

SHENZHEN SPECIAL ECONOMIC ZONE REAL ESTATE & PROPERTIES (GROUP) CO., LTD. FIRST QUARTERLY REPORT 2024

Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. (hereinafter referred to as the "Company") and all the members of the Company's Board of Directors hereby guarantee that the contents of this Report are true, accurate and complete and free of any misrepresentations, misleading statements or material omissions.

Important Notes:
1. The Board of Directors, the Supervisory Committee as well as the directors, supervisors and senior management of the Company hereby guarantee that the contents of this Report are true, accurate and complete and free of any misrepresentations, misleading statements or material omissions, and collectively and individually accept legal responsibility for such contents.
2. The Company's legal representative, Chief Financial Officer, and head of the Company's financial department (equivalent to financial manager) hereby guarantee that the financial statements carried in this Report are true, accurate and complete.
3. Indicate whether the financial statements in this Report have been audited by an independent auditor.
□Yes ☒ No

This Report has been prepared in both Chinese and English. Should there be any discrepancies or misunderstandings between the two versions, the Chinese version shall prevail.
I Key Financial Information
□ Key Accounting Data and Financial Indicators
Indicate whether there is any retrospectively restated datum in the table below.
□Yes ☒ No

	Q1 2024	Q1 2023	YoY change (%)
Operating revenue (RMB)	59,214,773.99	109,155,515.74	-45.75%
Net profit attributable to the listed company's shareholders (RMB)	1,896,582.37	-35,653,798.52	105.32%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	-3,975,227.45	-37,833,791.48	89.49%
Net cash generated from/used in operating activities (RMB)	-90,276,362.78	-183,238,769.33	50.73%
Basic earnings per share (RMB/share)	0.0019	-0.0352	105.40%
Diluted earnings per share (RMB/share)	0.0019	-0.0352	105.40%
Weighted average return on equity (%)	0.05%	-0.89%	0.94%
	31 March 2024	31 December 2023	Change (%)
Total assets (RMB)	6,472,600,397.41	6,485,312,507.46	-0.20%
Equity attributable to the listed company's shareholders (RMB)	3,694,337,301.88	3,691,082,484.20	0.09%

(II) Exceptional Gains and Losses
☒ Applicable ☐ Not applicable

Item	Q1 2024	Note
Government grants recognised in profit or loss (exclusive of those that are closely related to the Company's normal business operations and given in accordance with defined criteria and in compliance with government policies, and have a continuing impact on the Company's profit or loss)	82,894.69	Government grants received
Gain or loss on fair-value changes in financial assets and liabilities held by a non-financial enterprise, as well as on disposal of financial assets and liabilities (exclusive of the effective portion of hedges that is related to the Company's normal business operations)	5,106,767.14	Gains on changes in fair value and investment income arising from investing monetary funds
Non-operating income and expense other than the above	937,544.79	
Less: Income tax effects	255,109.87	
Non-controlling interests effects (net of tax)	286.93	
Total	5,871,809.82	-

Other items that meet the definition of exceptional gain/loss:
☐ Applicable ☒ Not applicable
No such cases in the Reporting Period.
Explanation of why the Company reclassifies as recurrent an exceptional gain/loss item listed in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering Their Securities to the Public—Exceptional Gain/Loss Items:
☐ Applicable ☒ Not applicable
No such cases in the Reporting Period.
(III) Changes in Key Financial Statement Line Items and Explanation of why
☒ Applicable ☐ Not applicable
Operating revenue of Q1 2024 declined 45.75% compared to that of Q1 2023, primarily driven by the YoY decrease in carryforward of real estate sales in Q1 2024;
The net profit attributable to the listed company's shareholders of Q1 2024 rose 105.32% compared to that of Q1 2023 and the net profit attributable to the listed company's shareholders before exceptional gains and losses of Q1 2024 rose 89.49% compared to that of Q1 2023, primarily driven by the payment of land tax increment clearance in Q1 2023;
The net cash generated from/used in operating activities of Q1 2024 rose 50.73% compared to that of Q1 2023, primarily driven by the payment of taxes including land tax increment clearance in Q1 2023.
II Shareholder Information
(I) Numbers of Ordinary Shareholders and Preference Shareholders with Resumed Voting Rights as well as Holdings of Top 10 Shareholders

Number of ordinary shareholders	42,215		Number of preference shareholders with resumed voting rights (if any)	0		
Top 10 shareholders (exclusive of shares lent in refinancing)						
Name of shareholder	Nature of shareholder	Shareholding percentage	Total shares held	Restricted shares held	Shares in pledge, marked or frozen	
					Status	Shares
Shenzhen Investment Holdings Co., Ltd.	State-owned corporation	55.78%	564,353,838	0	N/A	0
Shenzhen State-Owned Equity Operation and Management Co., Ltd.	Domestic non-state-owned legal person	6.35%	64,288,426	0	N/A	0
Yang Jianmin	Domestic natural person	1.17%	11,836,817	0	N/A	0
Zhang Xiujuan	Domestic natural person	0.47%	4,760,400	0	N/A	0
Wang Yulan	Domestic natural person	0.46%	4,612,991	0	N/A	0
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.42%	4,220,812	0	N/A	0
Pan Jun	Domestic natural person	0.39%	3,900,800	0	N/A	0
He Qiao	Domestic natural person	0.34%	3,488,886	0	N/A	0
Wang Zhengying	Domestic natural person	0.29%	2,918,100	0	N/A	0
Zhang Zi	Domestic natural person	0.26%	2,582,300	0	N/A	0

Top 10 unrestricted shareholders			
Name of shareholder	Unrestricted shares held	Shares by type	
		Type	Shares
Shenzhen Investment Holdings Co., Ltd.	564,353,838	RMB-denominated ordinary stock	564,353,838
Shenzhen State-Owned Equity Operation and Management Co., Ltd.	64,288,426	RMB-denominated ordinary stock	64,288,426
Yang Jianmin	11,836,817	RMB-denominated ordinary stock	11,836,817
Zhang Xiujuan	4,760,400	RMB-denominated ordinary stock	4,760,400
Wang Yulan	4,612,991	RMB-denominated ordinary stock	4,612,991
Hong Kong Securities Clearing Company Ltd.	4,220,812	RMB-denominated ordinary stock	4,220,812
Pan Jun	3,900,800	RMB-denominated ordinary stock	3,900,800
He Qiao	3,488,886	RMB-denominated ordinary stock	3,332,000
Wang Zhengying	2,918,100	RMB-denominated ordinary stock	2,918,100
Zhang Zi	2,582,300	RMB-denominated ordinary stock	2,582,300
Related or acting-in-concert parties among the shareholders above	Among the top 10 shareholders of the Company, Shenzhen State-Owned Equity Operation and Management Co., Ltd. is the wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd. The Company does not know whether there exists related-party relationship among the other shareholders, or whether they are persons acting in concert as prescribed in the Administrative Measures for the Acquisition of Listed Companies.		
Top 10 shareholders engaged in securities margin trading (if any)	Among the top 10 shareholders, the third shareholder holds 9,804,200 shares of the Company in his credit security account; the fourth shareholder holds 4,760,400 shares of the Company in his credit security account; the eighth shareholder holds 3,332,000 shares of the Company in her credit security account; the ninth shareholder holds 2,918,100 shares of the Company in its credit security account; the tenth shareholder holds 2,496,600 shares of the Company in its credit security account.		

5% or greater shareholders, top 10 shareholders and Top 10 unrestricted shareholders involved in refinancing shares lending
☐ Applicable ☒ Not applicable
Changes in top 10 shareholders and top 10 unrestricted shareholders due to refinancing shares lending/return compared with the prior period
☐ Applicable ☒ Not applicable
(II) Number of Preference Shareholders and Shareholdings of Top 10 of Them
☐ Applicable ☒ Not applicable
III Other Significant Events
☐ Applicable ☒ Not applicable
IV Quarterly Financial Statements
(I) Financial Statements
1. Consolidated Balance Sheet
Prepared by Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.
31 March 2024

Item	31 March 2024	1 January 2024
Current assets:		
Monetary assets	776,922,977.91	871,019,268.83
Settlement reserve		
Loans to other banks and financial institutions		
Held-for-trading financial assets	884,446,969.06	879,340,201.92
Derivative financial assets		
Notes receivable		
Accounts receivable	66,143,524.54	75,100,970.83
Receivables financing		
Prepayments	4,344,639.33	409,192.07
Premiums receivable		
Reinsurance receivables		
Receivable reinsurance contract reserve		
Other receivables	14,235,445.32	15,893,736.28
Including: Interest receivable		
Dividends receivable		
Financial assets purchased under resale agreements		
Inventories	3,955,218,101.47	3,915,215,921.96
Including: Data resource		
Contract assets	14,046,925.56	27,352,596.92
Assets held for sale		
Current portion of non-current assets		
Other current assets	149,973,935.36	87,175,263.06
Total current assets	5,865,332,518.55	5,871,507,151.87
Non-current assets:		
Loans and advances to customers		
Debt investments		
Other debt investments		
Long-term receivables		
Long-term equity investments		
Investments in other equity instruments	14,408,205.28	14,324,411.35
Other non-current financial assets		
Investment property	535,251,798.97	541,542,136.17
Fixed assets	19,637,272.57	19,928,049.77
Construction in progress		
Productive living assets		
Oil and gas assets		
Right-of-use assets	66,427.67	99,641.48
Intangible assets		

Including: Data resource		
Development costs		
Including: Data resource		
Goodwill		
Long-term prepaid expense	1,406,573.19	1,598,305.56
Deferred income tax assets	36,497,601.18	36,312,811.26
Other non-current assets		
Total non-current assets	607,267,878.86	613,805,355.59
Total assets	6,472,600,397.41	6,485,312,507.46
Current liabilities:		
Short-term borrowings	13,999,285.74	3,550,000.00
Borrowings from the central bank		
Loans from other banks and financial institutions		
Held-for-trading financial liabilities		
Derivative financial liabilities		
Notes payable		
Accounts payable	428,512,143.15	443,259,768.78
Advances from customers	6,093,186.17	420,724.30
Contract liabilities	1,301,731,844.32	1,291,448,591.28
Financial assets sold under repurchase agreements		
Customer deposits and deposits from other banks and financial institutions		
Payables for acting trading of securities		
Payables for underwriting of securities		
Employee benefits payable	19,371,484.47	22,247,017.36
Taxes and levies payable	36,811,363.60	40,908,986.48
Other payables	553,757,650.82	554,469,229.59
Including: Interest payable	16,535,277.94	16,535,277.94
Dividends payable		
Fees and commissions payable		
Reinsurance payables		
Liabilities directly associated with assets held for sale		
Current portion of non-current liabilities	33,597,037.74	34,056,347.93
Other current liabilities	116,696,198.18	136,364,529.76
Total current liabilities	2,510,570,194.19	2,526,725,195.48
Non-current liabilities:		
Insurance contract reserve		
Long-term borrowings	179,431,851.02	179,431,851.02
Bonds payable		
Including: Preference shares		
Perpetual bonds		
Lease liabilities		
Long-term payables		
Long-term employee benefits payable		
Provisions		
Deferred income		
Deferred income tax liabilities	3,012,566.53	3,012,566.54
Other non-current liabilities		
Total non-current liabilities	182,444,417.55	182,444,417.56
Total liabilities	2,693,014,611.74	2,709,169,613.04
Owners' equity:		
Share capital	1,011,660,000.00	1,011,660,000.00
Other equity instruments		
Including: Preference shares		
Perpetual bonds		
Capital reserves	978,244,910.11	978,244,910.11
Less: Treasury stock		
Other comprehensive income	26,677,694.75	25,319,459.44
Specific reserve		
Surplus reserves	275,253,729.26	275,253,729.26
General reserve		
Retained earnings	1,402,500,967.76	1,400,604,385.39
Total equity attributable to owners of the Company as the parent	3,694,337,301.88	3,691,082,484.20
Non-controlling interests	85,248,483.79	85,060,410.22
Total owners' equity	3,779,585,785.67	3,776,142,894.42
Total liabilities and owners' equity	6,472,600,397.41	6,485,312,507.46

Legal representative: Tang Xiaoping Chief Financial Officer: Wang Jianfei Head of the financial department: Zhou Hongpu

Item	Q1 2024	Q1 2023
1. Revenues	59,214,773.99	109,155,515.74
Including: Operating revenue	59,214,773.99	109,155,515.74
Interest revenue		
Insurance premium income		
Fee and commission income		
2. Costs and expenses	63,423,984.41	151,818,346.49
Including: Cost of sales	48,166,371.70	101,079,794.15
Interest costs		
Fee and commission expense		
Surrenders		
Net insurance claims paid		
Net amount provided as insurance contract reserve		
Expenditure on policy dividends		
Reinsurance premium expense		
Taxes and levies	516,150.14	33,875,290.78
Selling expense	2,651,973.36	3,955,020.34
Administrative expense	13,852,276.51	13,032,486.78
R&D expense		
Finance costs	-1,762,787.30	-124,245.56
Including: Interest costs	325,124.92	
Interest revenue	2,156,560.88	384,410.44
Add: Other income	82,894.69	118,084.21
Return on investment (" " for loss)		161,491.79
Including: Share of profit or loss of joint ventures and associates		
Income from the derecognition of financial assets at amortized cost (" " for loss)		
Exchange gain (" " for loss)		
Net gain on exposure hedges (" " for loss)		
Gain on changes in fair value (" " for loss)	5,106,767.14	1,944,039.97
Credit impairment loss (" " for loss)	187.93	81,350.00
Asset impairment loss (" " for loss)		
Asset disposal income (" " for loss)		
3. Operating profit (" " for loss)	980,639.34	-40,357,864.78
Add: Non-operating income	937,728.42	3,000.01
Less: Non-operating expense	183.63	20,894.08
4. Gross profit (" " for loss)	1,918,184.13	-40,375,758.83
Less: Income tax expense	379,717.35	-3,923,657.55
5. Net profit (" " for net loss)	1,538,466.78	-36,452,101.30
5.1 By operating continuity		
5.1.1 Net profit from continuing operations (" " for net loss)	1,538,466.78	-36,452,101.30
5.1.2 Net profit from discontinued operations (" " for net loss)		
5.2 By ownership		
5.2.1 Net profit attributable to owners of the Company as the parent	1,896,582.37	-35,653,798.52
5.2.1 Net profit attributable to non-controlling interests	-358,115.59	-798,302.78
6. Other comprehensive income, net of tax	1,904,424.47	2,639,673.73
Attributable to owners of the Company as the parent	1,358,235.31	1,899,597.20
6.1 Items that will not be reclassified to profit or loss	83,793.93	1,899,597.20
6.1.1 Changes caused by remeasurements on defined benefit schemes		
6.1.2 Other comprehensive income that will not be reclassified to profit or loss under the equity method		
6.1.3 Changes in the fair value of investments in other equity instruments	83,793.93	1,899,597.20
6.1.4 Changes in the fair value arising from changes in own credit risk		
6.1.5 Other		
6.2 Items that will be reclassified to profit or loss	1,274,441.38	
6.2.1 Other comprehensive income that will be reclassified to profit or loss under the equity method		
6.2.2 Changes in the fair value of other debt investments		
6.2.3 Other comprehensive income arising from the reclassification of financial assets		
6.2.4 Credit impairment allowance for other debt investments		
6.2.5 Reserve for cash flow hedges		
6.2.6 Differences arising from the translation of foreign currency-denominated financial statements	1,274,441.38	
6.2.7 Other		
Attributable to non-controlling interests	546,189.16	740,076.53
7. Total comprehensive income	3,442,891.25	-33,812,427.57
Attributable to owners of the Company as the parent	3,254,817.68	-33,754,221.89
Attributable to non-controlling interests	188,073.57	-58,205.68
8. Earnings per share		
8.1 Basic earnings per share	0.0019	-0.0352
8.2 Diluted earnings per share	0.0019	-0.0352

Where business combinations under common control occurred in the current period, the net profit achieved by the acquirers before the combinations was RMB0.00, with the amount for the same period of last year being RMB0.00.
Legal representative: Tang Xiaoping Chief Financial Officer: Wang Jianfei Head of the financial department: Zhou Hongpu

Item	Q1 2024	Q1 2023
1. Cash flows from operating activities:		
Proceeds from sale of commodities and rendering of services	86,201,937.03	81,910,853.47
Net increase in customer deposits and deposits from other banks and financial institutions		
Net increase in borrowings from the central bank		
Net increase in loans from other financial institutions		
Premiums received on original insurance contracts		
Net proceeds from reinsurance		
Net increase in deposits and investments of policy holders		
Interest, fees and commissions received		
Net increase in loans from other banks and financial institutions		
Net increase in proceeds from repurchase transactions		
Net proceeds from acting trading of securities		
Tax and levy rebates	2,095,384.41	1,186,861.59
Cash generated from other operating activities	5,726,470.84	12,468,006.72
Subtotal of cash generated from operating activities	94,023,792.28	95,565,721.78
Payments for commodities and services	43,335,521.64	42,338,057.79
Net increase in loans and advances to customers		
Net increase in deposits in the central bank and other banks and financial institutions		

Payments for claims on original insurance contracts		
Net increase in loans to other banks and financial institutions		
Interest, fees and commissions paid		
Policy dividends paid		
Cash paid to and for employees	18,318,175.32	21,566,505.36
Taxes and levies paid	69,611,045.56	162,889,235.25
Cash used in other operating activities	53,035,412.54	52,010,692.71
Subtotal of cash used in operating activities	184,300,155.06	278,804,491.11
Net cash generated from/used in operating activities	-90,276,362.78	-183,238,769.33
2. Cash flows from investing activities:		
Proceeds from disinvestment		
Return on investment		
Net proceeds from the disposal of fixed assets, intangible assets and other long-lived assets		3,000.00
Net proceeds from the disposal of subsidiaries and other business units		
Cash generated from other investing activities		136,800,000.00
Subtotal of cash generated from investing activities	0.00	136,803,000.00
Payments for the acquisition of fixed assets, intangible assets and other long-lived assets	33,225.03	57,988.92
Payments for investments		
Net increase in pledged loans granted		
Net payments for the acquisition of subsidiaries and other business units		
Cash used in other investing activities		
Subtotal of cash used in investing activities	33,225.03	57,988.92
Net cash generated from/used in investing activities	-33,225.03	136,745,011.08
3. Cash flows from financing activities:		
Capital contributions received		
Including: Capital contributions by non-controlling interests to subsidiaries		
Borrowings received		23,000,000.00
Cash generated from other financing activities		
Subtotal of cash generated from financing activities		23,000,000.00
Repayment of borrowings		
Interest and dividends paid	2,130,696.57	754,516.80
Including: Dividends paid by subsidiaries to non-controlling interests		
Cash used in other financing activities		
Subtotal of cash used in financing activities	2,130,696.57	754,516.80
Net cash generated from/used in financing activities	-2,130,696.57	22,245,483.20
4. Effect of foreign exchange rates changes on cash and cash equivalents	58,297.68	-113,540.16
5. Net increase in cash and cash equivalents	-92,381,986.70	-24,361,815.21
Add: Cash and cash equivalents, beginning of the period	859,146,413.35	190,365,069.48
6. Cash and cash equivalents, end of the period	766,764,426.65	166,003,254.27