

Securities code: 000011, 200011 Securities abbreviation: SZPRD A, SZPRD B Announcement No.: 2026-25

Summary of 2026 Semi-annual Report of Shenzhen Properties & Resources Development (Group) Ltd.

I. Important notes

The summary of the semi-annual report is extracted from the full text of the semi-annual report. In order to fully understand the Company's operating results, financial status and future development plans, investors should carefully read the full text of the semi-annual report on the media designated by the CSRC.

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

Prompt of a modified report

☐Applicable ☒Not applicable

Proposed profit distribution plan or the proposal for capitalization of reserves to increase share capital for the reporting period deliberated by the Board of Directors

☐Applicable ☒Not applicable

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

Proposed profit distribution plan for preferred shares for the reporting period resolved by the Board of Directors

☐Applicable ☒Not applicable

II. Basic information of the Company

1. Company profile

Stock name	SZPRD A, SZPRD B	Stock code	000011、200011
Stock exchange	Shenzhen Stock Exchange		
Stock name before the change (if any)	Not applicable		
Contact person and contact information	Secretary of the Board of Directors	Securities affairs representative	
Name	Zhang Gejian	Chen Qianying	
Office 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	
E-mail	000011touzizhe@szwuye.com.cn	000011touzizhe@szwuye.com.cn	

2. Key accounting data and financial indicators

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

□ Yes ☒ No

	The reporting period	Same period last year	Increase/decrease
Operating revenue (RMB)	1,205,169,675.91	1,087,908,935.87	10.78%
Net profit attributable to the shareholders of the listed company (RMB)	-68,175,381.59	14,428,019.63	-572.52%
Net profit attributable to shareholders of listed companies after deducting non-recurring profit or loss (RMB)	-72,603,322.09	-25,412,979.40	-185.69%
Net cash flows from operating activities (RMB)	14,578,373.91	-107,187,515.26	113.60%
Basic earnings per share (RMB/share)	-0.1144	0.0242	-572.73%
Diluted earnings per share (RMB/share)	-0.1144	0.0242	-572.73%
Weighted average rate of return on net assets	-2.03%	0.43%	-2.46%
	End of the reporting period	At the end of last year	Increase or decrease at the end of the reporting period compared with the end of the last year
Total assets (RMB)	15,099,796,339.61	15,428,127,953.74	-2.13%
Net assets attributable to shareholders of the listed company (RMB)	3,312,145,346.54	3,394,933,772.35	-2.44%

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

Unit: shares

Total number of ordinary shareholders at the end of the reporting period	31,770	Total number of preferred shareholders with restored voting rights at the end of the reporting period (if applicable)			0	
Shareholdings of the top 10 shareholders (excluding shares lent through refinancing)						
Name of shareholder	Nature of shareholder	Shareholdin g ratio	Number of shares held	Number of shares held under restricted conditions	Pledge, marking or freezing	
					Share status	Number
Shenzhen Investment Holdings Co., Ltd.	State-owned legal person	50.87%	303,144,937	1,733,626	Not applicable	0
Shenzhen State-owned Equity Operation Management Co., Ltd.	Domestic non-state-owned legal person	6.38%	38,037,890	0	Not applicable	0
China Orient Asset Management Co., Ltd.	State-owned legal person	2.77%	16,491,402	0	Not applicable	0
WANG Daohu	Domestic natural person	0.41%	2,433,551	0	Not applicable	0
YANG Yaochu	Domestic natural person	0.34%	2,047,414	0	Not applicable	0

China Minsheng Banking Corporation Limited - Jinyuan Shunan Yuanqi Flexible Allocation Hybrid Securities Investment Fund	Others	0.32%	1,927,700	0	Not applicable	0
Hong Kong Securities Clearing Company Ltd. (HKSCC)	Overseas legal person	0.31%	1,832,441	0	Not applicable	0
DUAN Shaoteng	Domestic natural person	0.30%	1,771,765	0	Not applicable	0
WANG Jin	Domestic natural person	0.27%	1,630,000	0	Not applicable	0
Industrial and Commercial Bank of China Limited - China Southern CSI All Share Real Estate ETF Securities Investment Fund	Others	0.27%	1,591,834	0	Not applicable	0
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.					
Shareholders participating in margin financing and securities lending business (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, and WANG Jin held 1,630,000 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

4. Changes in controlling shareholders or actual controllers

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.

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.

5. Total number of preferred shareholders of the Company and shares held by top 10 preferred shareholders

☐Applicable ☒Not applicable

The Company had no preferred shareholders during the reporting period.

6. Bonds existing on the approval date of the semi-annual report

☑Applicable ☐ Not applicable

(1) Basic information of bonds

Bond name	Abbr.	Code	Issue date	Maturity date	Bond balance (RMB10,000)	Interest rate
Privately placed corporate bonds to professional investors in 2025 of SZPRD (Tranche I)	25 SZPRD 01	134664.SZ	November 24, 2025	July 27, 2028	55,000	2.30%

(2) Financial indicators as of the end of the reporting period

Unit: RMB10,000

Item	End of the reporting period	End of the last year
Debt/asset ratio	79.20%	79.04%
Item	The reporting period	Same period last year
Times interest earned of EBITDA	0.21	0.90

III. Significant Events

For the operating conditions of the Company, please refer to "Section III Management's Discussion and Analysis" of the 2026 Semi-Annual Report, and for other significant events, please refer to "Section V Significant Events".