

Stock Code: 000029, 200029

Stock Name: SPG, SPG-B

Announcement No. 2025-024

# SHENZHEN SPECIAL ECONOMIC ZONE REAL ESTATE & PROPERTIES (GROUP) CO., LTD.

## INTERIM REPORT 2025 (SUMMARY)

### Part I Important Notes

This Summary is based on the full Interim Report of ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., 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 text, 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	SPG, SPG-B	Stock code	000029, 200029
Stock exchange for stock listing	Shenzhen Stock Exchange		
Contact information	Board Secretary	Securities Representative	
Name	Luo Yi	Hong Lu	
Office address	47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China	47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China	
Tel.	(86 755) 25108897	(86 755) 25108837	

E-mail address	spg@sfjt.sihc.com.cn	spg@sfjt.sihc.com.cn
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## 2. Key Financial Information

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

☐ Yes ☒ No

	H1 2025	H1 2024	Change (%)
Operating revenue (RMB)	637,366,221.35	134,225,119.43	374.85%
Net profit attributable to the listed company's shareholders (RMB)	103,027,646.42	5,622,791.39	1,732.32%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	94,352,487.97	-5,197,127.55	1,915.47%
Net cash generated from/used in operating activities (RMB)	-87,422,241.58	-108,449,532.06	19.39%
Basic earnings per share (RMB/share)	0.1018	0.0056	1,717.86%
Diluted earnings per share (RMB/share)	0.1018	0.0056	1,717.86%
Weighted average return on equity (%)	2.89%	0.11%	2.78%
	30 June 2025	31 December 2024	Change (%)
Total assets (RMB)	5,409,969,607.96	5,987,780,656.67	-9.65%
Equity attributable to the listed company's shareholders (RMB)	3,621,509,037.29	3,512,112,493.42	3.11%

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

Unit: share

Number of ordinary shareholders	36,349	Number of preferred shareholders with resumed voting rights (if any)			0	
Top 10 shareholders (exclusive of shares lent in refinancing)						
Name of shareholder	Nature of shareholder	Shareholding percentage	Number of shares	Restricted shares	Shares in pledge, marked or frozen	
					Status	Shares
Shenzhen Investment Holdings Co., Ltd.	State-owned 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	1.32%	13,361,817	0	In pledge	2,840,000
Wang Yulan	Domestic natural person	0.62%	6,228,591	0	N/A	0
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.50%	5,037,694	0	N/A	0
Zhang Xiujuan	Domestic natural person	0.48%	4,829,700	0	N/A	0
He Qiao	Domestic natural person	0.39%	3,968,100	0	N/A	0
Industrial and Commercial Bank of China Co., Ltd.- China Southern CSI All-Index Real Estate Traded Open-End Index Securities Investment Fund	Other	0.34%	3,409,704	0	N/A	0
Wang Jinghua	Domestic natural person	0.33%	3,310,000	0	N/A	0
Wang Zhengying	Domestic natural person	6.35%	64,288,426	0	N/A	0
Related or acting-in-concert parties among the	Among the top 10 shareholders of the Company, Shenzhen State-owned Equity Management Co.,					

shareholders above	Ltd. is a wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd. The Company does not know whether there exists associated 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.
Shareholders involved in securities margin trading (if any)	Among the top 10 shareholders of the Company, the third, sixth, seventh and tenth shareholders held 9,804,200 shares, 4,760,400 shares, 3,545,750 shares, and 2,961,900 shares in their respective credit securities accounts.

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

☐ Applicable ☒ Not applicable

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

☐ Applicable ☒ Not applicable

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

Change of the controlling shareholder in the Reporting Period:

☐ Applicable ☒ Not applicable

The controlling shareholder remained the same in the Reporting Period.

Change of the actual controller in the Reporting Period:

☐ Applicable ☒ Not applicable

The actual controller remained the same in the Reporting Period.

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

☐ Applicable ☒ Not applicable

No preferred shareholders in the Reporting Period.

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

☐ Applicable ☒ Not applicable

### Part III Significant Events

For information about the Company's operations, please refer to "Part III Management Discussion and Analysis" in the full 2025 Interim Report. For information about other significant events, please refer to "Part V Significant Events" in the said report.