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SHIMAO GROUP HOLDINGS LIMITED  
世茂集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 813)

**SUMMARY FINANCIAL INFORMATION OF  
SHANGHAI SHIMAO JIANSHE CO., LTD.  
FOR THE SIX MONTHS ENDED 30 JUNE 2022**

Shanghai Shimao Jianshe Co., Ltd. (上海世茂建設有限公司) (“**Shimao Jianshe**”) is an indirect wholly-owned subsidiary of Shimao Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) established in the People’s Republic of China (“**PRC**”). Shimao Jianshe has eight series of bonds listed on the Shanghai Stock Exchange (122496.SH, 155719.SH, 155831.SH, 155832.SH, 163346.SH, 163347.SH, 163472.SH and 175049.SH).

The unaudited financial statements of Shimao Jianshe and the interim report for the listed bonds for the six months ended 30 June 2022 will be published on the website of the Shanghai Stock Exchange (www.sse.com.cn).

Set out below is a summary of the key unaudited consolidated financial information of Shimao Jianshe for the six months ended 30 June 2022:

	<b>For the six months ended 30 June 2022</b>	<b>For the six months ended 30 June 2021</b>
	<i>RMB’ million</i>	<i>RMB’ million</i>
	(Unaudited)	(Unaudited)
Operating income	20,502.0	52,230.0
Net (loss)/profit	(8,598.1)	8,000.1
Net (loss)/profit attributable to equity holders of Shimao Jianshe	(8,299.7)	6,055.0
	<b>As at 30 June 2022</b>	<b>As at 31 December 2021</b>
	<i>RMB’ million</i>	<i>RMB’ million</i>
	(Unaudited)	(Audited)
Total assets	388,288.9	394,811.5
Total equity attributable to equity holders of Shimao Jianshe	29,153.0	41,981.3

Shareholders of the Company and investors are reminded that the financial statements of Shimao Jianshe were prepared in accordance with PRC accounting standards and are limited solely to the operation of Shimao Jianshe and its controlled subsidiaries and are unrelated to the other subsidiaries of the Group. Such information does not include all the businesses of the Group, and does not represent or provide a full picture of the operation or results of the Group. **Holders of the Company's securities and potential investors are advised to exercise caution when dealing in the securities of the Company.**

On behalf of the Board  
**Shimao Group Holdings Limited**  
**Hui Sai Tan, Jason**  
*Vice Chairman and President*

Hong Kong, 31 March 2023

*As at the date of this announcement, the Board of the Company comprises five Executive Directors, namely, Mr. Hui Wing Mau (Chairman), Mr. Hui Sai Tan, Jason (Vice Chairman and President), Ms. Tang Fei, Mr. Lu Yi (Executive President) and Mr. Xie Kun; one Non-executive Director, namely, Mr. Ye Mingjie; and three Independent Non-executive Directors, namely, Mr. Lyu Hong Bing, Mr. Lam Ching Kam and Mr. Fung Tze Wa.*