							237,136,196.08	
II. Associates													
Shenzhen Wufang Ceramic Industry Co., Ltd.		18,983,614.14											18,983,614.14
Shenzhen Comfort Health Products Co., Ltd.		165,000.00											165,000.00
Shenzhen Xinghao Imitation Porcelain Products Co., Ltd.		756,670.68											756,670.68
Shenzhen Social Welfare Company Fuda Electronics Factory		326,693.24											326,693.24
Shenzhen Fulong Industrial Development Co., Ltd.		1,684,350.00											1,684,350.00

2025 Annual Report of Shenzhen Properties & Resources Development (Group) Ltd.

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	Changes in other equity	Cash dividends or profits declared to be paid	Provision for impairment	Others		
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 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 Doors and Windows Co., Ltd.		240,000.00										240,000.00
Shenzhen Youfang Printing and Distribution Co., Ltd.		100,000.00										100,000.00
Shenzhen Lusheng		100,000.00										100,000.00

2025 Annual Report of Shenzhen Properties & Resources Development (Group) Ltd.

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	Changes in other equity	Cash dividends or profits declared to be paid	Provision for impairment	Others		
Industrial Development Co., Ltd.												
China Construction Engineering Corporation Group Smart Parking Technology Co., Ltd.	30,092,133.32				1,890,181.89				115,933.90		31,866,381.31	
Sub-total	30,092,133.32	30,278,931.31			1,890,181.89				115,933.90		31,866,381.31	30,278,931.31
Total	268,187,805.52	30,278,931.31			930,705.77				115,933.90		269,002,577.39	30,278,931.31

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:

19. Other non-current financial assets

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

20. 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	900,141,059.90	14,495,902.20	39,665,598.78	954,302,560.88
2. Increase in the current period	346,296.42		146,768,796.02	147,115,092.44
(1) Outsourcing	346,296.42		57,953,240.33	58,299,536.75
(2) Transfer from inventories, fixed assets and construction in progress				
(3) Increase in business combination				
(4) Transfer-in of houses and buildings			88,815,555.69	88,815,555.69
3. Decrease in the current period	101,073,498.97			101,073,498.97
(1) Disposal	11,053,177.03			11,053,177.03
(2) Other transfers out	758,401.73			758,401.73
(3) Transfer to construction in	88,815,555.69			88,815,555.69

Item	Houses and buildings	Land use rights	Construction in progress	Total
progress				
(4) Exchange adjustment	446,364.52			446,364.52
4. Ending balance	799,413,857.35	14,495,902.20	186,434,394.80	1,000,344,154.35
II. Accumulated depreciation and accumulated amortization				
1. Beginning balance	532,709,426.45	13,360,585.89	34,196,655.47	580,266,667.81
2. Increase in the current period	25,995,471.48		72,630,612.84	98,626,084.32
(1) Provision or amortization	25,995,471.48		2,996,061.36	28,991,532.84
(2) Transfer-in of houses and buildings			69,634,551.48	69,634,551.48
3. Decrease in the current period	76,949,140.84			76,949,140.84
(1) Disposal	6,890,543.06			6,890,543.06
(2) Other transfers out				
(3) Transfer to construction in progress	69,634,551.48			69,634,551.48
(4) Exchange adjustment	424,046.30			424,046.30
4. Ending balance	481,755,757.09	13,360,585.89	106,827,268.31	601,943,611.29
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	317,658,100.26	1,135,316.31	79,607,126.49	398,400,543.06
2. Book value as at the beginning of the period	367,431,633.45	1,135,316.31	5,468,943.31	374,035,893.07

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:

(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

Whether the Company has investment properties in the construction period in the current period

Yes No

Investment properties in the construction period in the current period:

Unit: RMB

Project	Location	Commencement date	Estimated total investment	Beginning amount	Ending amount	Estimated completion time
Guomao Shopping Mall renovation and upgrading project	Intersection of Renmin South Road and Jiabin Road, Luohu District	February 25, 2025	178,800,000.00	2,472,881.95	79,607,126.49	April 30, 2026
Total			178,800,000.00	2,472,881.95	79,607,126.49	

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

(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	20,059.61	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

Other explanations:

21. Fixed assets

Unit: RMB

Item	Ending balance	Beginning balance
Fixed assets	41,751,582.46	52,712,396.64
Disposal of fixed assets		
Total	41,751,582.46	52,712,396.64

(1) Fixed assets

Unit: RMB

Item	Buildings and constructions	Its equipment	Means of transportation	Renovation of fixed assets	Other equipment	Total
I. Total original book value:						
1. Beginning 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
2. Increase in the current period		58,375.55	136,505.02		3,336,603.37	3,531,483.94
(1) Purchase		58,375.55	136,505.02		3,336,603.37	3,531,483.94
(2) Transfer from construction in progress						
(3) Increase in business combination						
3. Decrease in the current period	14,926,812.72	361,818.43	38,778.36		2,520,958.88	17,848,368.39
(1) Disposal or scrapping	14,913,144.72	361,070.43	7,198.06		2,516,626.09	17,798,039.30
(2) Exchange adjustment	13,668.00	748.00	31,580.30		4,332.79	50,329.09
4. Ending balance	104,266,313.58	6,391,092.37	19,039,114.21	37,747,260.30	60,887,725.72	228,331,506.18

Item	Buildings and constructions	Its equipment	Means of transportation	Renovation of fixed assets	Other equipment	Total
II. Accumulated depreciation						
1. Beginning 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
2. Increase in the current period	2,043,696.57	646,481.31	1,336,137.78	3,675,313.72	5,628,735.19	13,330,364.57
(1) Provision	2,043,696.57	646,481.31	1,336,137.78	3,675,313.72	5,628,735.19	13,330,364.57
3. Decrease in the current period	13,990,433.66	359,560.34	12,453.10		2,323,987.74	16,686,434.84
(1) Disposal or scrapping	13,981,084.75	359,520.43	7,770.68		2,323,243.15	16,671,619.01
(2) Exchange adjustment	9,348.91	39.91	4,682.42		744.59	14,815.83
4. Ending balance	80,108,551.33	5,514,358.77	16,476,697.12	36,543,931.99	47,860,667.35	186,504,206.56
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	24,157,762.25	876,733.60	2,562,417.09	1,203,328.31	12,951,341.21	41,751,582.46
2. Book value as at the beginning 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) 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	421,514.90	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:

22. 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 impairment	Book value	Book balance	Provision for impairment	Book value

(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:

23. 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	42,653,991.93	42,653,991.93
2. Increase in the current period	23,990,593.53	23,990,593.53
(1) New lease	23,990,593.53	23,990,593.53
3. Decrease in the current period	31,641,873.91	31,641,873.91
(1) Termination of leases	31,641,873.91	31,641,873.91
4. Ending balance	35,002,711.55	35,002,711.55
II. Accumulated depreciation		
1. Beginning balance	25,686,371.90	25,686,371.90
2. Increase in the current period	12,985,495.03	12,985,495.03
(1) Provision	12,985,495.03	12,985,495.03
3. Decrease in the current period	26,119,223.19	26,119,223.19
(1) Disposal		
(2) Termination of leases	26,119,223.19	26,119,223.19

Item	Buildings and constructions	Total
4. Ending balance	12,552,643.74	12,552,643.74
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	22,450,067.81	22,450,067.81
2. Book value as at the beginning of the period	16,967,620.03	16,967,620.03

(2) Impairment test of right-of-use assets

Applicable Not applicable

Other explanations:

24. 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				2,079,646.01	2,079,646.01
(1) Purchase				2,079,646.01	2,079,646.01
(2) Internal R&D					
(3) Increase in business combination					
3. Decrease in the current period					
(1) Disposal					
4. Ending balance				5,139,958.14	5,139,958.14
II. Accumulated accumulation					

Item	Land use rights	Patent right	Non-patented technology	Right of use of software	Total
1. Beginning balance				2,588,746.74	2,588,746.74
2. Increase in the current period				396,004.78	396,004.78
(1) Provision				396,004.78	396,004.78
3. Decrease in the current period					
(1) Disposal					
4. Ending balance				2,984,751.52	2,984,751.52
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				2,155,206.62	2,155,206.62
2. Book value as at the beginning of the period				471,565.39	471,565.39

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%.

(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

25. 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		
Shenzhen Facility Management Community Co., Ltd.	0.00	5,004,983.08				5,004,983.08
Total	0.00	5,004,983.08				5,004,983.08

(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.	27,328,251.66	13,028,300.00	14,299,951.66	6	Revenue growth rate, discount rate	No growth	Confirmation based on caution
Total	27,328,251.66	13,028,300.00	14,299,951.66				

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

(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 goodwill impairment test results, the recoverable amount was RMB 14,299,951.66 lower than its carrying amount, and the Company made a provision for goodwill impairment of RMB 5,004,983.08 based on its shareholding ratio.

26. 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	22,110,090.13	1,557,894.09	8,616,446.00	4,755.15	15,046,783.07
Total	22,110,090.13	1,557,894.09	8,616,446.00	4,755.15	15,046,783.07

Other explanations:

27. 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	97,665,969.81	21,854,744.31	88,995,990.92	21,643,089.04
Unrealized profits of internal transactions	436,277,776.28	109,069,444.07	436,511,360.97	109,127,840.24
Deductible losses	219,911,499.79	54,427,860.61	1,152,203,588.06	287,259,758.96
Land value increment tax withdrawn for deduction	9,308,029.13	2,327,007.28	3,171,733,686.94	792,933,421.74
Estimated profit calculated from pre-sale revenue of real estate enterprises	62,921,006.15	15,730,251.54	44,109,428.40	11,027,357.10
Other accrued expenses	14,043,969.23	3,510,992.30	22,746,958.59	5,629,898.56
Lease liabilities	23,500,918.43	5,749,024.66	19,127,482.59	4,531,157.25
Total	863,629,168.82	212,669,324.77	4,935,428,496.47	1,232,152,522.89

(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	177,411.22	44,352.79	440,912.20	110,228.04
Right-of-use assets	22,450,067.85	5,486,520.49	16,972,012.51	3,989,936.31
Changes in fair value of financial assets held for trading	1,765,714.20	441,428.55		
Total	24,393,193.27	5,972,301.83	17,412,924.71	4,100,164.35

(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		212,669,324.77		1,232,152,522.89
Deferred tax liabilities		5,972,301.83		4,100,164.35

(4) Details of unconfirmed deferred tax assets

Unit: RMB

Item	Ending balance	Beginning balance
Deductible temporary differences	1,751,240,859.68	1,666,771,094.64
Deductible losses	366,903,018.00	321,157,984.91
Total	2,118,143,877.68	1,987,929,079.55

(5) Deductible losses from unrecognized deferred tax assets will be expired in the following years

Unit: RMB

Year	Ending amount	Beginning amount	Remark
2025		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	191,674,275.72	
2030	68,456,046.94		
Total	366,903,018.00	321,157,984.91	

Other explanations:

28. 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	22,101,296.87		22,101,296.87	9,590,978.85		9,590,978.85
Prepayments for the purchase of fixed assets, investment properties, intangible assets, etc.	921,552.89		921,552.89	1,649,428.99		1,649,428.99
Others	2,635,093.77		2,635,093.77	2,635,093.77		2,635,093.77
Total	25,657,943.53		25,657,943.53	13,875,501.61		13,875,501.61

Other explanations:

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.

29. 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	82,297,671.21	82,297,671.21	Frozen	Guarantee, deposit, time deposit interest, judicially frozen funds, etc.	67,316,759.82	67,316,759.82	Frozen	Guarantee, deposit, time deposit interest, judicially frozen funds, etc.
Inventories	4,839,083.09	4,839,083.09	Mortgage	Due to the needs of daily operating activities, the Company applied for a loan from bank, and mortgaged the self-owned commercial properties it held.				
Fixed assets	3,483,700.15	3,483,700.15	Mortgage	Due to the needs of daily operating activities, the Company applied for a loan from bank, and mortgaged the self-owned commercial properties it held.				
Inventories - Land use right of Lake City Project plot	424,356,240.00	424,356,240.00	Mortgage	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.	401,867,324.00	401,867,324.00	Mortgage	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.
Inventories - Land use right of Plots B and D of Shenyang Digital Intelligent City Project and Plot D construction in progress	987,723,102.87	905,257,200.61	Mortgage	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	523,395,967.09	474,272,747.56	Mortgage	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

Item	Ending				Beginning			
	Book balance	Book value	Restricted type	Restricted condition	Book balance	Book value	Restricted type	Restricted condition
				Shenyang Digital Smart City Project and the construction in progress of Plots B and D.				Shenyang Digital Smart City Project and the construction in progress of Plot D.
Investment properties	180,144,668.70	180,144,668.70	Mortgage	Due to the needs of daily operating activities, the Company applied for a loan from bank, and mortgaged the self-owned commercial properties it held.				
Total	1,682,844,466.02	1,600,378,563.76			992,580,050.91	943,456,831.38		

Other explanations:

30. Short-term borrowings

(1) Classification of short-term borrowings

Unit: RMB

Item	Ending balance	Beginning balance
Credit borrowings	449,458,211.11	190,165,458.33
Total	449,458,211.11	190,165,458.33

Description of short-term borrowings classification:

At the end of the period, the credit loans were used for the daily operations of the Company's subsidiaries.

(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

Other explanations:

31. Financial liabilities held for trading

Unit: RMB

Item	Ending balance	Beginning balance
Including:		
Including:		

Other explanations:

32. Derivative financial liabilities

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

33. 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.

34. Accounts payable**(1) Presentation of accounts payable**

Unit: RMB

Item	Ending balance	Beginning balance
Payable for engineering construction	738,732,120.83	876,393,730.22
Estimated accounts payable	19,087,563.43	27,094,771.04
Others	117,823,268.42	139,603,776.01
Total	875,642,952.68	1,043,092,277.27

(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	116,829,310.75	The project payment milestone has not been reached
China Construction Fourth Engineering Bureau Co., Ltd	4,000,000.10	The project payment milestone has not been reached
Shenzhen Qianhai Advanced Information Service Co., Ltd.	7,126,060.00	Unsettled project
Total	152,955,370.85	

Other explanations:

(3) Whether there are any overdue payments to small and medium-sized enterprises

Whether it is a large enterprise

 Yes No

Whether there are any overdue payments to small and medium-sized enterprises

 Yes No

35. Other payables

Unit: RMB

Item	Ending balance	Beginning balance
Dividends payable	12,202,676.04	12,202,676.04
Other payables	1,189,285,081.42	1,219,148,760.34
Total	1,201,487,757.46	1,231,351,436.38

(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:

Name of shareholder	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	311,614,608.93	308,200,904.93
Guarantee	8,171,499.69	9,248,840.93
Agency collection	12,112,575.50	4,743,853.11

Current accounts	642,819,185.60	651,960,088.72
Accrued expenses	123,654,014.77	148,017,114.40
Withholding payments	6,505,391.90	7,494,625.63
Others	84,407,805.03	89,483,332.62
Total	1,189,285,081.42	1,219,148,760.34

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	Amounts due from related parties outside the consolidation scope, not yet due for repayment
Shenzhen 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	The deposit has not reached the settlement period
Shenzhen Qianhai WeBank Co., Ltd.	6,868,109.47	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	581,905,919.30	

Other explanations:

36. Advances from customers

(1) Presentation of advances from customers

Unit: RMB

Item	Ending balance	Beginning balance
Rent	1,340,490.69	1,744,526.75
Total	1,340,490.69	1,744,526.75

(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

Unit: RMB

Item	Changes	Reason for changes

37. Contract liabilities

Unit: RMB

Item	Ending balance	Beginning balance

House payment received in advance	647,550,778.18	266,400,127.35
Property management fees received in advance	18,114,805.21	20,619,767.27
Other accounts received in advance	45,939,712.37	49,144,735.10
Total	711,605,295.76	336,164,629.72

Significant contract liabilities with aging over 1 year

Unit: RMB

Item	Ending balance	Reason for no settlement or carrying-forward
Advances from customers for Lake City Project	210,715,772.65	The conditions for revenue recognition have not yet been met
Total	210,715,772.65	

Amount and reasons for significant changes in book value during the reporting period

Unit: RMB

Item	Changes	Reason for changes

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	211,616,690.06	419,473,374.48	September 10, 2026	29.49%
2	Yangzhou Shenyang Digital Intelligent City Project	91,743.12	142,734,055.03	June 30, 2026	73.97%
3	Humen Binhai Harbor Project	0.00	69,133,168.80		4.84%
4	SZPRD · Yutang Shangfu	25,548,025.75	11,253,189.96		56.67%
5	SZPRD · Lakeside Royal View Phase II	458,431.11	4,883,586.24		95.85%

38. 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	206,152,359.15	836,402,190.44	868,448,742.18	174,105,807.41
II. Post-employment benefits-defined	1,542,959.24	98,153,688.30	98,626,139.56	1,070,507.98

contribution plans				
III. Dismissal benefits	283,373.22	2,453,122.60	2,089,689.58	646,806.24
Total	207,978,691.61	937,009,001.34	969,164,571.32	175,823,121.63

(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 subsidies	192,745,116.57	734,355,451.18	764,772,795.98	162,327,771.77
2. Employee benefits	2,027,080.00	1,785,109.55	2,562,680.37	1,249,509.18
3. Social insurance premiums	50,655.54	29,461,886.64	29,457,904.20	54,637.98
Including: medical insurance premiums	46,059.29	25,168,818.15	25,162,980.66	51,896.78
Work-related injury insurance premiums	1,334.03	2,004,891.74	2,005,953.59	272.18
Maternity insurance premiums	3,262.22	2,288,176.75	2,288,969.95	2,469.02
4. Housing provident funds	426,889.53	26,503,526.67	26,666,466.95	263,949.25
5. Trade union funds and employee education expenses	7,371,886.27	15,173,208.27	15,421,234.31	7,123,860.23
8. Non-monetary benefits	3,530,731.24	29,123,008.13	29,567,660.37	3,086,079.00
Total	206,152,359.15	836,402,190.44	868,448,742.18	174,105,807.41

(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	879,581.04	82,201,079.30	82,542,592.82	538,067.52
2. Unemployment insurance premiums	4,156.18	6,904,762.32	6,905,732.75	3,185.75
3. Enterprise annuity payment	659,222.02	9,047,846.68	9,177,813.99	529,254.71
Total	1,542,959.24	98,153,688.30	98,626,139.56	1,070,507.98

Other explanations:

39. Taxes payable

Unit: RMB

Item	Ending balance	Beginning balance
Value-added tax	23,455,423.34	21,171,620.44
Consumption tax	6,291.87	0.00

Corporate income tax	31,087,464.90	21,591,154.75
Individual income tax	2,955,720.79	4,310,388.69
Urban maintenance and construction tax	1,326,959.94	1,320,722.47
Land value increment tax	17,066,510.13	3,173,186,258.33
Land use taxes	179,653.49	179,847.49
Property taxes	311,746.28	396,616.98
Education surcharge	696,993.06	684,508.74
Local education surcharges	531,972.41	530,482.69
Others	392,104.82	908,828.94
Total	78,010,841.03	3,224,280,429.52

Other explanations:

40. Liabilities held for sale

Unit: RMB

Item	Ending balance	Beginning balance
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Other explanations:

41. Non-current liabilities maturing within one year

Unit: RMB

Item	Ending balance	Beginning balance
Long-term borrowings maturing within one year	3,850,883,054.68	498,259,873.75
Bonds payable due within one year	1,054,166.67	
Long-term payables due within one year	400,000.00	400,000.00
Lease liabilities maturing within one year	12,898,090.94	8,042,802.55
Total	3,865,235,312.29	506,702,676.30

Other explanations:

42. Other current liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Output tax to be transferred	58,886,145.36	23,186,263.57
Total	58,886,145.36	23,186,263.57

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:

43. Long-term borrowings

(1) Classification of long-term borrowings

Unit: RMB

Item	Ending balance	Beginning balance
Pledged loan	664,188,100.66	151,915,696.00
Mortgage loan	2,062,569,870.34	4,424,348,935.26
Credit borrowings	954,836,941.20	179,050,000.00
Total	3,681,594,912.20	4,755,314,631.26

Description of the classification of long-term borrowings:

The pledged loan (1) 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.

The pledge 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 pledge was all the receivables of Dongguan Wuhe in the next five years.

The mortgage loan (1) at the end of the period was used for the development of the 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 November 29, 2019 to November 20, 2026. The pledge was 69% of the equity of Rongyao Real Estate held by the Company, and the Company provided joint and several liability guarantee.

The mortgage loan (2) at the end of the period was used for the development of Lake City Project of Rongyao Real Estate, a subsidiary of the Company. The term of loan was from March 17, 2023 to March 30, 2026. The collateral was the land use right of Lake City Project held by Rongyao Real Estate, the Company provided the joint and several liability guarantee provided by the Company, and a pledge guarantee of 69% of the equity of Rongyao Real Estate held by the Company.

The mortgage loan (3) 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 Wohui, and joint and several liability guarantee

was provided by the Company and Yangzhou Lvfa Real Estate Co., Ltd. according to the percentage of shares.

The mortgage loan (4) at the end of the period was used for the Company's daily operations. The loan term is from May 30, 2025 to May 29, 2027, and the collateral is the Company's own commercial property assets.

The mortgage loan (5) at the end of the period was used for the development of Shenyang Digital Intelligent City Project of Yangzhou Wuhe, a subsidiary of the Company. The term of loan was from June 30, 2025 to December 20, 2027. The collateral was the land use right of Plot B of Shenyang Digital Intelligent City Project held by Yangzhou Wuhe, and joint and several liability guarantee was provided by the Company and Yangzhou Lvfa Real Estate Co., Ltd. according to the percentage of shares.

The mortgage loan (6) at the end of the period was used for the daily operations of Shenzhen International Trade Center Property Management Co., Ltd., a subsidiary of the Company. The loan term is from August 12, 2025 to August 12, 2028, and the collateral is part of the commercial assets held by the Company.

The mortgage loan (7) at the end of the period was used for the Company's daily operations. The loan term is from August 29, 2025 to August 28, 2028, and the collateral is the Company's own commercial property assets.

At the end of the period, the credit loans were used for the Company to repay loans from the related companies and for the daily operations of its subsidiaries.

Other explanations, including interest rate range:

44. Bonds payable

(1) Bonds payable

Unit: RMB

Item	Ending balance	Beginning balance
Bonds payable	548,187,500.00	0.00
Interest payable on bonds not yet due	1,103,317.25	
Less: Bonds payable due within one year	-1,054,166.67	
Total	548,236,650.58	0.00

(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
25 SZPRD 01 (134664.SZ)	550,000,000.00	2.30%	2025/11/27	3 years	550,000,000.00		550,000,000.00	1,103,317.25	1,812,500.00			549,290,817.25	No
Total					550,000,000.00		550,000,000.00	1,103,317.25	1,812,500.00			549,290,817.25	

(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:

45. Lease liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Lease payments	24,820,172.10	21,312,666.88
Less: Unrecognized financing expenses	-1,319,253.70	-2,180,791.76
Less: Lease liability maturing within one year	-12,898,090.94	-8,042,802.55
Total	10,602,827.46	11,089,072.57

Other explanations:

46. Long-term payables

Unit: RMB

Item	Ending balance	Beginning balance
Long-term payables	399,470,977.78	399,749,550.00
Total	399,470,977.78	399,749,550.00

(1) Presentation of long-term payables by nature of payment

Unit: RMB

Item	Ending balance	Beginning balance
Sale and leaseback financing funds	399,870,977.78	400,149,550.00
Less: Long-term payables due within one year	-400,000.00	-400,000.00
Total	399,470,977.78	399,749,550.00

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:

47. 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:

48. Estimated liabilities

Unit: RMB

Item	Ending balance	Beginning balance	Formation causes
Pending litigation	973,741.21	934,205.51	① Litigation between Basepoint and Facility Management Community ② Litigation between CPIC Shenzhen Branch and SZPRD
Total	973,741.21	934,205.51	

Other explanations, including relevant important assumptions and estimation notes of important estimated liabilities:

49. Deferred income

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance	Formation causes

Other explanations:

50. Other non-current liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Special fund for public utilities	317,468.53	537,155.06
Building structure maintenance fund	21,286,236.28	14,746,480.42
Guarantee for admission	6,553,718.18	6,660,398.31
Electrical equipment maintenance fund	4,019,415.44	4,019,415.44
Escrow maintenance fund	53,885,658.86	52,435,075.20
Co-investment capital from Guanlanbuling Project's employees	39,570,000.00	40,000,000.00
Others	3,908,000.31	8,521,004.59
Total	129,540,497.60	126,919,529.02

Other explanations:

51. 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:

52. 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:

53. 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:

54. Treasury shares

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance

Other explanations, including the increase and decrease in the current period and the reasons for the changes:

55. 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 loss	Less: income tax expenses	Attributable to parent company after tax	Attributable to minority shareholders after tax	
I. Other comprehensive income that cannot be reclassified into profit or loss	-3,064,972.70	-4,277.54				-4,277.54		-3,069,250.24
Fair value changes of investments in other equity instruments	-3,064,972.70	-4,277.54				-4,277.54		-3,069,250.24
II. Other comprehensive income to be reclassified into profit or loss later	864,617.03	-1,383,160.74				-1,383,160.74		-518,543.71
Foreign currency translation differences	864,617.03	-1,383,160.74				-1,383,160.74		-518,543.71
Total of other comprehensive income	-2,200,355.67	-1,387,438.28				-1,387,438.28		-3,587,793.95

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:

56. Special reserves

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance

Other explanations, including the increase and decrease in the current period and the reasons for the changes:

57. Surplus reserves

Unit: RMB

Item	Beginning balance	Increase in the current period	Decrease in the current period	Ending balance
Statutory surplus reserve	125,060,085.08	172,929,460.92		297,989,546.00
Discretionary surplus reserve	365,403.13			365,403.13
Total	125,425,488.21	172,929,460.92		298,354,949.13

Explanations of the surplus reserve, including the changes in the current period and the reasons for the changes:

58. Undistributed profits

Unit: RMB

Item	Current period	Previous period
Retained earnings as at the end of the previous period before the adjustment	2,561,990,778.58	3,872,586,802.17
Undistributed profits at the beginning of the period after adjustment	2,561,990,778.58	3,872,586,802.17
Plus: Net profit attributable to owners of the parent company in this period	33,885,110.58	-1,114,764,922.17
Less: Withdrawal of statutory surplus reserves	172,929,460.92	9,316,761.13
Common stock dividends payable		185,945,476.70
Others	-753,051.55	568,863.59
Undistributed profits as at the end of the period	2,423,699,479.79	2,561,990,778.58

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 RMB.
- 2) Due to the change in accounting policies, the opening undistributed profits was RMB.
- 3) Due to the correction of major accounting errors, the opening undistributed profits was RMB.
- 4) Due to the change of consolidation scope caused by the same control, the opening undistributed profits was RMB.
- 5) The total impact of other adjustments on the opening undistributed profits was RMB.

Details of using capital reserves to cover losses:

59. Operating revenue and operating costs

Unit: RMB

Item	Amount in the current period		Amount in the previous period	
	Revenue	Cost	Revenue	Cost
Primary business	2,292,305,065.27	1,732,825,933.72	2,670,640,573.12	2,249,277,554.33
Other business	90,983,184.75	4,332,788.02	63,518,310.93	736,534.00
Total	2,383,288,250.02	1,737,158,721.74	2,734,158,884.05	2,250,014,088.33

The lowest of the Company's audited total profit, net profit, and net profit attributable to the listed company's shareholders after exceptional gains and losses during the reporting period was negative.

Yes No

Unit: RMB

Item	Current year	Specific deductions	Previous year	Specific deductions
Amount of operating	2,383,288,250.02	Deduct the business revenues that are not	2,734,158,884.05	Deduct the business revenues that are not

Item	Current year	Specific deductions	Previous year	Specific deductions
revenue		related to the main business, which are mainly the temporary resettlement compensation revenues from the shed renovation project on Chuanbu Street, the revenue from the disposal of investment properties, and the consulting service revenues.		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.
Total amount of operating revenue deduction items	90,983,184.75	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 revenue from the disposal of investment properties, and the consulting service revenues.	63,518,310.93	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.
Proportion of total amount of operating revenue deduction items in operating revenue	3.82%		2.32%	
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.	90,983,184.75	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 revenue from the disposal of investment properties, and the consulting service revenues.	63,518,310.93	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.
Subtotal of business revenue not related to main business	90,983,184.75	Deduct the business revenues that are not related to the main business, which are mainly the temporary resettlement	63,518,310.93	Deduct the business revenues that are not related to the main business, which are mainly the temporary resettlement

Item	Current year	Specific deductions	Previous year	Specific deductions
		compensation revenues from the shed renovation project on Chuanbu Street, the revenue from the disposal of investment properties, and the consulting service revenues.		compensation revenues from the shed renovation project on Chuanbu Street, the demolition compensation revenues of Fengherili, and the consulting service revenues.
II. Revenue without commercial substance				
Subtotal of revenue without commercial substance	0.00	No deductions in 2025	0.00	No deductions in 2024
III. Other revenue not related to the main business or without commercial substance	0.00	No deductions in 2025	0.00	No deductions in 2024
Operating revenue after deduction	2,292,305,065.27	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 revenue from the disposal of investment properties, and the consulting service revenues.	2,670,640,573.12	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.

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	2,383,288,250.02	2,734,158,884.05					2,383,288,250.02	2,734,158,884.05
Including:								
Real estate	566,898,152.30	352,384,575.15					566,898,152.30	352,384,575.15
Property management	1,637,200,390.78	1,302,960,305.27					1,637,200,390.78	1,302,960,305.27
Asset operation	179,189,706.94	81,813,841.32					179,189,706.94	81,813,841.32
Classification by business area								
Including:								
Shenzhen	1,971,201,6	1,357,559,8					1,971,201,6	1,357,559,8

Contract classification	Division 1		Division 2				Total	
	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs
area	05.30	53.21					05.30	53.21
Other areas	412,086,644.72	379,598,868.53					412,086,644.72	379,598,868.53
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

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 RMB711,605,295.76, of which RMB118,980,813.13 was expected to be recognized as revenue in 2026, RMB591,572,314.95 was expected to be recognized as revenue in 2027, and RMB1,052,167.68 was expected to be recognized as revenue in 2028 and thereafter.

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	341,553,547.71
2	SZPRD · Covered Bridge International	88,109,996.19
3	SZPRD · Golden Ling Holiday	64,177,679.95
4	SZPRD · Royal Garden Phase A	6,316,400.00
5	SZPRD · Junfeng Lishe	786,357.80

60. Taxes and surcharges

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Consumption tax	6,291.87	
Urban maintenance and construction tax	5,208,679.81	4,422,844.05
Education surcharge	2,342,021.57	1,906,313.24
Property taxes	10,577,341.65	10,869,473.40
Land use taxes	2,171,596.35	2,135,524.88
Local education surtax	1,511,980.24	1,271,801.53
Land value increment tax	97,810,077.36	64,009,266.08
Other taxes	2,951,060.82	2,296,727.51
Total	122,579,049.67	86,911,950.69

Other explanations:

61. G&A expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Employee compensation	186,414,398.29	214,830,675.48
Administrative office expenses	7,012,475.87	22,204,967.59
Amortization and depreciation cost of assets	20,378,838.93	26,963,578.43
Litigation costs	1,149,616.30	808,759.23
Others	22,780,874.82	19,625,121.01
Total	237,736,204.21	284,433,101.74

Other explanations:

62. Selling and distribution expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Intermediary agency fees	29,725,284.46	9,576,621.10
Consulting and sales service fees	3,326,938.58	7,170,279.84
Advertising and publicity expenses	4,573,754.26	8,545,172.46
Employee compensation	14,361,929.61	10,375,132.31
Others	12,529,228.90	8,328,779.70
Total	64,517,135.81	43,995,985.41

Other explanations:

63. R&D expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Employee compensation	4,714,388.56	4,816,649.05
Depreciation and amortization cost	27,532.62	28,482.42
Others	100,501.10	506,676.97
Total	4,842,422.28	5,351,808.44

Other explanations:

64. Financial expenses

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Interest expenses	123,346,936.11	68,401,770.57
Interest income	-13,758,946.05	-31,389,808.25
Profit or loss on exchange	98,842.17	778,902.74
Service fee and others	4,045,670.13	3,252,783.69
Total	113,732,502.36	41,043,648.75

Other explanations:

65. Other income

Unit: RMB

Source of other income	Amount in the current period	Amount in the previous period
Government subsidies related to revenue	13,361,936.00	3,059,786.92
Refund of service fee for withholding individual income tax	317,207.84	314,568.77
Additional deduction of value-added tax input	-80,226.78	-834,439.22
Refund of value-added tax	846,762.80	2,021,797.08
Total	14,445,679.86	4,561,713.55

66. Net gain on exposure hedges

Unit: RMB

Item	Amount in the current period	Amount in the previous period
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Other explanations:

67. 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
Financial assets held for trading	1,765,714.20	0.00
Total	1,765,714.20	0.00

Other explanations:

68. 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	930,705.77	184,223,509.99
Investment income from disposal of long-term equity investments		1,450,000.00
Gain on restructuring of debt		-54,026.93
Total	930,705.77	185,619,483.06

Other explanations:

69. Credit loss

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Losses from bad debts of accounts receivable	-403,131.70	-9,475,193.14
Bad debt loss of other receivables	-6,894,523.64	-353,613,204.14
Total	-7,297,655.34	-363,088,397.28

Other explanations:

70. 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	-2,859.74	-1,036,113,360.07
X. Losses from impairment of goodwill	-5,004,983.08	0.00
Total	-5,007,842.82	-1,036,113,360.07

Other explanations:

71. 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)	30,652.60	-10,823.66
Gains on disposal of right-of-use assets ("-" for losses)	114,084.75	98,669.52
Total	144,737.35	87,845.86

72. 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 exchange of non-monetary assets	8,750.34	240.00	8,750.34
Confiscated income	12,744,961.31	544,705.46	12,744,961.31
Gains from unclaimed payables	2,203,044.85		2,203,044.85
Others	742,319.20	522,860.11	742,319.20
Total	15,699,075.70	1,067,805.57	15,699,075.70

Other explanations:

73. 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
Losses from exchange of non-monetary assets	288,388.15	187,340.31	288,388.15
Donations made		8,000.00	
Litigation expenses		1,879,644.55	
Extraordinary losses	167,812.70	4,000.00	167,812.70
Penalties and late fees	275,497.83	372,270.64	275,497.83
Others	958,754.13	5,904,708.99	958,754.13
Total	1,690,452.81	8,355,964.49	1,690,452.81

Other explanations:

74. 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	62,101,702.19	50,805,402.42
Deferred tax expenses	54,917,126.01	42,525,748.58
Total	117,018,828.20	93,331,151.00

(2) Adjustment process of accounting profits and income tax expenses

Unit: RMB

Item	Amount in the current period
Total profits	121,712,175.86
Income tax expenses calculated at statutory/applicable tax rate	30,428,043.97
Influence of different tax rates applicable to subsidiaries	-1,850,420.90
Influence of adjustments to the income tax for the prior years	3,136,963.45
Influence of non-taxable income	-232,676.44
Influence of nondeductible costs, expenses and losses	1,121,121.88
Influence of deductible losses on the use of preliminarily unrecognized deferred tax assets in previous periods	-13,193,080.98
Effect of deductible temporary differences or deductible losses from deferred tax assets unrecognized in the current period	98,335,240.56
Tax impact of the addition for the deduction of R&D expenses ("- " for losses)	-726,363.34
Income tax expenses	117,018,828.20

Other explanations:

75. Other comprehensive income

For details, see Note VII. 55.

76. 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	48,515,441.84	278,508,648.94
Interest income received	13,703,905.69	40,033,974.92
Net amount of various deposits, guarantees and special funds received	103,036,361.31	102,896,047.58

Item	Amount in the current period	Amount in the previous period
Government grants received	8,111,343.93	3,059,786.92
Other miscellaneous funds received	70,773,513.68	45,871,591.13
Decrease in restricted funds the current period	2,650,478.47	12,490,938.87
Total	246,791,044.92	482,860,988.36

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	31,516,679.61	39,111,851.22
Selling and distribution expenses paid in cash	66,056,697.44	18,208,447.58
Net amount of various payments and receipts on behalf of others such as paid utilities	95,117,668.76	170,693,541.68
Other miscellaneous funds paid	171,117,809.25	130,134,090.94
Increase in restricted funds in the current period	683,533.00	3,570,155.21
Total	364,492,388.06	361,718,086.63

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
Net cash received from disposal of fixed assets, intangible assets and other long-term assets	65,095,861.85	55,903,425.50
Recovery of time deposits	57,412,000.00	
Total	122,507,861.85	55,903,425.50

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	74,132,898.98	57,412,000.00
Purchase of funds	300,000,000.00	
Total	374,132,898.98	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
Issuance of bonds	548,981,500.00	
Total	548,981,500.00	0.00

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	13,894,308.11	16,584,505.64
Cash consideration paid by the combining party of business combination under common control on the combination date	136,518.90	568,863.59
Amount paid for sale and leaseback	18,624,887.50	18,693,137.50
Other miscellaneous funds paid	2,446,730.24	1,368,000.00
Total	35,102,444.75	37,214,506.73

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 borrowings and long-term borrowings	5,443,739,963.35	4,529,513,359.21	240,471,254.09	2,231,788,398.65		7,981,936,178.00
Bonds payable		548,981,500.00	1,103,317.25	794,000.00		549,290,817.25
Lease liabilities	19,131,875.12		18,263,351.39	13,894,308.11		23,500,918.40
Long-term payables	400,149,550.00		18,346,315.28	18,624,887.50		399,870,977.78
Total	5,863,021,388.47	5,078,494,859.21	278,184,238.01	2,265,101,594.26		8,954,598,891.43

(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

77. 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	4,693,347.66	-1,287,143,724.11
Plus: provision for assets impairment	12,305,498.16	1,399,201,757.35
Depreciation of fixed assets, depletion of oil and gas assets, depreciation of productive biological assets	42,321,897.41	51,987,250.80
Depreciation of right-of-use assets	12,985,495.03	13,691,114.95
Amortization of intangible assets	396,004.78	418,235.75
Amortization of long-term deferred expenses	8,616,446.00	8,903,786.44
Losses from disposal of fixed assets, intangible assets and other long-term assets ("-" for gains)	-144,737.35	-87,845.86
Losses on write-off of fixed assets ("-" for gains)	279,637.81	187,580.31
Losses from changes in fair value ("-" for gains)	-1,765,714.20	
Financial expenses ("-" for gains)	126,667,175.62	68,369,233.02
Investments losses ("-" for gains)	-930,705.77	-185,619,483.06

Supplementary information	The current period	Amount in previous period
Decreases in deferred tax assets ("-" for increases)	1,019,483,198.12	44,287,863.94
Increase in deferred tax liabilities ("-" for decreases)	1,872,137.48	-1,762,115.35
Decreases in inventories ("-" for increases)	-256,518,426.29	-495,134,772.53
Decreases in operating receivables ("-" for increases)	26,062,914.30	-79,181,787.39
Increases in operating payables ("-" for decreases)	-3,082,393,830.39	-962,115,268.78
Others		
Net cash flows from operating activities	-2,086,069,661.63	-1,423,998,174.52
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	2,042,045,384.98	1,610,799,884.30
Less: beginning balance of cash	1,610,799,884.30	2,733,139,135.12
Plus: ending balance of cash equivalents		
Less: beginning balance of cash equivalents		
Net increase in cash and cash equivalents	431,245,500.68	-1,122,339,250.82

(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	2,042,045,384.98	1,610,799,884.30
Including: cash on hand	7,741.04	10,705.64
Unrestricted bank deposits	2,040,335,431.24	1,610,628,980.11
Other unrestricted monetary funds	1,702,212.10	160,198.55
III. Ending balance of cash and cash equivalents	2,042,045,384.98	1,610,799,884.30
Including: cash and cash equivalents with restricted use right by parent company or subsidiaries of the Group	82,297,671.21	67,316,759.82

(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 Lake City Project	306,932,570.99	222,638,954.72	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 Shenyang Digital Intelligent City Project	2,976,937.58	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.
Pre-sale funds of Guangming Yutang Shangfu Project	0.00	249,758,757.74	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	309,909,508.57	472,397,712.46	

(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
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Other explanations:

(7) Notes on other significant activities**78. 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

79. 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			73,545,083.29
Including: USD	120,000.00	7.0288	843,456.00
EUR			
HKD	68,456,880.28	0.9032	61,831,623.41
VND	40,559,716,029.00	0.000268	10,870,003.88
Accounts receivable			
Including: USD			
EUR			
HKD			
VND	16,926,227,486.00	0.000268	4,536,229.01
Long-term borrowings			
Including: USD			
EUR			
HKD			
Prepayment			35,326.36
Including: USD			
VND	30,539,568.00	0.0002680	8,184.60
HKD	30,050.00	0.9032	27,141.76
Other receivables			5,121,632.59
Including: USD			
VND	851,129,966.00	0.0002680	228,102.83
HKD	5,417,871.35	0.9032	4,893,529.76
Accounts payable			1,215,563.87
Including: USD			

VND	4,346,953,546.00	0.0002680	1,164,983.55
HKD	56,000.00	0.9032	50,580.32
Other payables			5,268,205.47
Including: USD			
VND	4,249,024,141.00	0.0002680	1,138,738.47
HKD	4,571,939.28	0.9032	4,129,467.00

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	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

80. 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	4,092,451.87
Low-value lease expenses	
Variable lease payments not included in the measurement of lease liabilities	
Total	4,092,451.87

The total cash outflow related to leases for the current year (including the portion measured as lease liabilities, the simplified short-term lease expenses and low-value asset lease expenses, and the sale-and-leaseback portion) was RMB 36,611,647.48.

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	179,189,706.94	
Total	179,189,706.94	

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	131,345,799.05	110,941,561.06
The Second year	92,600,290.28	77,676,433.74
The Third year	63,579,624.06	56,801,516.42
The Fourth year	42,681,268.05	37,483,824.97
The Fifth year	30,994,695.92	24,132,445.44
Total undiscounted lease receipts after five years	9,900,601.74	15,978,340.37

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

81. Data resources

Not applicable

82. Others

VIII. R&D expenditures

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Personnel expenses	4,714,388.56	4,816,649.05
Depreciation and amortization expenses	27,532.62	28,482.42

Others	100,501.10	506,676.97
Total	4,842,422.28	5,351,808.44
Including: expensed R&D expenditures	4,842,422.28	5,351,808.44

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

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

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

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 of 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, Huiheng Development Co., Ltd., completed its cancellation registration on April 3, 2025.

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 ITC Changsheng Real Estate Development Co., Ltd.	20,000,000.00	Dongguan City	Dongguan City	Real estate development and operation	100.00%		Establishment
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 Guomaomei Life Service Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Establishment
Shandong Shenzhen International Trade Center	5,000,000.00	Jinan	Jinan	Property management		100.00%	Establishment

Name of subsidiaries	Registered capital	Main premise	Registration place	Business nature	Shareholding ratio		Method of acquisition
					Direct	Indirect	
Property Management Co., Ltd.							
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 Guomao Catering Co., Ltd.	2,000,000.00	Shenzhen	Shenzhen	Catering services		100.00%	Establishment
Shenzhen Property Engineering and Construction Supervision Co., Ltd.	3,000,000.00	Shenzhen	Shenzhen	Engineering supervision services	100.00%		Establishment
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 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

Name of subsidiaries	Registered capital	Main premise	Registration place	Business nature	Shareholding ratio		Method of acquisition
					Direct	Indirect	
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 Co., Ltd.	20,000,000.00	Shenzhen	Shenzhen	Real estate leasing operation		100.00%	Business combinations under common control
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	Property 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 Education	4,985,610.00	Shenzhen	Shenzhen	Real estate leasing		100.00%	Business combinations

Name of subsidiaries	Registered capital	Main premise	Registration place	Business nature	Shareholding ratio		Method of acquisition
					Direct	Indirect	
Industry Co., Ltd.				operation			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 Co., Ltd.	1,000,000.00	Shenzhen	Shenzhen	Property management		100.00%	Business combinations under common 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	10,000,000.00	Shenzhen	Shenzhen	Construction and installation		100.00%	Business combinations under common

Name of subsidiaries	Registered capital	Main premise	Registration place	Business nature	Shareholding ratio		Method of acquisition
					Direct	Indirect	
Service Co., Ltd.							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

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
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Shenzhen Rongyao Real Estate Development Co., Ltd.	31.00%	-31,294,351.14		-170,466,250.94
Yangzhou Wuhe Real Estate Co., Ltd.	33.00%	-692,222.96		-40,455,251.52

Notes to the differences between the shareholding ratios by minority shareholders in subsidiaries and the corresponding voting ratios:

Other explanations:

(3) Key financial information of 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.	7,296,881,676.92	90,323,283.90	7,387,204,960.82	7,936,333,402.25	762,466.47	7,937,095,868.72	6,725,051,372.49	140,217,499.61	6,865,268,872.10	3,821,045,512.12	3,493,164,972.23	7,314,210,484.35
Yangzhou Wuhe Real Estate Co., Ltd.	1,635,161,182.59	215,155.85	1,635,376,338.44	1,511,198,139.38	246,769,870.34	1,757,968,009.72	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

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.		-100,949,295.65	-100,949,295.65	3,336,247,191.84		-425,822,985.60	-425,822,985.60	-231,418,503.15
Yangzhou Wuhe Real Estate Co., Ltd.		-2,097,645.34	-2,097,645.34	64,620,767.91		-135,982,753.53	-135,982,753.53	-294,336,494.28

Other explanations:

(4) Significant restrictions on the use of assets of the Group by subsidiaries and liquidation of debts of the Group

(5) Financial support or other supports provided to structured entities included into the scope of consolidated financial statements

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

(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 joint ventures 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 of 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	489,921,347.59	56,331,457.00	611,947,126.30	57,343,010.43
Including: cash and cash equivalents	91,412,909.55	28,913,566.97	214,143,035.38	36,335,565.40
Non-current assets	11,838.69	31,676.49	284,847.56	44,161.33
Total assets	489,933,186.28	56,363,133.49	612,231,973.86	57,387,171.76
Current liabilities	25,039,956.54	30,130,956.02	147,518,773.45	29,195,202.15
Non-current liabilities		16,853,016.59		16,713,827.17
Total liabilities	25,039,956.54	46,983,972.61	147,518,773.45	45,909,029.32
Minority interests				
Equity attributable to shareholders of the parent company	464,893,229.74	9,379,160.88	464,713,200.41	11,478,142.44
Net asset share calculated based on shareholding ratio	232,446,614.87	4,689,580.44	232,356,600.21	5,739,071.22
Adjusted matters				
-- Goodwill				
-- unrealized profit of internal transactions				
-- Others				
Book value of equity investment in joint ventures	232,446,615.63	4,689,580.45	232,356,600.97	5,739,071.23
Fair value of equity investments in joint ventures with publicly quoted prices				
Operating revenue	9,544,127.63	12,281,629.12	4,795,838.23	11,355,950.99
Financial expenses	-73,491.22	-1,062,195.08	-50,468.13	-430,563.58
Income tax expenses	7,664,619.18		122,861,946.86	
Net profit	180,029.33	-2,098,981.56	368,581,564.93	-2,623,732.21
Net profit from discontinued operations				
Other comprehensive income				
Total comprehensive	180,029.33	-2,098,981.56	368,581,564.93	-2,623,732.21

	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
income				
Dividends received from joint ventures during the year				

Other explanations:

(3) Key financial information of significant associates

Unit: RMB

	Ending balance/amount incurred in the current period	Beginning balance/amount incurred in previous period
	China Construction Science And Industry Corporation LTD	China Construction Science And Industry Corporation LTD
Current assets	283,525,967.43	292,106,487.07
Non-current assets	298,963,156.58	88,143,320.13
Total assets	582,489,124.01	380,249,807.20
Current liabilities	297,287,838.30	173,994,765.30
Non-current liabilities	72,191,241.06	20,359,252.41
Total liabilities	369,479,079.36	194,354,017.71
Minority interests		
Equity attributable to shareholders of the parent company	213,010,044.65	185,895,789.49
Net asset share calculated based on shareholding ratio	21,301,004.47	18,589,578.95
Adjusted matters		
-- Goodwill		
-- unrealized profit of internal transactions		
-- Others		
Book value of equity investments in associates	31,866,381.31	30,092,133.32
Fair value of equity investments in associates with publicly quoted prices		
Operating revenue	335,646,878.39	260,448,745.66
Net profit	18,901,818.83	12,445,936.25
Net profit from discontinued operations		
Other comprehensive income		
Total comprehensive income	18,901,818.83	12,445,936.25
Dividends received from associates during the year	115,933.90	93,455.02

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

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

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	13,361,936.00	3,059,786.92

Other explanations:

XII. Risks associated with financial instruments

1. Various risks arising from financial instruments

The Company's main financial instruments include cash and cash equivalents, accounts receivable, other receivables, other current assets, investments in other equity instruments, accounts payable, other payables, short-term borrowings, non-current liabilities due within one year, long-term borrowings, bonds payable, lease liabilities, and long-term payables. Details of each financial instrument have been disclosed in the relevant notes. The risks related to these financial instruments and the risk management policies adopted by the Company to mitigate these risks are described below. The Company's management manages and monitors these exposures to ensure that the risks are controlled within certain limits.

(1) Risk management objectives and policies

The main risks arising from the Company's financial instruments are credit risk, liquidity risk, and market risk (including foreign exchange rate risk, interest rate risk, and commodity price risk).

The Company's goal in risk management is to strike an appropriate balance between risk and return, minimize the negative impact of risk on the Company's operating performance, and maximize the benefits of shareholders and other equity investors. Based on this risk management objective, the Company's basic risk management strategy is to determine and analyze various risks faced by the company, establish an appropriate risk tolerance bottom line and risk management, and timely and reliable supervision of various risks, to control the risk within the limited scope.

The Company diversifies the risks of financial instruments through appropriate diversified investments and business portfolios, and reduces risk concentrated on a single industry, a specific region, or a specific counterparty by formulating appropriate risk management policies.

a. 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, 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 and other 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 36.69% of the Company's total accounts receivable (2024: 49.49%); in the Company's other receivables, the other receivables of the top five companies in arrears accounted for 86.79% (2024: 86.94%) of the total other receivables of the Company.

b. 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:				
Short-term borrowings and long-term	92,034.54	351,081.68	3,124.73	446,240.95

Item	Ending balance			
	Within 1 year	Within 1 to 3 years	More than 3 years	Total
borrowings				
Accounts payable	87,564.30			87,564.30
Other payables	118,928.51		1,220.27	120,148.78
Non-current liabilities maturing within one year	386,523.53			386,523.53
Other current liabilities (excluding deferred income)	5,888.61			5,888.61
Bonds payable		54,823.67		54,823.67
Lease liabilities		1,269.78	538.98	1,808.76
Long-term payables		39,947.10		39,947.10
Total financial liabilities and contingent liabilities	690,939.49	447,122.23	4,883.98	1,142,945.70

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:				
Short-term borrowings and long-term borrowings	18,241.68	459,942.67	34,740.89	512,925.24
Accounts payable	104,309.23			104,309.23
Other payables	121,914.87		1,220.27	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	299,475.02	505,684.52	36,902.69	842,062.23

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.

c. 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		
Including: short-term borrowings	44,945.82	19,016.55
Long-term borrowings maturing within one year	385,088.31	49,825.99
Long-term borrowings	368,159.49	475,531.46
Total	798,193.62	544,374.00

At the end of the period, if the interest rate on floating-rate borrowings increases or decreases by 25 basis points while other factors remain unchanged, the Company's net profit and shareholders' equity will decrease or increase by approximately RMB 231,300 (end of last year: RMB 126,300).

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.

d. 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: RMB10,000):

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	418.00	387.01	6,675.23	6,640.79
VND	230.37	283.75	1,564.25	1,390.38
USD			84.35	86.26
Total	648.37	670.76	8,323.83	8,117.43

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.

At the end of the period, for the Company's cash and cash equivalents denominated in foreign currencies, assuming that the RMB appreciates or depreciates by 10% against foreign currencies (mainly against HKD, VND, and USD) while other factors remain unchanged, the Company's shareholders' equity and net profit will both increase or decrease by approximately RMB 5,756,600 (end of last year: approximately RMB 7,011,200).

(2) Capital management

The objective of the Company's capital management policy is to ensure that the Company can continue as a going concern, thereby providing returns for shareholders and benefiting other stakeholders, while maintaining an optimal capital structure to reduce the cost of capital.

To maintain or adjust the capital structure, the Company may adjust financing methods, adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares and other equity instruments, or sell assets to reduce the debt.

The Company monitors its capital structure based on the debt-to-asset ratio (i.e., total liabilities divided by total assets). At the end of the period, the Company's debt-to-asset ratio was 79.04% (end of last year: 78.88%).

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	--	--	--	--
(I) Financial assets held for trading		301,765,714.20		301,765,714.20
(III) Investments in other equity instruments	567,317.70			567,317.70
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 of important parameters**

5. The information of 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 33,586,000,000.00	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
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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 Qianhai Advanced Information Service Co., Ltd.	Related parties of the minority shareholders of the subsidiary Rongyao Real Estate
Shenzhen Tian'an International Building Property Management Co., Ltd.	Joint ventures of the Company
Shenzhen Property Jifa Warehousing Co., Ltd.	Joint ventures of the Company
Shenzhen Wufang Ceramic Industry Co., Ltd.	Associates 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 Business Management Co., Ltd.	Subsidiary of a subsidiary (under 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 (Group) 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 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)

Other related parties	Relationship between other related parties with the COOEC
Shenzhen Security Service Co., Ltd.	Subsidiary of 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 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 Hotel 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 Leaguer Education Co., Ltd.	Subsidiary of a subsidiary (under 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 Shenfang 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 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

Other related parties	Relationship between other related parties with the COOEC
Shenzhen Tianjun Biotechnology Development Co., Ltd.	Subsidiary of a subsidiary (under 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 Eternal Asia Supply Chain Management 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 Native Produce & Animal By-products & Tea I/E 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 Baolong Biological Innovation Investment and Development Co., Ltd.	Subsidiary of a subsidiary (under 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 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-subsidiary of the parent company
Shenzhen Infinova Smart Park Technology Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Hong Kong HOI PAN Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Haitian Building Property Development Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
China Shenzhen Foreign Trade (Group) Company Limited	Wholly-owned subsidiary of the parent company
Shenzhen Investment Building Hotel Co., Ltd.	Wholly-owned sub-subsidiary of the parent company
Shenzhen Urban Construction Mingyuan Industrial Co., Ltd.	Wholly-owned sub-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	Content of 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	2,665,639.27			2,647,109.23
Shenzhen Credit Guarantee Group Co., Ltd.	Guarantee fee				56,133.53
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Management service fee	4,454,395.00			4,494,794.36
Shenzhen Light Industrial Products Import and Export Co., Ltd.	Catering services	13,962.00			23,692.08
Shenzhen Security Service Co., Ltd.	Property service fee	198,000.00			
Shenzhen Legal Training Center Co., Ltd.	Training expenses	119,565.06			100,223.49
Shenzhen Guohui Hotel Co., Ltd.	Property service fee	4,445,618.29			
Shenzhen General Institute of Architectural Design and Research Co., Ltd.	Project architectural design services	2,928,196.42	5,315,400.00		4,207,808.07
Shenzhen Leaguer Education Co., Ltd.	Training expenses	360,205.57			
Shenzhen Southern Certification Co., Ltd.	Certification fee	42,452.83			
Shenzhen Shenda Credit Enhancement Financing Guarantee Co., Ltd.	Guarantee fee				274,886.79
Shenzhen Shenfubao (Group) Co., Ltd.	Catering services	611,516.00			541,145.00
Shenzhen Water Planning & Design Institute Co., Ltd.	Consulting service fees	56,603.77			
Shenzhen Tefa Port Service Co., Ltd.	Property service fee	260,946.17			276,742.05
Shenzhen Tianjun Biotechnology Development Co., Ltd.	Green plant maintenance service	2,592.45			75,068.65

Related party	Content of related party transactions	Amount in the current period	Approved transaction quota	Whether the transaction quota is exceeded	Amount in the previous period
Shenzhen Cultural Enterprise Development Co., Ltd.	Activity fee	21,138.94			74,964.34
Shenzhen Etong Digital Innovation and Development Co., Ltd.	Catering services				31,794.69
Shenzhen Eternal Asia Supply Chain Management Ltd.	Catering services	21,196.46			
Shenzhen Tianjun Industrial Co., Ltd.	Compensation for relocation				70,296.23
Shenzhen Tianjun Industrial Co., Ltd.	Catering services	9,312.00			
Shenzhen Tianjun Investment Development Co., Ltd.	Green plant maintenance service	183,808.09			52,638.20
Shenzhen Native Produce & Animal By-products & Tea I/E Co. Ltd.	Activity fee	59,325.00			
Shenzhen Bay Technology Development Co., Ltd.	Management service fee	65,019,674.57	61,201,000.00		62,382,807.01
Shenzhen Infinova Information Technology Co., Ltd.	Intelligent project funds	11,100.00			
China Shenzhen Foreign Trade (Group) Company Limited	Management service fee				101,850.10

Sales of goods/ rendering of services

Unit: RMB

Related party	Content of related party transactions	Amount in the current period	Amount in the previous period
Chengdu Zunxi Land Co., Ltd.	Property service fee	1,865,053.26	3,480,160.55
Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	Property service fee	3,015,849.04	3,098,470.59
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Property service fee	392,403.00	295,724.00
Guoren P&C Insurance Co., Ltd.	Property service fee	1,292,668.37	325,538.86
Hebei Shenbao Business Management Co., Ltd.	Property service fee	1,657,323.45	

Related party	Content of related party transactions	Amount in the current period	Amount in the previous period
Hebei Shenbao Investment Development Co., Ltd.	Project funds	2,764,543.00	44,233,142.45
Hebei Shenbao Investment Development Co., Ltd.	Property service fee	19,474,052.06	11,892,865.89
Kunpeng Industrial Source Innovation Center (Shenzhen) Co., Ltd.	Property service fee	728,119.78	1,339,304.96
Shantou Huafeng Real Estate Development Co., Ltd.	Property service fee	2,279,947.53	2,249,598.90
Shantou Hualin Real Estate Development Co., Ltd.	Property service fee	18,794.39	35,320.76
Subsidiaries of Shenzhen Investment Holdings	Catering services	49,320.80	88,079.06
Shenzhen Chuangke Development Co., Ltd.	Property service fee	7,849,483.51	5,317,675.30
Shenzhen Credit Guarantee Group Co., Ltd.	Property service fee	4,237,119.44	4,217,529.68
Shenzhen High-tech Zone Development and Construction Co., Ltd.	Property service fee	2,606,207.12	2,521,098.97
Shenzhen Petrel Hotel Co., Ltd.	Property service fee	453,396.24	
Shenzhen Convention and Exhibition Center Management Co., Ltd.	Property service fee	13,330,166.12	12,406,466.64
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Project funds	133,675.95	
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Property service fee	7,196,064.40	3,717,334.17
Shenzhen Talent Recruitment International (Group) Co., Ltd.	Property service fee	333,240.97	443,957.91
Research Institute of Tsinghua University in Shenzhen	Property service fee	2,381,629.15	2,217,409.49
Shenzhen Total Logistics Service Co., Ltd.	Property service fee	2,923,946.63	2,936,775.96
Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Park Operation and Development Co., Ltd.	Property service fee	20,981,477.63	13,318,956.64
Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	Project funds	3,035,991.92	
Shenzhen Shenzhen-Hong Kong Science and Technology Innovation	Property service fee	10,070,896.13	2,710,293.10

Related party	Content of related party transactions	Amount in the current period	Amount in the previous period
Cooperation Zone Development Co., Ltd.			
Shenzhen Shenshan Special Cooperation Zone Shenzhen Investment Holdings Investment Development Co., Ltd.	Property service fee	2,287,117.51	2,099,868.10
Shenzhen Baoshi Real Estate Co., Ltd.	Property service fee	6,840,220.54	3,612,660.76
Shenzhen Chenglong Real Estate Development Co., Ltd.	Property service fee	1,629,711.29	1,734,921.21
Shenzhen Urban Construction and Development (Group) Co., Ltd.	Property service fee	205,415.09	273,886.79
Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Project funds	1,269,635.80	-206,798.79
Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Property service fee	1,628,878.28	664,132.17
Shenzhen Fubao Park Operation Co., Ltd.	Project funds	69,473.85	184,939.45
Shenzhen Fubao Park Operation Co., Ltd.	Property service fee		18,301.58
Shenzhen High-tech Zone Investment and Development Group Co., Ltd.	Property service fee	18,851.92	125,538.20
Shenzhen Environmental Technology Group Co., Ltd.	Supervision service fee		141,509.43
Shenzhen Environmental Technology Group Co., Ltd.	Property service fee	5,141,483.43	5,583,897.63
Shenzhen Environmental Engineering Science and Technology Center Co., Ltd.	Property service fee	566,875.99	
Shenzhen Southern Certification Co., Ltd.	Property service fee	74,213.21	74,269.81
Shenzhen Shenfeng Chuanqi Real Estate Development Co., Ltd.	Commercial service fee	750,000.00	
Shenzhen Shenfeng Chuanqi Real Estate Development Co., Ltd.	Property service fee	1,572,089.22	266,161.65
Shenzhen Properties Group Longgang Development Co., Ltd.	Property service fee	366,311.14	382,009.37
Shenzhen Shenfubao (Group) Tianjin Industrial	Property service fee	1,334,719.77	818,633.95

Related party	Content of related party transactions	Amount in the current period	Amount in the previous period
Development Co., Ltd.			
Shenzhen Shenfubao (Group) Tianjin Investment and Development Co., Ltd.	Property service fee	7,469,518.65	7,403,142.51
Shenzhen Shenfubao (Group) Co., Ltd.	Project funds	121,800.16	
Shenzhen Shenfubao (Group) Co., Ltd.	Property service fee	2,953,668.31	4,458,923.38
Shenzhen Shenfubao East Investment and Development Co., Ltd.	Project funds	23,477.06	
Shenzhen Shenfubao East Investment and Development Co., Ltd.	Property service fee	767,227.46	605,151.13
Shenzhen Shentou Property Development Co., Ltd.	Property service fee	26,490.57	52,981.13
Shenzhen Shenyue United Investment Co., Ltd.	Property service fee	4,785,796.84	3,656,843.68
Shenzhen Special Zone Literature Magazine Co., Ltd.	Property service fee	34,256.64	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	28,178,916.27	5,279,580.87
Shenzhen Investment Holdings Co., Ltd.	Project funds	-12,137.73	3,667,431.09
Shenzhen Investment Holdings Co., Ltd.	Supervision service fee	155,660.38	
Shenzhen Investment Holdings Co., Ltd.	Property service fee	7,911,174.24	7,242,745.72
Shenzhen Wancheng Logistics Co., Ltd.	Project funds		451,416.98
Shenzhen Cultural Enterprise Development Co., Ltd.	Property service fee	323,718.87	372,727.92
Renaissance Shenzhen Bay Hotel Branch of Shenzhen Continental Hotel Management Co., Ltd.	Property service fee	283,018.87	283,018.87
Courtyard by Marriott Shenzhen Bay Branch of Shenzhen Continental Hotel Management Co., Ltd.	Property service fee	188,679.28	188,679.28
Shenzhen Xingye Transportation Co., Ltd.	Property service fee	33,027.52	27,522.94
Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	Property service fee	804,956.22	658,180.89

Related party	Content of related party transactions	Amount in the current period	Amount in the previous period
Shenzhen Bay Baolong Biological Innovation Investment and Development Co., Ltd.	Property service fee	2,252,056.95	
Shenzhen Bay Technology Development Co., Ltd.	Property service fee	76,239,227.65	77,800,192.88
Shenzhen Bay Area Urban Construction and Development Co., Ltd.	Property service fee	1,860,384.10	1,996,166.98
Shenzhen Xiangmi International Exchange Center Development Co., Ltd.	Property service fee	3,029,758.14	2,408,563.82
Shenzhen Silver Lake Convention Center (Hotel) Co., Ltd.	Project funds	233,119.27	337,614.68
Shenzhen Silver Lake Convention Center (Hotel) Co., Ltd.	Supervision service fee	43,867.92	
Shenzhen Infinova Limited	Property service fee		88,556.50
Shenzhen Infinova Smart Park Technology Co., Ltd.	Consulting service fees		101,581.14
China Shenzhen Foreign Trade (Group) Company Limited	Property service fee	3,261,063.09	3,053,234.14
Shenzhen Haitian Building Property Development Co., Ltd.	Property service fee	148,563.88	

Purchase or sale of goods, and rendering or receipt of labor services

(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	December 31, 2026	Market pricing	66,718,852.02
Shenzhen Shenfubao (Group) Co., Ltd.	Shenzhen Free Trade Zone Security Service Co., Ltd.	Real estate	January 01, 2025	December 31, 2025	Market pricing	766,857.32
Shenzhen	Shenzhen	Real estate	January 01,	December 31,	Market pricing	896,553.36

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
Shenfubao (Group) Co., Ltd.	Shenfubao Municipal Service Co., Ltd.		2025	2025		

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

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

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					887,194.08	844,905.00	69,473.34	33,604.31		
Shenzhen High-tech Zone Development and Construction Co., Ltd.	Investment properties	110,171.40	57,415.65				49,392.00		-422.03		
Shenzhen Special Economic	Investment properties	239,714.28	237,999.96			660,000.00	660,000.00	21,736.67	51,688.66		

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
Zone Real Estate & Properties (Group) Co., Ltd.											
Shenzhen Petrel Hotel Co., Ltd.	Investment properties		38,243.62			52,888.00	13,200.00	11,141.44	3,131.51		235,308.17
Shenzhen Shenfubao (Group) Co., Ltd.	Investment properties	179,010.00				417,328.20	470,269.80	20,159.19	41,958.61		
Shenzhen Investment Holdings Co., Ltd.	Investment properties		247,497.25			2,791,192.11	2,739,416.18	261,658.13	66,246.71	7,577,837.86	
Shenzhen Bay Technology Development Co., Ltd.	Investment properties		1,119,654.36								
Shenzhen Binjiang Industrial Co., Ltd.	Investment properties	216,184.69	303,785.70								
Hong Kong HOI PAN Development Co., Ltd.	Investment properties	192,522.96	146,234.62								
Hebei Shenbao Investment Development Co., Ltd.	Investment properties	4,320.00									

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.	3,491,331,743.56	November 27, 2019	November 20, 2026	No
Yangzhou Wuhe Real Estate Co., Ltd.	255,747,487.12	January 19, 2024	January 18, 2029	No

Shenzhen International Trade Center Property Management Co., Ltd.	680,000,000.00	August 12, 2025	August 12, 2028	No
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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
Shenzhen Shenda Credit Enhancement Financing Guarantee Co., Ltd.	16,750,000.00	March 29, 2022	March 28, 2025	Yes
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.	2,732,954.09	January 15, 2024	January 15, 2025	Yes
Shenzhen Credit Guarantee Group Co., Ltd.	1,478,768.65	March 19, 2024	March 19, 2025	Yes
Guoren P&C Insurance Co., Ltd.	440,000,000.00	May 30, 2025	May 29, 2027	No
Guoren P&C Insurance Co., Ltd.	84,682,000.00	August 27, 2025	August 26, 2028	No
Guoren P&C Insurance Co., Ltd.	73,027,582.04	January 10, 2024		No
Guoren P&C Insurance Co., Ltd.	89,983,901.50	May 22, 2023		No

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	Content of 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	6,762,600.04	10,738,322.13

(8) Other related party transactions**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	Chengdu Zunxi Land Co., Ltd.	152,296.23	4,568.89		
	Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	1,576,800.00	47,304.00	270,000.00	8,100.00
	Guoren P&C Insurance Co., Ltd.	1,182,500.00	35,475.00		
	Hebei Shenbao Business Management Co., Ltd.	1,683,401.57	50,502.05		
	Hebei Shenbao Investment Development Co., Ltd.	36,368,442.21	4,830,885.75	41,683,941.80	1,916,102.52
	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
	Shenzhen Chuangke Development Co., Ltd.	3,468,849.28	104,065.48	6,075,155.48	222,749.53
	Shenzhen Credit Guarantee Group Co., Ltd.			157,200.00	4,716.00
	Shenzhen High-tech Zone Development and Construction Co., Ltd.	854,905.02	25,647.15	2,837,150.55	85,114.52
	Shenzhen Convention and Exhibition Center Management Co., Ltd.	923,483.23	27,704.50	936,380.65	28,091.42
	Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	2,974,946.80	89,248.40	5,548,078.33	347,553.20
	Shenzhen Talent Recruitment	46,422.34	1,392.67		

Project	Related party	Ending balance		Beginning balance	
		Book balance	Provision for bad debts	Book balance	Provision for bad debts
	International (Group) Co., Ltd.				
	Research Institute of Tsinghua University in Shenzhen	62,293.13	1,868.79	73,234.71	2,197.04
	Shenzhen Total Logistics Service Co., Ltd.	230,181.30	6,905.44	466,227.00	13,986.81
	Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Park Operation and Development Co., Ltd.	10,958,996.50	328,769.90	5,572,997.25	167,189.92
	Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	5,519,350.44	165,580.51	117,000.00	3,510.00
	Shenzhen Shenshan Special Cooperation Zone Shenzhen Investment Holdings Investment Development Co., Ltd.	607,505.15	18,228.15	202,435.05	6,076.05
	Shenzhen Urban Construction and Development (Group) Co., Ltd.	217,740.00	6,532.20		
	Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	703,768.73	71,553.06	266,132.23	58,423.97
	Shenzhen Fubao Park Operation Co., Ltd.	5,548.18	166.45	42,352.90	1,270.59
	Shenzhen High-tech Zone Investment and Development Group Co., Ltd.	74,553.96	2,236.62		
	Shenzhen Haitian Building Property Development Co.,	1,600.00	48.00		

Project	Related party	Ending balance		Beginning balance	
		Book balance	Provision for bad debts	Book balance	Provision for bad debts
	Ltd.				
	Shenzhen Environmental Technology Group Co., Ltd.	2,696,526.36	80,895.79	2,837,617.82	86,245.77
	Shenzhen Jiaotongchang Station Construction and Development Co., Ltd.	500.00	15.00		
	Shenzhen Shenfubao (Group) Tianjin Industrial Development Co., Ltd.	1,132,931.65	175,625.49	1,581,956.05	175,339.45
	Shenzhen Shenfubao (Group) Tianjin Investment and Development Co., Ltd.	4,481,652.41	214,190.20	2,588,645.10	150,772.57
	Shenzhen Shenfubao (Group) Co., Ltd.	2,508,161.05	96,587.42	1,671,102.46	52,471.28
	Shenzhen Shentou Property Development Co., Ltd.	2,173,473.41	65,204.20	8,591,322.98	424,230.21
	Shenzhen Shenyue United Investment Co., Ltd.	2,187,623.78	117,559.21	3,450,150.13	123,326.68
	Shenzhen Sports Industry Group Co., Ltd.	52,490.38	1,574.71	4,402,968.12	132,089.04
	Shenzhen Sports Fashion Culture and Sports Development Co., Ltd.	3,777.44	113.32	2,429.40	72.88
	Shenzhen Sports Center Operation Management Co., Ltd.	13,143,133.25	394,294.00		
	Shenzhen Investment Holdings Co., Ltd.	4,427,162.25	205,487.27	5,588,052.61	225,329.98
	Shenzhen Wancheng Logistics Co., Ltd.			171,749.77	5,152.49
	Shenzhen Cultural Enterprise Development Co.,	360,277.84	10,808.34		

Project	Related party	Ending balance		Beginning balance	
		Book balance	Provision for bad debts	Book balance	Provision for bad debts
	Ltd.				
	Renaissance Shenzhen Bay Hotel Branch of Shenzhen Continental Hotel Management Co., Ltd.	1,672,307.44	50,169.22		
	Courtyard by Marriott Shenzhen Bay Branch of Shenzhen Continental Hotel Management Co., Ltd.	402,226.64	12,066.80		
	Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	148,995.79	4,469.87	182,228.13	5,466.84
	Shenzhen Bay Baolong Biological Innovation Investment and Development Co., Ltd.	1,105,058.18	33,151.75		
	Shenzhen Bay Technology Development Co., Ltd.	48,340,136.25	1,450,204.09	49,188,098.91	1,508,080.64
	Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.			461,923.28	13,857.70
	Shenzhen Silver Lake Convention Center (Hotel) Co., Ltd.	46,500.00	1,395.00		
	Shenzhen Infinova Smart Park Technology Co., Ltd.	913,838.00	90,555.14	913,838.00	90,555.14
	China Shenzhen Foreign Trade (Group) Company Limited	89,446.74	9,298.41	24,500.00	2,450.00
Total		153,499,802.93	8,832,348.24	146,264,953.29	5,871,324.78
Contract assets	Hebei Shenbao Investment Development Co., Ltd.	393,583.65		215,129.91	
	Shenzhen Grand Industrial Zone			118,043.22	

Project	Related party	Ending balance		Beginning balance	
		Book balance	Provision for bad debts	Book balance	Provision for bad debts
	(Shenzhen Export Processing Zone) Development Management Group Co., Ltd.				
	Shenzhen Investment Holdings Co., Ltd.	88,223.00		88,223.00	
	Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.			14,806.94	
	Shenzhen Urban Construction Mingyuan Industrial Co., Ltd.			18,450.00	
Total		481,806.65		454,653.07	
Other receivables	Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	48,908.08	24,454.04		
	Shenzhen High-tech Zone Development and Construction Co., Ltd.	51,931.46	1,557.94	35,605.73	1,068.17
	Shenzhen Convention and Exhibition Center Management Co., Ltd.	1,000.00	30.00	1,000.00	30.00
	Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	100,000.00	80,000.00	100,000.00	30,000.00
	Shenzhen Shenzhen-Hong Kong Science and Technology Innovation Park Operation and Development Co., Ltd.	20,000.00	600.00		
	Shenzhen Binjiang Industrial Co., Ltd.	19,660.00	589.80	49,397.40	1,481.92
	Shenzhen Grand Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	105,518.00	30,165.54	102,583.54	10,258.35

Project	Related party	Ending balance		Beginning balance	
		Book balance	Provision for bad debts	Book balance	Provision for bad debts
	Shenzhen Qianhai Advanced Information Service Co., Ltd.	10,720,575.27	6,623,517.62	10,720,575.27	6,623,517.62
	Shenzhen Shenfubao (Group) Co., Ltd.	201,264.60	27,979.38	81,264.60	8,126.46
	Shenzhen Shenfubao East Investment and Development Co., Ltd.	350,768.00	105,023.04	350,000.00	35,000.00
	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	397,444.67	685,740.90	278,254.03
	Shenzhen Xinhai Holdings	201,499,990.18	124,493,201.20	201,499,990.18	124,493,201.20
	Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	375,068,984.55	231,729,731.18	375,068,984.55	231,729,731.18
	Shenzhen Tianjun Industrial Co., Ltd.	10,000,000.00		10,000,000.00	
	Shenzhen Bay Baolong Biological Innovation Investment and Development Co., Ltd.	3,147,876.19	94,436.29		
	Shenzhen Bay Technology Development Co., Ltd.	1,207,691.82	120,769.18	2,462,441.23	73,873.24
	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	48,130.74	1,443.92
Total		605,106,537.04	365,559,441.05	603,034,211.39	365,114,483.34

(2) Payables

Unit: RMB

Project	Related party	Ending book balance	Beginning book balance
Accounts payable	Guoren P&C Insurance Co., Ltd.		200,000.00

Project	Related party	Ending book balance	Beginning book balance
	Shenzhen Security Service Co., Ltd.	39,600.00	
	Shenzhen General Institute of Architectural Design and Research Co., Ltd.	807,748.10	1,316,929.34
	Shenzhen Qianhai Advanced Information Service Co., Ltd.	7,126,060.00	7,126,060.00
	Shenzhen Shentou Property Development Co., Ltd.	1,776,960.53	1,694,981.99
	Shenzhen Tefa Port Service Co., Ltd.	846,432.00	705,360.00
	Shenzhen Tianjun Investment Development Co., Ltd.	26,905.51	
Total		10,623,706.14	11,043,331.33
Other payables	Guoren P&C Insurance Co., Ltd.	17,210.85	
	Hebei Shenbao Investment Development Co., Ltd.	21,328.50	
	Shenzhen Credit Guarantee Group Co., Ltd.	1,494,841.29	1,494,841.29
	Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	588,075.00	
	Shenzhen Talent Recruitment International (Group) 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.	133,078.00	86,247.00
	Shenzhen Guohui Hotel Co., Ltd.	603,735.76	
	Shenzhen Environmental Engineering Science and Technology Center Co., Ltd.	89,974.40	
	Shenzhen Southern Certification Co., Ltd.	34,002.15	34,002.15
	Shenzhen Properties Group Longgang Development Co., Ltd.	479,960.00	
	Shenzhen Shenfubao (Group) Co., Ltd.	2,719,571.38	3,178,036.23
	Shenzhen Shenfubao East Investment and	175,092.68	369,211.02

Project	Related party	Ending book balance	Beginning book balance
	Development Co., Ltd.		
	Shenzhen Shentou Property Development Co., Ltd.	19,046,189.10	18,106,994.63
	Shenzhen Sports Fashion Culture and Sports Development Co., Ltd.	60,000.00	
	Shenzhen Wangyu Center Operation Management Co., Ltd.	2,000.00	
	Shenzhen Cultural Enterprise Development Co., Ltd.	727,680.00	743,680.00
	Shenzhen Tian'an International Building Property Management Co., Ltd.	5,214,345.90	5,214,345.90
	Shenzhen Bay Technology Development Co., Ltd.	46,357,249.56	51,990,858.29
	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	202,296,665.14
	Yangzhou Tourism Development Property Co., Ltd.	372,171,012.79	345,929,298.79
Total		652,896,974.05	630,109,141.99

7. Commitments from related parties

8. Others

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/RMB	Amount of the same period of last year/RMB
Large-value contracts that have been signed but not recognized in the financial statements	2,333,183,375.22	2,399,978,869.29

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. (hereinafter referred to as FMC) signed the Software Service Contract for Smart Facility Management Platform of China Merchants Property with China Merchants Group. Meanwhile, FMC 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, FMC failed to reach a consensus on payment with Basepoint. In 2021, Basepoint sued FMC and froze FMC's funds of RMB 3 million. The judgment of the first instance dated August 10, 2022 ruled that FMC shall compensate RMB 3 million to Basepoint.

FMC, dissatisfied with the first-instance judgment, filed an appeal. The second-instance hearing was held on August 11, 2023. On April 19, 2024, the Shenzhen Intermediate People's Court issued the Ruling Letter (2023) Y03 MZNo. 3914, which revoked the Judgment Letter (2021) Y0304 MC No. 55151 issued by the People's Court of Futian District, Shenzhen, and remanded the case for retrial. The case is currently in the retrial stage.

(3) Arbitration case concerning private lending dispute involving Shenzhen Rongyao Real Estate Development Co., Ltd.

As Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. (hereinafter referred to as "Xinhai Rongyao") and Shenzhen Xinhai Holdings Co., Ltd. (hereinafter referred to as "Xinhai Holdings") failed to repay the loan principal and interest to Shenzhen Rongyao Real Estate Development Co., Ltd. (hereinafter referred to as "Rongyao Real Estate") on schedule, Rongyao Real Estate has applied to

the Shenzhen Court of International Arbitration for arbitration, requesting a ruling that the respondents, Xinhai Rongyao and Xinhai Holdings, repay to Rongyao Real Estate the entire loan principal of RMB 671,913,800 and the interest (at an annual interest rate of 11%, calculated on the principal of RMB 671,913,800 from August 4, 2022 until the date of full repayment; tentatively calculated at RMB 49,068,400); a ruling that Shenzhen Xinhai Investment Development Co., Ltd. (hereinafter referred to as "Xinhai Investment"), Shenzhen Chengjian Real Estate Management Co., Ltd. (hereinafter referred to as "Chengjian Real Estate"), Shenzhen Lianghong Industry Co., Ltd. (hereinafter referred to as "Lianghong Industry"), and Shenzhen Shengguotou Tiancheng Investment Co., Ltd. (hereinafter referred to as "Tiancheng Investment") shall bear joint and several liability for the obligations and responsibilities of Xinhai Rongyao and Xinhai Holdings under the first arbitration claim; 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 filed a lawsuit with the Shenzhen Intermediate People's Court to confirm the validity of the arbitration agreement. After hearing the case, the court rejected their application. The case was heard at the Shenzhen Court of International Arbitration on August 30, 2024. On June 26, 2025, Rongyao Real Estate received the Notice of Property Preservation Results from the court, indicating that Rongyao Real Estate had successfully preserved an additional batch of the respondents' property.

On September 1, 2025, the Shenzhen Court of International Arbitration issued award No. (2023) SGZSC 2970, ruling that: Xinhai Rongyao and Xinhai Holdings shall repay to Rongyao Real Estate the entire loan principal of RMB 531,972,922.51 and the interest calculated at an annual rate of 11% for the corresponding period, tentatively calculated to be RMB 122,139,715.52 as of March 31, 2023, with subsequent interest calculated at an annual rate of 11% until the date of actual full repayment; xinhai Investment, Chengjian Real Estate, Lianghong Industry, and Tiancheng Investment shall bear joint and several liability for the payment obligations of Xinhai Rongyao and Xinhai Holdings to Rongyao Real Estate; the respondents shall bear the attorney's fees of RMB 220,000, the property preservation fee of RMB 5,000, and the preservation insurance fee of RMB 288,872.88 paid by Rongyao Real Estate; the respondents shall bear the arbitration fee of RMB 3,440,688.3 already paid by Rongyao Real Estate.

Rongyao Real Estate has applied to the Shenzhen Intermediate People's Court for compulsory enforcement. On December 25, 2025, Rongyao Real Estate received the Enforcement Ruling and the Notice of Seizure, Detain, and Freezing of Property from the Shenzhen Intermediate People's Court, stating that the court had ruled to seize and freeze a batch of property.

(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 the Company as agreed, the Company has applied to the Shenzhen Court of International Arbitration for arbitration. It was requested to rule that: Xinhai Rongyao shall pay RMB 170,556,833.33 to the Company as compensation for investment losses; sichuan Trust Company does not legally possess the 1% equity of Rongyao Real Estate registered in its name, confirming that Xinhai Rongyao is the actual owner of the said 1% equity; xinhai Rongyao shall pledge and register its actually-held 31% equity of Rongyao Real Estate to the Company; sichuan Trust Company shall facilitate the registration procedures for the pledge of the 1% equity of Rongyao Real Estate in the aforesaid third arbitration claim; xinhai Rongyao and Sichuan Trust Company shall bear the attorney fees of RMB 780,000 paid by the Company; 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.

In August 2023, Xinhai Rongyao filed a lawsuit with the Shenzhen Intermediate People's Court to confirm the validity of the arbitration agreement, which led to a temporary suspension of the case by the arbitration tribunal. The Shenzhen Intermediate People's Court later dismissed the opposing party's application, and the case was heard at the Shenzhen Court of International Arbitration on December 14, 2023.

On April 12, 2024, an arbitration award was received, ruling that Xinhai Rongyao shall pay SZPRD

compensation of RMB 50 million for investment loss; xinhai Rongyao shall pledge and register its actually-held 30% equity of Rongyao Real Estate to the Company; 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. In total, Xinhai Rongyao is required to pay the Company RMB 50,852,300.

As Xinhai Rongyao failed to fulfill the award as scheduled, the Company has applied for compulsory enforcement. On June 27, 2024, the 30% equity of Rongyao Real Estate held by Xinhai Rongyao was finally pledged to the Company 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 of Rongyao Real Estate was transferred to Xinhai Rongyao. At the issuance date of the report, there is no new development in the case.

(5) Litigation case concerning contract dispute of Shenzhen Rongyao Real Estate Development Co., Ltd.

On November 1, 2021, Rongyao Real Estate, Xinhai Rongyao, 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). On April 22, 2025, Rongyao Real Estate received the Notice of Property Preservation Results from the court, indicating that Rongyao Real Estate had successfully preserved an additional batch of the defendant's property.

On September 29, 2025, the People's Court of Longhua District, Shenzhen issued Civil Judgment (2024) Y0309 MC11352, ruling that Yinian Company shall, within ten days from the effective date of the judgment, pay Rongyao Real Estate the remaining non-agricultural indicator equity transfer payment of RMB 65,250,598.72 and liquidated damages (calculated at a daily rate of 0.03% to be RMB 7,776,983.32 as of December 14, 2023, and thereafter calculated on the basis of RMB 65,250,598.72 at a daily rate of 0.03% from December 15, 2023 until the date of full payment); xinhai Rongyao, Mingde Company, and Hezheng Company shall bear joint and several liability for the repayment of the aforementioned debts of Yinian Company.

Hezheng Company, dissatisfied with the first-instance judgment, has filed an appeal, and the case is currently in the second-instance stage.

(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 Shenzhen Qianhai Advanced Information Service Co., Ltd. (a related company of Xinhai, hereinafter referred to as 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. On November 30, 2023, all parties signed the Confirmation Letter of Claims and Debts, confirming that as provisionally calculated up to June 30, 2023, the amount to be jointly repaid by Qianhai Advanced Information Service and Xinhai Rongyao to Rongyao Real Estate is RMB 12.9167 million, comprising a principal of RMB 10.7206 million and interest of RMB 2.1961 million; the parties agreed that the interest shall accrue at 11% from July 1, 2023, until the date of full and final settlement by Party B to Party A. Qianhai Advanced Information Service and Xinhai Rongyao failed to make repayments as agreed.

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. On April 12, 2025, the Longhua District People's Court of Shenzhen Municipality issued the civil judgment (2025) Y0309 MC8262, ruling that the defendant Qianhai Advanced Information Service shall repay the plaintiff Rongyao Real Estate the principal of the advanced payment of RMB 10,720,575.27 and the interest thereon within ten days from the effective date of this judgment (the interest on the principal of RMB 8,430,575.27 shall be calculated at an annual interest rate of 11% from July 20, 2021, until the date of actual settlement; the interest on the principal of RMB 2,290,000 shall be calculated at an annual interest rate of 11% from January 26, 2022, until the date of actual settlement). The defendant Xinhai Rongyao shall bear 50% of the compensation liability for the portion of the first debt of the defendant Qianhai Advanced Information Service that cannot be repaid. The other claims of the plaintiff Rongyao Real Estate were dismissed.

Rongyao Real Estate, dissatisfied with the first-instance judgment, has filed an appeal, and the case is currently in the second-instance stage.

(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 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. 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 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 the relevant demolition service fees. On November 30, 2023, Rongyao Real Estate signed the Confirmation Letter of Claims and Debts with Xinhai Rongyao, Qianhai Advanced Information Service, and Xinhai Holdings, confirming that as provisionally calculated up to June 30, 2023, the total amount to be jointly repaid by Xinhai to Rongyao Real Estate is RMB 12.3768 million.

As 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. On October 30, 2025, the Longhua District People's Court of Shenzhen Municipality issued the civil judgment (2025) Y0309 MC15386, ruling that the defendants Qianhai Advanced Information Service, Xinhai Rongyao, and Xinhai Holdings shall pay the plaintiff Rongyao Real Estate the interest on demolition service fees amounting to RMB 12.3768 million within ten days from the effective date of this judgment; the other claims of the plaintiff Rongyao Real Estate were dismissed.

The judgment in this case is being served on the defendants by public announcement and has not yet taken effect.

(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, Shenzhen Herunxiang Trading Co., Ltd. (hereinafter referred to as 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. To expedite the project development progress, Rongyao Real Estate advanced the transfer taxes, fees, and registration fees for the Shenfa Factory, totaling RMB 20,042,800, on August 2, 2022.

As Herunxiang and Xinhai Rongyao failed to repay the principal and interest as agreed, Rongyao Real Estate has filed a lawsuit with the Longhua District People's Court of Shenzhen Municipality. On November 27, 2025, Rongyao Real Estate received the court's judgment, which ruled that the defendant Herunxiang shall repay the plaintiff Rongyao Real Estate the principal of the advanced payment of RMB 20,042,817.72 and the interest thereon (calculated on the basis of RMB 20,042,817.72 at an annual interest rate of 11% from August 2, 2022, until the date of actual settlement); the defendant Xinhai Rongyao shall bear 50% of the compensation liability for the portion of the first debt of the defendant Herunxiang that cannot be repaid to the plaintiff Rongyao Real Estate.

Rongyao Real Estate has filed an appeal in accordance with the law. The service of process on Herunxiang is being conducted by public announcement, and the case has not yet been formally filed.

(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. (hereinafter referred to as Jinhailian) 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 Xuansheng Industrial Development Co., Ltd. (hereinafter referred to as "Xuansheng") 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. Xuansheng sued Jinhailian for a dispute over a property service contract, with the subject matter of the lawsuit amounting to RMB 1,869,272 (Xuansheng sued Jinhailian Company for the payment of property management fees, water and electricity fees, air conditioning fees, and late fees for the 8th-10th floors, 31st floor, and underground parking lot of the Overseas Friendship Building, totaling RMB 1,869,272).

On June 13, 2024, the Luohu District People's Court of Shenzhen made a first-instance judgment, ruling that Jinhailian 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 Xuansheng, 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. On November 21, 2025, Jinhailian received the second-instance judgment from the Shenzhen Intermediate People's Court, which rejected Jinhailian's appeal and upheld the original judgment of the first instance. On December 11, 2025, Xuansheng applied to the court for compulsory enforcement. Jinhailian has paid all the amounts determined by the first-instance judgment to Xuansheng, and this case has been closed.

(10) Arbitration case concerning the contract dispute (issuance of invoices) between Shenzhen Rongyao Real Estate Development Co., Ltd. and Shenzhen Qianhai Advanced Information Service Co., Ltd.

Rongyao Real Estate and Qianhai Advanced Information Service signed the "Urban Renewal Entrusted Service Agreement" (Contract No.: QHGD-JS-18-005) on December 24, 2018, which stipulated that Qianhai Advanced Information Service would provide Rongyao Real Estate with demolition services for the urban renewal project in the Bangling area of Guanlan Sub-district, Longhua District, Shenzhen. Rongyao Real Estate has paid the vast majority of the amount as agreed in the contract, totaling RMB 292,873,900, but Qianhai Advanced Information Service has not yet issued the remaining portion of value-added tax invoices totaling RMB 219,980,400 in full as agreed in the contract.

Rongyao Real Estate has sent several "Reminder Letters" to Qianhai Advanced Information Service, requesting it to issue the invoices within a specified period, but Qianhai Advanced Information Service has still failed to do so on schedule. Rongyao Real Estate has applied to the Shenzhen Court of International Arbitration for arbitration, and the case has not yet been ruled on.

(11) Arbitration case concerning the dispute over advance payments (Wanli Factory) by Zhang Tenghong, Yang Feng, Li Yuxiang, and Zhu Jiandong among Shenzhen Rongyao Real Estate Development Co., Ltd., Shenzhen Xinhai Holding Co., Ltd., Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.

Yang Feng, Li Yuxiang and Zhu Jiandong (hereinafter referred to as "the three individuals") purchased the property involved in the case from Wanli Flocking Factory and Huali Flocking & Blister Products Co., Ltd. (hereinafter referred to as "Huali Factory") in July 2019 and signed a "Transfer Agreement". The actual controller of both Wanli Flocking Factory and Huali Factory is Lin Minghai. Xinhai Holdings and its actual controller Zhang Tenghong provided a guarantee to ensure that the three individuals paid the full transfer amount to Wanli Flocking Factory and Huali Factory as stipulated in the aforementioned "Transfer Agreement". As of June 30, 2021, the three individuals still owed Wanli Flocking Factory and Huali Factory RMB 2 million, RMB 11.31 million, and RMB 3.07 million, respectively. After deducting the RMB 3 million in interest paid by Xinhai on their behalf, the total outstanding principal was RMB 16.37 million. According to the agreement, the three individuals also needed to pay interest totaling approximately RMB 6.13 million (for the interest period from January 7, 2020 to June 30, 2021), with a combined total of principal and interest of approximately RMB 22.48 million.

Since the demolished property corresponding to Wanli Flocking Factory had previously obtained a disposition decision from government departments through the process of resolving historical issues, the government departments required that the demolition compensation agreement must be signed by Wanli Flocking Factory and Rongyao Real Estate, and the land acquisition agreement must be signed by Wanli Flocking Factory and the District Planning and Natural Resources Bureau. However, when signing the demolition compensation agreement, Xinhai Rongyao and Qianhai Advanced Information Service negligently failed to accurately verify this situation, and Rongyao Real Estate signed a demolition compensation agreement with the three individuals and paid the relevant demolition compensation.

After multiple communications, Lin Minghai made it clear that if the issue of the debt owed by the three individuals was not resolved, he would not cooperate in signing the two agreements. To smoothly advance the project progress, Rongyao Real Estate paid RMB 7,187,264.15, RMB 10,000,000.00, and RMB 7,365,970.35 to Lin Minghai on behalf of the three individuals, and signed a "Creditor's Rights Transfer Notice" upon the request of Xinhai Holdings and Xinhai Rongyao. As of now, the parties have

not yet repaid the relevant transfer principal of RMB 24,553,234.50 and the related interest (calculated at an annual interest rate of 11%, referencing other similar payments owed by the respondent to the applicant). Rongyao Real Estate applied to the Shenzhen Court of International Arbitration for arbitration on October 13, 2025, and the case is still under review for filing.

(12) 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, 2025, the balance of deposits for which the guarantee hasn't yet been released stood at RMB 1,136,395.96, 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, 2025, the balance of the guarantee that has not been released was RMB 542,029,425.42, 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

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)		0.20
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)		0.20
Number of shares converted per 10 shares declared upon deliberation and approval (shares)		0

3. Sales return

4. Events after the balance sheet date

18. 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**3. Asset replacement****(1) Exchange of non-monetary assets****(2) Replacement of other assets****4. Annuity plan****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

Other explanations:

Segment information**Determination basis and accounting policies for reporting segments****Financial information of reporting segments**

Unit: RMB

Item	Real estate business	Property management	Asset operation	Inter-segment offset	Total
Operating revenue	566,898,152.30	1,637,200,390.78	179,189,706.94		2,383,288,250.02
Operating costs	352,384,575.15	1,302,960,305.27	81,813,841.32		1,737,158,721.74
Total assets	10,427,729,656.34	4,398,033,757.49	602,364,539.91		15,428,127,953.74
Total liabilities	8,180,210,875.06	3,830,011,110.26	183,660,051.35		12,193,882,036.67

(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.

(4) Other notes**7. Other significant transactions and events that influence the decision-making of investors****8. Others****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)	2,720,519.78	2,345,620.53
1-2 years	312,572.00	123,067,359.04
2 to 3 years	14,060,591.53	12,649.00
Over 3 years	96,837,029.35	96,824,380.35
3 - 4 years	12,649.00	
4 to 5 years		9,756.00
Over 5 years	96,824,380.35	96,814,624.35
Total	113,930,712.66	222,250,008.92

(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	
Accounts receivable with provision for bad debts on an individual basis	98,361,615.94	86.33%	98,361,615.94	100.00%	0.00	98,246,909.94	44.21%	98,246,909.94	100.00%	0.00
Including:										
Accounts receivable with provision for bad debts on a combination basis	15,569,096.72	13.67%	323,948.60	2.08%	15,245,148.12	124,003,098.98	55.79%	11,134,017.20	8.98%	112,869,081.78
Including:										
Total	113,930,	100.00%	98,685,5	86.62%	15,245,1	222,250,	100.00%	109,380,	49.22%	112,869,

	712.66		64.54		48.12	008.92		927.14		081.78
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Provision for bad debts accrued on an individual basis: RMB 98,361,615.94

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
Shenzhen Tewe 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
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
Accounts receivable with insignificant single amount but subject to provision for bad debts on an individual basis	1,544,640.54	1,544,640.54	1,659,346.59	1,659,346.59	100.00%	Involved in litigation and irrecoverable
Total	98,246,909.94	98,246,909.94	98,361,615.94	98,361,615.94		

Provision for bad debts accrued on combination: RMB 323,948.60

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Credit risk characteristic combination	3,443,319.59	323,948.60	9.41%
Government funding combination	12,125,777.13	0.00	0.00%
Total	15,569,096.72	323,948.60	

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	114,706.00				98,361,615.94
Provision for bad debts made by portfolio	11,134,017.20	-10,810,068.60				323,948.60
Total	109,380,927.14	-10,695,362.60				98,685,564.54

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

(4).Actual write-off of accounts receivable for the current period

Unit: RMB

Item	Amount of write-off

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

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 Jiyong Property Development Co., Ltd.	93,811,328.05		93,811,328.05	82.34%	93,811,328.05
Shenzhen Futian District Government	12,125,777.13		12,125,777.13	10.64%	0.00

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
Property Management Center					
Shenzhen Tewe Industrial Co., Ltd. (Chenhui Building)	2,836,561.00		2,836,561.00	2.49%	2,836,561.00
Shenzhen Feihuang Industrial Co., Ltd.	769,919.05		769,919.05	0.68%	769,919.05
Shenzhen Meige Xiazi Catering Management Co., Ltd.	542,366.40		542,366.40	0.48%	542,366.40
Total	110,085,951.63		110,085,951.63	96.63%	97,960,174.50

2. Other receivables

Unit: RMB

Item	Ending balance	Beginning balance
Other receivables	8,481,001,540.48	4,279,938,165.85
Total	8,481,001,540.48	4,279,938,165.85

(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	2,201,327.00	2,225,127.00
Withholding payments	15,861.02	24,068.13
External transactions	134,696,979.69	136,954,520.92
Transactions with subsidiaries	8,370,324,659.28	4,169,668,944.36
Total	8,507,238,826.99	4,308,872,660.41

2) Disclosure by aging

Unit: RMB

Aging	Ending book balance	Beginning book balance
Within 1 year (including 1 year)	8,370,804,520.30	4,169,820,435.08
1-2 years	122,422.59	97,134.37
2 to 3 years	97,134.37	
Over 3 years	136,214,749.73	138,955,090.96
3 - 4 years		35,449.05
4 to 5 years	33,649.05	69,600.00
Over 5 years	136,181,100.68	138,850,041.91
Total	8,507,238,826.99	4,308,872,660.41

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	127,274,122.98	1.50%	17,247,611.17	13.55%	110,026,511.81	129,990,664.21	3.02%	19,987,454.18	15.38%	110,003,210.03
Including:										
Provision for bad debts made by portfolio	8,379,964,704.01	98.50%	8,989,675.34	0.11%	8,370,975,028.67	4,178,881,996.20	96.98%	8,947,040.38	0.21%	4,169,934,955.82
Including:										
Total	8,507,238,826.99	100.00%	26,237,286.51	0.31%	8,481,001,540.48	4,308,872,660.41	100.00%	28,934,494.56	0.67%	4,279,938,165.85

Provision for bad debts accrued on an individual basis: RMB 17,247,611.17

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	113,562,200.85	3,558,990.82	110,845,659.62	819,147.81	0.74%	Failed to recover for a long time
Shanghai Yutong Real Estate 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 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
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	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	129,990,664.21	19,987,454.18	127,274,122.98	17,247,611.17		

Provision for bad debts accrued on combination: RMB 8,989,675.34

Unit: RMB

Name	Ending balance		
	Book balance	Provision for bad debts	Provision ratio
Within 1 year (including 1 year)	479,861.02	14,395.83	3.00%
1-2 years (including 2 years)	122,422.59	12,242.26	10.00%
2-3 years (including 3 years)	97,134.37	29,140.31	30.00%
3-4 years (including 4 years)			
4-5 years (including 5 years)	33,649.05	26,919.24	80.00%
Over 5 years	8,906,977.70	8,906,977.70	100.00%
Total	9,640,044.73	8,989,675.34	

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 impairment)	Expected credit loss throughout the duration (with credit impairment)	
Balance as of January 1, 2025	8,947,040.38		19,987,454.18	28,934,494.56
Balance as of January 1, 2025 in the current period				
Provision for the current period	42,634.94		-2,739,842.99	-2,697,208.05
Balance as of December 31, 2025	8,989,675.32		17,247,611.19	26,237,286.51

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 balance	Changes in the current period				Ending balance
		Provision	Recovery or reversal	Resale or write-off	Others	
Other receivables	28,934,494.56	-2,697,208.05				26,237,286.51
Total	28,934,494.56	-2,697,208.05				26,237,286.51

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 Rongyao Real Estate Development Co., Ltd.	Internal transactions	3,548,085,777.28	Within 1 year	41.71%	
Dongguan Wuhe Real Estate Co., Ltd.	Internal transactions	2,113,760,170.00	Within 1 year	24.85%	
Shenzhen ITC Technology Park Service Co., Ltd.	Internal transactions	994,913,534.34	Within 1 year	11.69%	
Shenzhen Guangming Wuhe Real Estate Co., Ltd.	Internal transactions	847,200,000.00	Within 1 year	9.96%	
Yangzhou Wuhe Real Estate Co., Ltd.	Internal transactions	756,192,131.69	Within 1 year	8.89%	
Total		8,260,151,613.31		97.10%	

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	478,042,560.29	878,282,840.81	1,356,325,401.10	65,834,000.00	1,290,491,401.10
Investments in associates and joint ventures	287,986,191.53	18,983,614.14	269,002,577.39	287,171,419.66	18,983,614.14	268,187,805.52
Total	1,644,311,592.63	497,026,174.43	1,147,285,418.20	1,643,496,820.76	84,817,614.14	1,558,679,206.62

(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	
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	508,000,000.00				412,208,560.29		95,791,439.71	412,208,560.29

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		
Co., Ltd.								
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., Ltd.	33,500,000.00						33,500,000.00	
Total	1,290,491,401.10	65,834,000.00				412,208,560.29	878,282,840.81	478,042,560.29

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	Changes in other equity	Cash dividends or profits declared to be paid	Provision for impairment	Others			
I. Joint ventures													
Shenzhen Property Jifa Warehousing Co., Ltd.	232,356,600.98				90,014.66							232,446,615.64	
Shenzhen Tian'an International Building Property Management Co., Ltd.	5,739,071.22				-1,049,490.78							4,689,580.44	
Sub-total	238,095,672.20				-959,476.12							237,136,196.08	
II. Associates													
Shenzhen Wufang Ceramic Industry Co., Ltd.		18,983,614.14											18,983,614.14
China Construction Engineering Corporation Group Smart Parking Technology Co., Ltd.	30,092,133.32				1,890,181.89				115,933.90			31,866,381.31	
Sub-total	30,092,133.32	18,983,614.14			1,890,181.89				115,933.90			31,866,381.31	18,983,614.14
Total	268,187,805.52	18,983,614.14			930,705.77				115,933.90			269,002,577.39	18,983,614.14

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	54,002,297.50	38,163,396.02	46,400,327.60	47,304,177.17
Other business	18,347,996.27	0.00	17,813,588.70	0.00
Total	72,350,293.77	38,163,396.02	64,213,916.30	47,304,177.17

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								
Including:								
Real estate business	11,301,541.31	-5,899,260.17					11,301,541.31	-5,899,260.17
Asset operation	61,048,752.46	44,062,656.19					61,048,752.46	44,062,656.19
Classification by business area								
Including:								
Shenzhen	72,350,293.77	38,163,396.02					72,350,293.77	38,163,396.02
Market or customer type								
Including:								
Contract type								
Including:								
Classification by time of commodity transfer								
Including:								
Classification by contract period								
Including:								

Contract classification	Division 1		Division 2				Total	
	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs	Operating revenue	Operating costs
Classification by sales channel								
Including:								
Total	72,350,293.77	38,163,396.02					72,350,293.77	38,163,396.02

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

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 221,776.20, of which RMB 221,776.20 is expected to be recognized as revenue in 2026.

Major contract change or major transaction prices adjustment of parent company

Unit: RMB

Item	Accounting treatments	Amount of impact on revenue

Other explanations:

5. Investment income

Unit: RMB

Item	Amount in the current period	Amount in the previous period
Income from long-term equity investments under cost method	2,893,024,114.88	
Long-term equity investment income calculated under the equity method	930,705.77	184,223,509.99
Total	2,893,954,820.65	184,223,509.99

6. Others

20. 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	38,538,640.97	Mainly due to the disposal of investment properties
Government subsidies 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)	10,813,006.40	Mainly due to the one-off government subsidies received
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	1,765,714.20	Mainly due to the changes in the fair value of money market funds
Non-operating revenue and expenses other than the above-mentioned items	14,008,622.89	Mainly due to the forfeited deposits
Other items of profit or loss subject to the definition of non-recurring profit or loss	-80,226.78	Mainly due to the adjustment for additional VAT deductions
Less: income tax effects	16,242,730.99	
Affected amount of minority interests (after tax)	2,531,561.72	
Total	46,271,464.97	--

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

Applicable Not applicable

The Company had no specific profit or loss items that meet the definition of non-recurring profit or loss.

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	1.00%	0.0569	0.0569
Net profits attributable to ordinary shareholders of the COOEC after deducting non-recurring profit or loss	-0.37%	-0.0208	-0.0208

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