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China Jinmao Holdings Group Limited
中國金茂控股集團有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 00817)

**KEY FINANCIAL DATA OF THE ISSUER OF THE CORPORATE BONDS
FOR THE SIX MONTHS ENDED 30 JUNE 2023**

Reference is made to the announcements of China Jinmao Holdings Group Limited (the “**Company**”) dated 16 February 2022, 25 March 2022, 8 July 2022, 29 September 2022 and 20 February 2023 in relation to the issue of various tranches of corporate bonds (the “**Corporate Bonds**”) by Shanghai Jinmao Investment Management Group Co., Ltd. (上海金茂投資管理集團有限公司, a wholly-owned subsidiary of the Company, the “**Issuer**”) to qualified investors.

Pursuant to the relevant PRC regulations and the requirements of the China Securities Regulatory Commission, the Issuer is required to publish its financial data on the website of the Shanghai Stock Exchange (www.sse.com.cn) during the term of the Corporate Bonds. The interim report of the Issuer for the six months ended 30 June 2023 has been published on the website of the Shanghai Stock Exchange on 29 August 2023. Set out below are the key unaudited consolidated financial data of the Issuer for the six months ended 30 June 2023, which are prepared in accordance with the China Accounting Standards for Business Enterprises.

Key unaudited consolidated financial data of the Issuer:

	As at 30 June 2023	As at 31 December 2022
Total assets (RMB100 million)	3,589.35	3,450.92
Total liabilities (RMB100 million)	2,588.99	2,519.99
Owners’ equity (RMB100 million)	1,000.35	930.93
Cash and cash equivalents at the end of the period (RMB100 million)	234.51	260.59

For the six months ended 30 June

	2023	2022
Revenue (RMB100 million)	216.99	267.15
Costs (RMB100 million)	185.20	207.60
Gross profit margin	15%	22%
Operating profit (RMB100 million)	18.93	58.13
Total profits (RMB100 million)	19.17	58.44
Net profit (RMB100 million)	16.42	44.45
Net profit attributable to owners of the parent (RMB100 million)	0.03	29.77
Net cash flows from/(used in) operating activities (RMB100 million)	26.41	(36.33)
Net cash flows from/(used in) investing activities (RMB100 million)	30.91	75.98
Net cash flows from/(used in) financing activities (RMB100 million)	(83.41)	(50.73)
EBITDA interest ratio	1.47	3.31

Notes:

1. The Issuer acquired the equity interests in Jinmao (Beijing) Real Estate Co., Ltd. (金茂(北京)置業有限公司) by way of equity reorganization on 31 March 2023 (the “**Equity Reorganization**”). The Issuer shall make retrospective adjustment to the relevant financial information for 2022 in accordance with the relevant requirements of the China Accounting Standards for Business Enterprises (No. 20 – Business Combinations) in respect of the completed Equity Reorganization which constitutes a business combination under common control. Accordingly, the comparative financial data (i.e. the financial data for the six months ended 30 June 2022 and as at 31 December 2022) set out in this announcement have been restated.
2. EBITDA = total profits + interest expenses recognized in finance costs + fixed assets depreciation + amortization
3. EBITDA interest ratio = EBITDA/interest expenses

By order of the Board
China Jinmao Holdings Group Limited
ZHANG Zenggen
Chairman

Hong Kong, 29 August 2023

As at the date of this announcement, the Directors of the Company are Mr. ZHANG Zenggen (Chairman), Mr. TAO Tianhai, Mr. SONG Liuyi and Ms. QIAO Xiaojie as Executive Directors; Mr. CHENG Yong, Ms. CHEN Aihua, Mr. AN Hongjun and Mr. CHEN Chuan as Non-executive Directors; and Mr. SU Xijia, Mr. SUEN Man Tak, Mr. GAO Shibin and Mr. ZHONG Wei as Independent Non-executive Directors.