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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 YEAR ENDED 31 DECEMBER 2023**

References are 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 a number of 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**” or “**Shanghai Jinmao**”) 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 annual report of the Issuer for the year ended 31 December 2023 has been published on the website of the Shanghai Stock Exchange on 27 March 2024. Set out below are the key audited consolidated financial data of the Issuer for the year ended 31 December 2023, which are prepared in accordance with the China Accounting Standards for Business Enterprises.

Key audited consolidated financial data of Shanghai Jinmao:

	As at 31 December 2023	As at 31 December 2022
Total assets (RMB100 million)	3,473.58	3,460.28
Total liabilities (RMB100 million)	2,518.13	2,526.00
Owner’s equity (RMB100 million)	955.45	934.28
Cash and cash equivalents at the end of the year (RMB100 million)	245.08	260.60

	For the year ended 31 December	
	2023	2022
Revenue (RMB100 million)	640.66	782.25
Costs (RMB100 million)	571.82	655.14
Gross profit margin	10.75%	16.25%
Operating profit (RMB100 million)	(29.30)	39.97
Total profit (RMB100 million)	(29.06)	40.50
Net profit (RMB100 million)	(43.47)	12.83
Net profit attributable to owners of the parent (RMB100 million)	(44.34)	(25.75)
Net cash flows from/(used in) operating activities (RMB100 million)	48.88	(17.26)
Net cash flows from/(used in) investing activities (RMB100 million)	9.85	75.26
Net cash flows from/(used in) financing activities (RMB100 million)	(73.53)	(62.26)
EBITDA interest ratio	(0.09)	1.42

Notes:

1. Jinmao Huadong Enterprises Management Co., Ltd., a wholly-owned subsidiary of the Issuer, has completed the acquisition of part of the equity interests in two companies, including Xi'an Runmao Real Estate Co., Ltd. (西安潤茂置業有限公司) on 31 December 2023 (the “**Equity Acquisition**”). The Issuer has also completed the acquisition of all or part of the equity interests in three companies, including Jinmao (Beijing) Real Estate Co., Ltd. (金茂(北京)置業有限公司) on 30 March 2023 and 31 October 2023. The Issuer shall make retrospective adjustments to the relevant information of the financial statements 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 Acquisition which constitutes a business combination under common control. Accordingly, the comparative financial data (i.e. the financial data for the twelve months ended 31 December 2022 or as at 31 December 2022) set out in this announcement have been restated.
2. EBITDA = total profits + interest expenses recognized in finance costs + depreciation + amortization
3. EBITDA interest coverage ratio = EBITDA/interest expenses

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

Hong Kong, 27 March 2024

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