

Stock Code: 000011, 200011

Stock Name: PRD, PRD-B

Announcement No. 2022-35

SHENZHEN PROPERTIES & RESOURCES DEVELOPMENT (GROUP) LTD.

INTERIM REPORT 2022 (SUMMARY)

Part I Important Notes

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

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

Independent auditor’s modified opinion:

Applicable Not applicable

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

Applicable Not applicable

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

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

Applicable Not applicable

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

Part II Key Corporate Information

1. Stock Profile

Stock name	PRD, PRD-B	Stock code	000011, 200011
Stock exchange for stock listing	Shenzhen Stock Exchange		
Contact information	Board Secretary	Securities Representative	
Name	Zhang Gejian	Ding Minghua and Chen Qianying	
Office address	20/F, International Trade Center, Renmin South Road, Luohu District, Shenzhen, Guangdong Province, P.R.China	39/F, International Trade Center, Renmin South Road, Luohu District, Shenzhen, Guangdong Province, P.R.China	

Tel.	0755-82211020	0755-82211020
E-mail address	000011touzizhe@szwuye.com.cn	000011touzizhe@szwuye.com.cn

2. Key Financial Information

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

Yes No

Reason for retrospective restatement:

Business combination involving entities under common control.

	H1 2022	H1 2021		Change (%)
		Before	Restated	Restated
Operating revenue (RMB)	1,988,299,840.24	2,540,865,139.25	2,706,785,638.30	-26.54%
Net profit attributable to the listed company's shareholders (RMB)	250,802,157.71	676,375,523.75	677,467,066.42	-62.98%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	256,650,611.05	669,858,491.21	669,197,895.76	-61.65%
Net cash generated from/used in operating activities (RMB)	-395,994,231.09	1,137,570,780.73	1,141,561,301.92	-134.69%
Basic earnings per share (RMB/share)	0.4208	1.1349	1.1367	-62.98%
Diluted earnings per share (RMB/share)	0.4208	1.1349	1.1367	-62.98%
Weighted average return on equity (%)	5.40%	16.98%	16.50%	-11.10%
	30 June 2022	31 December 2021		Change (%)
		Before	Restated	Restated
Total assets (RMB)	15,166,310,790.81	14,581,897,151.76	14,828,989,745.60	2.27%
Equity attributable to the listed company's shareholders (RMB)	4,137,968,023.07	4,486,110,790.39	4,583,266,959.57	-9.72%

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

Unit: share

Number of ordinary shareholders	50,123	Number of preferred shareholders with resumed voting rights (if any)	0			
Top 10 shareholders						
Name of shareholder	Nature of shareholder	Shareholding percentage	Number of shares	Restricted shares	Shares in pledge, marked or frozen	
					Status	Shares
Shenzhen Investment Holdings Co., Ltd.	State-owned legal person	50.57%	301,414,637	3,326		
Shenzhen State-owned Equity Management Co., Ltd.	Domestic non-state-owned legal person	6.38%	38,037,890	0		
China Orient Asset Management Co., Ltd.	State-owned legal person	2.77%	16,491,402	0		
Industrial and Commercial Bank of China Limited—Southern China Securities Full Index Real Estate Trading Open-ended Index	Other	0.37%	2,188,634	0		

Securities Investment Fund						
Duan Shaoteng	Domestic natural person	0.29%	1,755,565	0		
Shenzhen Duty-Free Commodity Enterprises Co., Ltd.	Domestic non-state-owned legal person	0.29%	1,730,300	1,730,300		
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.27%	1,583,091	0		
Yang Yaochu	Domestic natural person	0.26%	1,520,384	0		
Li Xinyi	Domestic natural person	0.25%	1,500,000	0		
Wu Wenkai	Domestic natural person	0.20%	1,200,000	0		
Related or acting-in-concert parties among the shareholders above	The largest shareholder, Shenzhen Investment Holdings Co., Ltd., is the controlling shareholder of the Company and Shenzhen State-owned Equity Management Co., Ltd. And the Company does not know whether there are related parties or acting-in-concert parties among the other shareholders.					
Shareholders involved in securities margin trading (if any)	N/A					

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

Change of the controlling shareholder in the Reporting Period:

Applicable Not applicable

The controlling shareholder remained the same in the Reporting Period.

Change of the actual controller in the Reporting Period:

Applicable Not applicable

The actual controller remained the same in the Reporting Period.

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

Applicable Not applicable

No preferred shareholders in the Reporting Period.

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

Applicable Not applicable

Part III Significant Events

Applicable Not applicable

(I) Matters on winning of the bid for land use right

On 18 February 2022, the Company and Yangzhou Lvfa Real Estate Co., Ltd., by joint bidding, won the state-owned land use right of No. GZ342 land plot in Pingshan Township, Yangzhou at a price of RMB835,352,910 in the online listing auction of

state-owned construction land use right in Yangzhou. For details, see the Announcement on Winning of the Bid for Land Use Right (Announcement No.: 2022-02) disclosed by the Company on Cninfo (www.cninfo.com.cn) on 19 February 2022.

(II) Matters on appointment of senior managers of the Company

The Company held the Sixth Meeting of the 10th Board of Directors on 21 February 2022, where the Proposal on Appointment of General Manager of the Company, the Proposal on Appointment of Deputy General Manager and Officer in Charge of Finance of the Company and the Proposal on Appointment of Chief Financial Officer of the Company were reviewed and approved, and the Board of Directors agreed to appoint Mr. Wang Hangjun as general manager of the Company, Mr. Chen Hongji, Ms. Cai Lili, Mr. Li Peng and Mr. Zhang Gejian as deputy general managers of the Company, with Ms. Cai Lili concurrently serving as officer in charge of finance of the Company, and Ms. Shen Xueying as chief financial officer of the Company. The term of office of the senior managers above starts from the date of review and approval at the Sixth Meeting of the 10th Board of Directors and expires on the date of expiration of the term of office of the 10th Board of Directors. For details, see the Announcement on Appointment of Senior Managers of the Company (Announcement No.: 2022-04) disclosed by the Company on Cninfo (www.cninfo.com.cn) on 22 February 2022.

(III) Matters on progress of acquisition by the wholly-owned subsidiary of 100% equity in Shenzhen Property Management Co., Ltd., three enterprises owned by Shenzhen Shenfubao (Group) Co., Ltd. and Shenzhen Foreign Trade Property Management Co., Ltd., and progress of relevant connected transactions

During the Reporting Period, all relevant procedures for industrial and commercial change registration were handled and the Notice of Change (for Recordation) approved by Shenzhen Market Supervision Administration was obtained for acquisition by Shenzhen International Trade Center Property Management Co., Ltd. (a wholly-owned subsidiary of the Company) of 100% equity in Shenzhen Property Management Co., Ltd., Shenzhen Shenfubao Property Development Co., Ltd., Shenzhen Shenfubao Hydropower Municipal Service Co., Ltd., Shenzhen Free Trade Zone Security Service Co., Ltd. and Shenzhen Foreign Trade Property Management Co., Ltd. For details, see the Announcement on Progress of Acquisition by the Wholly-owned Subsidiary of 100% Equity in Shenzhen Property Management Co., Ltd. and Progress of Relevant Connected Transactions (Announcement No.: 2022-01), Announcement on Progress of Acquisition by the Wholly-owned Subsidiary of 100% Equity in Three Enterprises Owned by Shenzhen Shenfubao (Group) Co., Ltd. and Progress of Relevant Connected Transactions (Announcement No.: 2022-05) and Announcement on Progress of Acquisition by the Wholly-owned Subsidiary of 100% Equity in Shenzhen Foreign Trade Property Management Co., Ltd. and Progress of Relevant Connected Transactions (Announcement No.: 2022-06) disclosed by the Company on Cninfo (www.cninfo.com.cn) respectively on 15 February 2022 and 25 February 2022.

(IV) Matters on changes of directors and supervisors of the Company

During the Reporting Period, Mr. Wei Xiaodong, a director of the Company, applied for resignation from the position of non-independent director and staff representative director of the 10th Board of Directors for reason of job transfer; Mr. Dai Xianhua, a supervisor of the Company, applied for resignation from the position of supervisor and chairman of the Board of Supervisors for reaching the statutory retirement age. The Company held the Congress of Workers and Staff on 29 June 2022, where Mr. Zhang Zhimin was elected as staff representative director of the 10th Board of Directors of the Company, whose term of office shall expire upon expiration of the term of office of the 10th Board of Directors. The Company held the Seventh Meeting and Eighth Meeting of the Tenth Board of Supervisors respectively on 4 July 2022 and 20 July 2022, and held the General Meeting of Shareholders on 20 July 2022, where Mr. Ma Hongtao was elected as supervisor and chairman of the Board of Supervisors, whose term of office shall expire upon expiration of the term of office of the 10th Board of Supervisors. For details, see the Announcement on Resignation of Directors and Election of Staff Representative Director (Announcement No.: 2022-20), Announcement on Proposed Change of Supervisors of the Company (Announcement No.: 2022-29) and Announcement on Election of Chairman of the Board of Supervisors (Announcement No.: 2022-33) disclosed by the Company on Cninfo (www.cninfo.com.cn) respectively on 30 June 2022, 5 July 2022 and 21 July 2022.