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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)**

**UNAUDITED KEY FINANCIAL DATA OF  
A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY  
FOR THE THREE MONTHS ENDED 31 MARCH 2024**

Shanghai Jinmao Investment Management Group Co., Ltd. (上海金茂投資管理集團有限公司, “**Shanghai Jinmao**”), a wholly-owned subsidiary of China Jinmao Holdings Group Limited (the “**Company**”), has issued various debt financing instruments. According to the relevant PRC regulations, Shanghai Jinmao is required to publish its financial data on a quarterly basis on the website of China Money (中國貨幣網) ([www.chinamoney.com.cn](http://www.chinamoney.com.cn)), the website of Shanghai Clearing House (上海清算所) ([www.shclearing.com.cn](http://www.shclearing.com.cn)) and the website of Beijing Financial Assets Exchange (北京金融資產交易所) ([www.cfae.cn](http://www.cfae.cn)) during the term of such debt financing instruments. Shanghai Jinmao has disclosed its financial information for the three months ended 31 March 2024 on the above websites. Such financial information is prepared in accordance with the China Accounting Standards for Business Enterprises and is unaudited.

Set out below are the key unaudited consolidated financial data of Shanghai Jinmao for the three months ended 31 March 2024:

<b>Items</b>	<b>As at 31 March 2024</b>	<b>As at 31 December 2023</b>
Total assets <i>(RMB100 million)</i>	<b>3,542.13</b>	3,473.58
Total liabilities <i>(RMB100 million)</i>	<b>2,582.85</b>	2,518.13
Equity attributable to owners <i>(RMB100 million)</i>	<b>959.27</b>	955.45
Balance of cash and cash equivalents at the end of period <i>(RMB100 million)</i>	<b>189.62</b>	245.08

<b>Items</b>	<b>For the three months ended 31 March</b>	
	<b>2024</b>	<b>2023</b>
Operating revenue ( <i>RMB100 million</i> )	<b>31.00</b>	51.17
Operating cost ( <i>RMB100 million</i> )	<b>24.28</b>	42.96
Gross profit margin	<b>22%</b>	16%
Operating profit ( <i>RMB100 million</i> )	<b>4.60</b>	2.49
Total profit ( <i>RMB100 million</i> )	<b>5.76</b>	2.57
Net profit ( <i>RMB100 million</i> )	<b>3.04</b>	1.51
Net profit attributable to owners of the parent ( <i>RMB100 million</i> )	<b>0.28</b>	(2.85)

*Note:*

Jinmao Huadong Enterprises Management Co., Ltd., a wholly-owned subsidiary of the Shanghai Jinmao, 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. Shanghai Jinmao has also completed the acquisition of all or part of the equity interests in two companies, including Qingdao Taimao Real Estate Co., Ltd. (青島泰茂置業有限公司) on 31 October 2023 (the “**Equity Acquisition**”). Shanghai Jinmao shall make retrospective adjustment to the relevant financial information for 2023 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 three months ended 31 March 2023) set out in this announcement have been restated.

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

Hong Kong, 29 April 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.*