

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



**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 2024**

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](http://www.sse.com.cn)) during the term of the Corporate Bonds. The interim report of the Issuer for the six months ended 30 June 2024 has been published on the website of the Shanghai Stock Exchange on 27 August 2024. Set out below are the key unaudited consolidated financial data of the Issuer for the six months ended 30 June 2024, which are prepared in accordance with the China Accounting Standards for Business Enterprises.

Key unaudited consolidated financial data of the Issuer:

	<b>As at 30 June 2024</b>	As at 31 December 2023
Total assets (RMB100 million)	<b>3,572.12</b>	3,473.58
Total liabilities (RMB100 million)	<b>2,642.76</b>	2,518.13
Owners’ equity (RMB100 million)	<b>929.36</b>	955.45
Cash and cash equivalents at the end of the period (RMB100 million)	<b>281.41</b>	245.08

**For the six months ended 30 June**

	<b>2024</b>	2023
Revenue (RMB100 million)	<b>184.84</b>	217.06
Costs (RMB100 million)	<b>158.10</b>	185.29
Gross profit margin	<b>14.47%</b>	14.64%
Operating profit (RMB100 million)	<b>22.11</b>	18.85
Total profits (RMB100 million)	<b>23.42</b>	19.09
Net profit (RMB100 million)	<b>19.28</b>	16.31
Net profit attributable to owners of the parent (RMB100 million)	<b>13.65</b>	(0.08)
Net cash flows from/(used in) operating activities (RMB100 million)	<b>(30.41)</b>	26.45
Net cash flows from/(used in) investing activities (RMB100 million)	<b>(88.91)</b>	30.98
Net cash flows from/(used in) financing activities (RMB100 million)	<b>156.29</b>	(83.52)
EBITDA interest ratio	<b>1.55</b>	1.50

*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 Issuer 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**”). The Issuer shall make retrospective adjustment to the relevant financial information for the first half of 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 six months ended 30 June 2023) set out in this announcement have been restated.
2. EBITDA = total profits + interest expenses recognized in finance costs + depreciation + amortization
3. EBITDA interest ratio = EBITDA/interest expenses

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

Hong Kong, 27 August 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. CHEN Yijiang 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.*