



China Greenland Broad Greenstate Group Company Limited
中國綠地博大綠澤集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock code : 1253)

INTERIM REPORT
2024



博

博採眾長
Eclectic

大

大有作為
Accomplishment

精

精益求精
Excelsior

深

深生不息
Continuous





CONTENTS

2	Corporate Information
4	Financial Summary
5	Chairman's Statement
9	Management Discussion and Analysis
12	Other Information and Corporate Governance Highlights
20	Interim Condensed Consolidated Statement of Profit or Loss
21	Interim Condensed Consolidated Statement of Comprehensive Income
22	Interim Condensed Consolidated Statement of Financial Position
24	Interim Condensed Consolidated Statement of Changes in Equity
25	Interim Condensed Consolidated Statement of Cash Flows
27	Notes to Interim Condensed Consolidated Financial Information
56	Definitions

Corporate Information

COMPANY NAME

China Greenland Broad Greenstate Group Company Limited

AUTHORIZED REPRESENTATIVES

Mr. Pei Gang
Ms. Lee Mei Yi

PLACE OF LISTING OF SHARES

The Stock Exchange of Hong Kong Limited — main board

AUDIT COMMITTEE

Mr. Yang Yuanguang (*Chairman*)
Mr. Dai Guoqiang
Dr. Jin Hexian

STOCK CODE

1253

REMUNERATION COMMITTEE

Dr. Jin Hexian (*Chairman*)
Mr. Dai Guoqiang
Mr. Pei Gang

STOCK NAME

GREENLAND BROAD

NOMINATION COMMITTEE

Mr. Dai Guoqiang (*Chairman*)
Dr. Jin Hexian
Mr. Pei Gang

BOARD OF DIRECTORS

Executive Directors

Mr. Pei Gang (*Chairman*)
Mr. Lin Guangqing (*chief executive officer*)

Independent Non-executive Directors

Mr. Dai Guoqiang
Dr. Jin Hexian
Mr. Yang Yuanguang

REGISTERED OFFICE

The offices of Maples Corporate Services Limited
PO Box 309, Uglan House
Grand Cayman, KY1-1104
Cayman Islands

COMPANY SECRETARY

Ms. Lee Mei Yi

HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

Floor 8, Block D3, 5th Building, Hongqiao World Center
1588 Lane, Zhuguang Road
Shanghai, PRC



Corporate Information (Continued)

PLACE OF BUSINESS IN HONG KONG

5/F, Manulife Place
348 Kwun Tong Road, Kowloon
Hong Kong

HONG KONG LEGAL ADVISOR

Jia Yuan Law Office
7/F & 17/F, No. 238 Des Voeux Road Central
Sheung Wan, Hong Kong

CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Maples Fund Services (Cayman) Limited
PO Box 1093
Boundary Hall
Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANK

Bank of Shanghai Changning Branch

COMPANY WEBSITE

www.greenland-broadgreenstate.com.cn

Financial Summary

	For the six months ended 30 June			
	2024 RMB'000	2023 RMB'000	Change RMB'000	%
Revenue	1,022	5,267	(4,245)	(81)
Gross Profit	197	40	157	393
Profit before taxation	(4,016)	(27,004)	22,988	(85)
Net profit attributable to owners of the Parent	(5,058)	(27,156)	22,098	(81)

	30 June 2024 RMB'000	31 December 2023 RMB'000	Change RMB'000	%
	Total assets	2,125,556	2,126,038	(482)
Total equity attributable to owners of the parent	186,948	57,293	129,655	226

	For the six months ended 30 June	
	2024	2023
Profitability ratio (%)		
Gross Profit margin	19.3	0.8
Net profit margin	(494.9)	(515.6)
Return on assets	(0.2)	(0.9)
Return on equity	(1.9)	(4.8)
Working capital ratio (time)	0.5	0.7
Gearing ratio (%)	88.6	75.0

Chairman's Statement

Dear Shareholders,

On behalf of the Board of Directors of China Greenland Broad Greenstate Group Company Limited (the “**Company**”) and its subsidiaries (hereinafter collectively referred to as the “**Group**”), I am pleased to present you with the unaudited consolidated interim results of the Group for the Reporting Period.

MARKET REVIEW

This year marks a critical year for the “14th Five-Year Plan” of China, and the Third Plenary Session of the 20th CPC Central Committee has just been successfully concluded. In the face of the complex and severe external environment, all departments across different regions in China have been actively responding to the situation and striving to promote sustainable and healthy economic development. According to the latest data, China's gross domestic product (GDP) reached RMB61.7 trillion in the first half of 2024, with an annual growth rate of 5.0%, indicating that China's economy has continued its recovery and positive momentum, while also demonstrating high-quality and stable development. In the World Economic Outlook Report released on 16 July, the International Monetary Fund (IMF) raised China's economic growth forecast for 2024 by 0.4 percentage points from its April forecast to 5%. The chief economist of IMF pointed out that China and other emerging Asian economies continue to be the main engines of global economic growth.

In the first half of 2024, China's landscape industry has ushered in a number of new policies aimed at promoting the sustainable development and environmental protection practices of the industry. The updated policies issued by the government have emphasized the importance of green ecological construction, especially the promotion of ecological gardens and green infrastructure construction in urban and suburban areas. The landscape industry has also witnessed the rapid development of technological innovation, especially in smart landscape technology and ecological restoration projects. As China's urbanization process accelerates, the demand for high-quality public green spaces continues to grow, and landscape enterprises are increasingly participating in urban greening and vertical garden initiatives. These projects not only improved the quality of life for urban residents, but also brought new business opportunities to the landscape industry.

During the same period, high-tech industry investment in China grew by 10.6%, significantly faster than the overall investment growth rate. Among them, the added value of high-tech manufacturing industries above designated size increased by 8.7% year-on-year, demonstrating China's strong performance in the high-tech sector. The output of new smart and green products maintained a double-digit growth rate. These achievements highlighted the momentum of China's economic transformation and upgrading and high-quality development. Both market data and development trends have demonstrated the strong resilience of Chinese economy, and also reflected China's continued investment in and optimization of high-tech industries.

Over the past six months, the Group continued to strive to strengthen its business foundation to ensure the continued stability of its operations. We focused on settlement of existing projects to ensure smooth payment collection for all projects so as to maintain stable cash flow. As of 30 June 2024, the Group recorded a total revenue of approximately RMB1.022 billion, gross profit for the period of approximately RMB0.197 billion, net loss attributable to owners of the Parent of approximately RMB5.058 million, with gross profit margin of 19.3%. During the Reporting Period, the Group adopted a series of prudent development strategies, including optimizing capital structure, strengthening cost management and enhancing operating efficiency, with the aim of stabilizing its cash flow and promoting the transformation of the enterprise into high-quality development.

Chairman's Statement (Continued)

GREENLAND EMPOWERMENT TO CULTIVATE NEW BUSINESS FORMS

Under the current complex and volatile economic environment, landscape enterprises are facing various new challenges, new opportunities, new risks and new conflicts. Most enterprises are enhancing their innovative thinking ability, opening up new tracks under the new situation, and integrating landscape technologies with various industries through cross-border thinking. Additionally, they are effectively managing operations and maintenance to maximize ecological benefits.

In the past year, the Group completed a major equity restructuring and successfully transformed itself into a state-owned mixed-ownership listed group holding company, which has injected new vitality into our sustainable development, especially in exploring and investing in green infrastructure and new energy sectors. Close collaboration with our majority shareholder, Greenland Group, has strengthened our business presence in emerging areas such as photovoltaics, energy storage, charging infrastructure and energy management.

Greenland Group, as a global corporate giant, has a profound track record in real estate development and infrastructure construction, and has also achieved coordinated development across various sectors, including finance, energy and consumption. Leveraging on its background as a state-owned enterprise, Greenland Group has significantly enhanced its credibility and financing ability in the global market, which provides solid support and advantages for the Group's transformation and further development. Our synergistic cooperation with Greenland Group at the strategic level, including resource allocation and market strategy integration, has significantly enhanced the Group's operational efficiency and market competitiveness. We are fully confident that, with the support and guidance of Greenland Group, the Group will not only steadily advance its business diversification strategy, but also demonstrate strong development potential in the areas of new energy and ecological technology. The Group will boost its internal strength to achieve long-term, stable development through continuous innovation and optimized management.

SUSTAINED DEVELOPMENT OF ENVIRONMENTAL, SOCIAL AND CORPORATE GOVERNANCE

As sustainable development becomes an important issue in global business and social development, practicing environmental, social and corporate governance (ESG) principles has become a core part of corporate strategies. In China, the standardization and supervision of ESG is developing rapidly, and it is expected that the future policy environment will further strengthen the importance of ESG, especially in investment decision-making and corporate evaluation. China's ESG investment market is maturing, with domestic ESG rating agencies playing an increasingly prominent role, which puts forward higher requirements for corporate transparency and accountability. Chinese companies are also gradually recognizing that the integration of commercial and social values is the key to long-term success.

This trend is particularly important for the landscape industry. As a sector closely connected with natural environment, the landscaping industry has a unique position in urban greening, ecological restoration and landscape design. In the future, enterprises in these sectors will need to attach greater importance to ecological benefits and sustainability, not only for environmental reasons, but also to improve social benefits and public engagement. In addition, the social responsibility of the landscaping industry will extend to improving the accessibility and diversity of public green space and enhancing their social value by promoting community engagement and public education. This will not only enhance the social image, but also strengthen the brand value of the enterprise. From the perspective of corporate governance, strengthening corporate governance structure, improving transparency and accountability are the keys to the future development of the landscape industry. Through refining project management procedures, enhancing quality control systems, and ensuring compliance, enterprises are able to establish more systematic strategies and practices in environmental protection, social responsibility and corporate governance.



Chairman's Statement (Continued)

Therefore, the ESG development of the landscaping industry will not only drive the industry towards greater environmental sustainability, social responsibility and transparent governance, but also bring sustained competitive advantages for enterprises, support the long-term sustainable development of the enterprises and the society. This change is not only an improvement to the existing business model, but also an investment in a potential growth path in the future.

OPENING UP NEW TRACKS TO ACHIEVE DIVERSIFIED DEVELOPMENT

Since China proposed the 3060 dual carbon goals at the 75th United Nations General Assembly in 2020, the government has introduced a series of policies to encourage and support the development of new energy industries, promote the green and low-carbon transformation of the economy and society, and strive to achieve sustainable development. Adhering to the concepts of ESG and sustainable development, Greenland Group has actively responded to national policies by establishing a regional environmental rights and interests trading center, the Guizhou Greenland Financial Low Carbon Trading Center. This initiative also includes releasing China's first carbon emission reduction certification standard for public buildings and actively developing a complete industry chain of carbon credit development, certification, trading, and consumption for buildings in China, contributing to the national dual-carbon strategy.

Under the development strategy of the green and low-carbon era, relying on the platform and resources of Greenland Group, the Group is actively integrating its existing businesses and modes of operation, exploring emerging areas such as photovoltaics, energy storage, charging and energy management, etc. Through in-depth exploration and integration, the Group endeavors to achieve diversified and high-quality development while maintaining its core competitiveness.

PROSPECTS

As Greenland Group has become the largest shareholder of the Group, we have received strong capital and resource support. This has laid a solid foundation for us to proactively explore new business layouts, make breakthroughs and promote innovations. Greenland Group is able to provide comprehensive support for our new energy and green infrastructure projects.

Leveraging the resources of Greenland Group, we plan to develop new energy sectors such as photovoltaics, energy storage and charging infrastructure. We will not only invest in the construction of these projects, but also engage in technology research and development and market development to enhance our competitiveness in these areas. We will acquire core competence and expand business scale through various means and strive to be at the forefront of the industry. Greenland Group will provide key support in terms of capital, technology and institutional coordination to accelerate the growth of such businesses. In addition, we will also explore technologies and projects related to ecological renovation, such as the development of "ecological technology", which will strengthen our positioning in the ecological civilization building market. The background and resources of Greenland Group will facilitate the development of these emerging areas and accelerate our progress in the new energy and environmental protection sectors.

Through close cooperation with Greenland Group, we are confident that we will not only achieve significant achievements in the new energy sector, but also contribute to the global green energy transformation. We will continue to promote our achievements in the green construction sector, and in the future, we will strive to expand into other low-carbon sectors and develop environmentally-friendly and innovative solutions to meet the market demand for green development.



Chairman's Statement (Continued)

We will continue to pay close attention to the dynamics and policy orientation of the landscape and new energy industries, continuously optimize our business structure and enhance our technological level and service quality, so as to ensure transcendent growth will be achieved in the new development stage. We are confident about the Group's future development and looking forward to achieving success in new business sectors and prospering in the global wave of green energy and ecological technology.

Mr. PEI Gang

Chairman of the Board

30 August 2024

Management Discussion and Analysis

INDUSTRY REVIEW

As China places greater importance on the construction of ecological civilization, the landscape industry is ushering in new development opportunities. It's pointed out in the report of the 20th National Congress of the CPC that by 2025, China will strive to achieve a forest coverage rate of 24.1%, an integrated grassland vegetation coverage rate of 57%, and a wetland protection rate of 55%. Such targets provide policy support and market demand for the landscape industry, indicating the continued growth of the industry. The country has also recently updated its policy on the development of "Beautiful China", emphasizing the importance of ecological and environmental protection as well as green and low-carbon development. According to the newly released guidelines, China will significantly reduce the emission of major pollutants and improve the quality of the ecological environment by 2027. By 2035, green production and lifestyles will be widely adopted in China, carbon emissions will gradually decrease after reaching their peak, and the ecological environment in China will be fundamentally improved. From this we can see that China's policy guidance clearly supports green transformation and has also confirmed that green development is an important driving force for future economic growth.

The landscape industry is currently characterized by a pattern of "big industry, small companies", with a relatively low degree of concentration. However, with the deepening of marketization, it is expected that the concentration of the industry will gradually increase. Large enterprises with comprehensive strength are expected to increase their market share. The landscape industry chain covers many aspects such as seedling, landscape design, project construction and maintenance etc. Further integration of the industry chain will help enhance the interaction between design and construction, thereby improving project quality and efficiency. China's landscape industry has continued to grow in market size since 2023 under the strong support of national policies. Although the industry faces challenges such as fierce market competition, uneven geographical development and capital barriers, a more robust competitive landscape is expected to form and will continue to contribute to the construction of ecological civilization in China as the industry concentration further increases and industry chain integration advances.

BUSINESS REVIEW

The Group continues to adhere to the principle of "specializing in the core business of ecological construction, improving the businesses of environmental restoration and cultural tourism operation" with a focus on municipal and city level landscape projects and offers our customers "one-stop" service solutions, including investment and financing, planning and design, project construction and commercial operation. In recent years, the Group has proactively adjusted its business strategy to focus on completing ongoing investment projects, optimizing its management and stabilizing its cash flow. During the Reporting Period, the Group's portfolio primarily consists of PPP projects, of which 5 have transitioned to operation and maintenance, and the remainders are either under construction or in the preliminary preparation phase. As of 30 June 2024, the Group recorded a total revenue of RMB1,022,000 and net loss attributable to owners of the Parent of RMB5,058,000. Gross profit margin was 19.3%, representing an increase of 18.5 percentage points as compared with the same period last year.

Management Discussion and Analysis (Continued)

COST CONTROL

The Group implemented scientific, rational, and cost-effective practices to boost revenue and cut costs. Rather than relying on the traditional extensive contracting model for project management in the industry, the Group adopted a refined project cost control model. It established a group-wide supplier database and utilized its self-developed project management information platform (“**OA System**”) to ensure that all project expenses were strictly managed in accordance with the budget. During the Reporting Period, supported by procurement platform for well-known enterprises in China, the Group has comprehensively expanded the supply chain channel and achieved reducing costs while increasing efficiency. For project operation and maintenance in the later stage, the Group also fully utilized the cooperation between its operation management companies and prime operation teams to consider maintenance plans during construction. Additionally, the Group placed great emphasis on project redevelopment, proposing optimization schemes during project implementation and developing resources around the project’s location through well-established friendly cooperative relationships.

RESEARCH AND DEVELOPMENT

The Group adheres to the guidance of efficient, energy-saving, and clean green technology application and design. It aims to achieve international advancement and domestic leadership while promoting the development of ecological and environmental protection projects through technological innovation. Building on its existing technology accumulation, project experience, and product advantages, the Group has continuously invested heavily in establishing its technology center, focusing on independent development, supplemented by the introduction, digestion, and absorption of other technologies. The Group has also strengthened industry, education, and research cooperation and intellectual property rights construction, actively realizing the industrialization of science and technology. In addition, the Group cooperates with the high-quality technology companies in the upstream and downstream industries to achieve technology resource sharing, jointly empowering the project. The Group recognizes that scientific research is an important strategy for achieving sustainable development and provides strong technical support through innovation in scientific research.

OUTLOOK

In 2024, the government will continue to strengthen ecological environment construction and restoration, and actively promote the construction of “Beautiful China” pilot areas. Eight of the key tasks include but not limited to, promoting the construction of the “Beautiful China” pilot areas, fighting the battle against pollution, pushing forward green, low-carbon and high-quality development, and increasing supervision of ecological protection and restoration. In 2024, China’s ecological environment construction and restoration industry will show positive development trend in terms of policy support, technological innovation and international cooperation. The industry is also facing new opportunities related to pollution prevention and control, ecological protection and green development. Leveraging its rich industry experience, technological reserves, and excellent management, the Group is determined to seize market opportunities.

Meanwhile, the government has repeatedly emphasized the importance of green economy and sustainable development in public. In response to the national call, the Group will focus its business on green undertakings and sustainable development, continue to invest in core business areas such as ecological construction and actively practice the concept of sustainability, integrating environmental protection, social responsibility and corporate governance into its daily operation and business implementation, so as to ensure that the Company will maintain competitive amidst fierce market competition.



Management Discussion and Analysis (Continued)

In 2024, benefiting from the proactive government policies and market dynamics, China will achieve significant growth in both the photovoltaics and wind power industries. In order to achieve the 3060 dual carbon goals, the Chinese government has not only intensified support for the photovoltaic industry, but also increased investment in and tilted its policies in favor of wind energy, including financial subsidies, tax incentives and the facilitation of land use rights to promote the development and application of these clean energy technologies. In addition, government policies have facilitated the construction of large-scale solar power plants and the popularity of decentralized solar systems for commercial and residential sectors, which is expected to further accelerate the acceptance and application of renewable energy technologies.

As an environmentally friendly renewable energy, photovoltaic power generation plays an important role in combating global climate change. In the first half of 2024, China's newly installed photovoltaic capacity is 102.48GW, including 49.6GW of centralized photovoltaic capacity; 37.03GW of industrial and commercial photovoltaic capacity; and 15.85GW of household photovoltaic capacity. In the face of the rapid development of the photovoltaic industry, the Chinese government is organizing the revision of the Standard Conditions for the Photovoltaic Manufacturing Industry (《光伏製造行業規範條件》) and other industry regulations to further strengthen management of the photovoltaic industry and guide the industry in accelerating transformation, upgrading and structural adjustment, and promote its high-quality development.

In addition, the Chinese government is promoting better system integration of photovoltaics and energy storage to improve the flexibility and stability of the overall power system. China is enhancing the stability of its power grid and optimizing the use of renewable energy with breakthroughs in energy storage technology, particularly the deployment of battery storage systems, which are widely used in large-scale renewable energy projects as well as in domestic and commercial settings.

Multiple national measures have positively promoted China's rapid development and innovation in the photovoltaic industry. Against such backdrop, the Group plans to leverage its experience and expertise in existing infrastructure projects and capitalize the resources and support of Greenland Group to explore areas and opportunities that are integrated with or reasonably extend from its existing businesses. Through such business redeployments, the Group strives to transform from traditional landscaping business to the field of ecological technology, which not only aligns with the Group's long-term development strategy but also brings diversified growth opportunities to its business.

The Group will continue to uphold the concept that "lucid waters and lush mountains are invaluable assets". Through closer cooperation with Greenland Group, the Group aims to make more positive contributions to society and the environment, while achieving the long-term, stable, and sustainable development of the Company.

Other Information and Corporate Governance Highlights

CORPORATE INFORMATION AND GLOBAL OFFERING

The Company was incorporated in the Cayman Islands on 22 October 2013 as an exempted company with limited liability, and the Company's Shares were listed on the Main Board of the Stock Exchange on 21 July 2014.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As of 30 June 2024, so far as is known to any Director or the chief executive of the Company, none of the Directors or the chief executives of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company or its associated corporations which were (i) recorded in the register required to be kept under section 352 of the SFO, or (ii) otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2024, so far as the Directors are aware, the following persons (not being a Director or chief executive of the Company) had or deemed or taken to have interests or short positions in the Shares or underlying Shares of the Company which would fall to be disclosed under the provisions of Division 2 and 3 of Part XV of the SFO, or which would be required, pursuant to Section 336 of the SFO, to be entered in the register required referred to therein, were as follows:

Name of Shareholder	Nature of Interest	Number of Shares/underlying Shares held ⁽¹⁾	Approximate Percentage of Issued Shares
Broad Landscape International ⁽²⁾	Beneficial owner	425,171,041	7.30%
Eastern Greenstate International ⁽²⁾	Beneficial owner	306,313,662	5.26%
Greenland ⁽³⁾	Interest in a controlled corporation	2,970,321,041	51.02%
Greenland Financial Holdings Company Limited (綠地金融投資控股集團有限公司) ⁽³⁾	Interest in a controlled corporation	2,970,321,041	51.02%
Greenland Financial ⁽³⁾	Beneficial owner	2,970,321,041	51.02%
Inscription Capital Holdings Limited	Beneficial owner	300,796,510	5.17%

Notes:

- (1) All the above Shares are held in long position (as defined under Part XV of the SFO).
- (2) Broad Landscape International and Eastern Greenstate International remain acting in concert as at 30 June 2024 and therefore the aggregate shareholding of Broad Landscape International and Eastern Greenstate International as well as their respective parties acting in concert as at 30 June 2024 is approximately 12.56%.
- (3) Greenland wholly owns Greenland Financial Holdings Company Limited which in turn wholly owns Greenland Financial so that Greenland and Greenland Financial Holdings Company Limited are deemed to be interested in the Shares in which Greenland Financial is interested for the purpose of Part XV of the SFO.
- (4) As at 30 June 2024, the Company had 5,821,809,957 shares in issue.

Save as disclosed above, as of 30 June 2024, the Directors have not been notified by any person (not being the Directors or chief executive of the Company) who had interests or short positions in the Shares or underlying Shares of the Company as recorded in the register required to be kept pursuant to Section 336 of the SFO.

Other Information and Corporate Governance Highlights (Continued)

SHARE OPTION SCHEME

The Company conditionally adopted the Share Option Scheme on 25 June 2014, which became effective from the Listing Date. The Share Option Scheme was expired on 25 June 2024. No further options have been granted under the Share Option Scheme. All unexercised options granted under the Share Options Scheme will remain valid and will be exercised in accordance with the provisions of the Share Option Scheme.

Purpose

The purposes of the Share Option Scheme are to attract and retain the best available personnel, to provide additional incentives to employees, directors, consultants and advisers of the Group and to promote the success of the business of the Group.

Participants of the Share Option Scheme

The Board may offer any employee (whether full-time or part-time), Director, consultant or adviser of the Group (the “**Eligible Person**”) options to subscribe for Shares at a price determined in accordance with the terms of the Share Option Scheme.

Maximum number of Shares

The total number of Shares which may be granted under the Share Option Scheme and under any other schemes of the Company shall not in aggregate exceed 10% of the issued share capital of the Company as at the Listing Date, being 306,720,000 Shares (the “**Scheme Mandate Limit**”) unless Shareholders’ approval has been obtained. Options lapsed in accordance with the Share Option Scheme shall not be counted for the purpose of calculating the Scheme Mandate Limit.

Notwithstanding the foregoing, the Shares which may be issued upon the exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other schemes of the Company shall not exceed 30% of the issued share capital of the Company from time to time.

As at the date of this interim report, no share options are available for issue under the Share Option Scheme.

Maximum entitlement of each participant

Unless approved by the Shareholders in a general meeting in the manner set out in the Share Option Scheme, the total number of Shares issued and to be issued upon the exercise of options granted to each Eligible Person (including exercised, cancelled and outstanding options) in any 12-month period shall not exceed 1% of the relevant class of securities of the Company in issue.

In addition, any options granted to an Eligible Person who is a Director, chief executive or substantial shareholder of the Company or any of their respective associates shall be approved by the independent non-executive Directors (excluding any independent non-executive Director who is proposed to be the grantee). Any options granted to an Eligible Person who is a substantial shareholder, or independent non-executive Director, or their respective associates, which will result in the total number of Shares issued and to be issued upon exercise of all the options granted and to be granted (including options whether exercised, cancelled or still outstanding) to such person in any 12-month period up to and including the date of such grant representing in aggregate over 0.1% of the issued share capital of the Company; and having an aggregate value, based on the closing price of the Shares at the date of each grant, in excess of HK\$5 million, such further grant of options must be approved, in addition to the approval of the independent non-executive Directors, by the Shareholders in general meeting.

Offer period

An offer of grant of an option shall remain open for acceptance by the Eligible Person concerned for such period of not less than three business days as determined by the Board, provided that no such offer shall be open for acceptance after the expiry of the Share Option Scheme or after the Share Option Scheme has been terminated in accordance with the provisions thereof. An option may be exercised in whole or in part by the option holder in accordance with the terms of the Share Option Scheme at any time during the exercise period to be notified by the Board to each option holder upon the grant of options, such period shall not exceed ten years from the date of grant of the relevant option.

Minimum period for which an option must be held before it can be exercised

The Company may specify a minimum holding period and performance conditions which must be satisfied before options can be exercised by the option holders.

Amount payable for options

Upon acceptance of the option, the grantee shall pay HK\$1.00 to the Company as consideration for the grant, which is in no circumstances be refundable.

Basis of determining the exercise price

The amount payable for each Share to be subscribed for under an option pursuant to the Share Option Scheme in the event of the option being exercised shall be determined by the Board and shall be not less than the greater of:

- (i) the closing price of the Shares on the Stock Exchange as stated in the Stock Exchange's daily quotations sheet on the date of grant of the option;
- (ii) the average closing price of the Shares on the Stock Exchange as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant of the option; and
- (iii) the nominal value of the Shares.

Life of the Share Option Scheme

The Share Option Scheme will remain in force for a period to be notified by the Board, such period shall not exceed the period of ten (10) years commencing from 25 June 2014. As at 30 June 2024, the Share Option Scheme has expired.

Other Information and Corporate Governance Highlights (Continued)

Since the effective date of the Share Option Scheme and up to the end of the Reporting Period, the Company has granted a total of 223,017,856 share options to eligible grantees, including the Company's Directors and other employees of the Group, on 1 September 2015 and 12 June 2018. Since the effective date of the Share Option Scheme and up to the end of the Reporting Period, all the share options granted had lapsed and no share option had been exercised under the Share Option Scheme. Details of the movement in the share options under the Share Option Scheme during the Reporting Period and outstanding as at 30 June 2024 were as follows:

Grantees	Date of grant	Options granted	Number of Options					Held at 30 June 2024	Exercise price per Share (HK\$)	Vesting and Exercise period
			Held at 1 January 2024	Granted during the Reporting Period	Exercised during the Reporting Period	Cancelled/ Forfeited during the Reporting Period	Lapsed during the Reporting Period			
Wu Zhengping	1 Sept 2015	30,000,000	—	—	—	—	—	—	1.24	1 Sept 2017–31 Aug 2018
			—	—	—	—	—			1 Sept 2018–31 Aug 2019
			—	—	—	—	—			1 Sept 2019–31 Aug 2020
			—	—	—	—	—			1 Sept 2020–31 Aug 2021
Xiao Li	1 Sept 2015	22,500,000	—	—	—	—	—	—	1.24	1 Sept 2017–31 Aug 2018
			—	—	—	—	—			1 Sept 2018–31 Aug 2019
			—	—	—	—	—			1 Sept 2019–31 Aug 2020
			—	—	—	—	—			1 Sept 2020–31 Aug 2021
Zhu Wen	1 Sept 2015	5,000,000	—	—	—	—	—	—	1.24	1 Sept 2017–31 Aug 2018
			—	—	—	—	—			1 Sept 2018–31 Aug 2019
			—	—	—	—	—			1 Sept 2019–31 Aug 2020
			—	—	—	—	—			1 Sept 2020–31 Aug 2021
Other employees (in aggregate)	1 Sept 2015	55,250,000	—	—	—	—	—	—	1.24	1 Sept 2017–31 Aug 2018
			—	—	—	—	—			1 Sept 2018–31 Aug 2019
			—	—	—	—	—			1 Sept 2019–31 Aug 2020
			—	—	—	—	—			1 Sept 2020–31 Aug 2021
	12 Jun 2018	110,267,856	—	—	—	—	—	—	1.04	12 Jun 2020–11 Jun 2021
			—	—	—	—	—			12 Jun 2021–11 Jun 2022
			—	—	—	—	—			12 Jun 2022–11 Jun 2023
			—	—	—	—	—			12 Jun 2023–11 Jun 2024

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

No rights to acquire benefits by means of the acquisition of Shares in or debentures of the Company were granted to any Director or their respective spouse or children under 18 years of age, nor were any such rights exercised by them, nor was the Company or any of its subsidiaries a party to any arrangement to enable the Directors, or their respective spouse or children under 18 years of age, to acquire such rights in any other body corporate during the Reporting Period.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the Reporting Period, none of the Directors had any interest in any businesses which compete or are likely to compete, either directly or indirectly, with the businesses of the Group.

PLEDGE OF SHARES BY CONTROLLING SHAREHOLDER

As at 30 June 2024, none of the controlling shareholders pledged any of the Company's securities listed on the Stock Exchange throughout the Reporting Period.

PURCHASE, SALE OR REDEMPTION OF SHARES OF THE COMPANY

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's securities listed on the Stock Exchange throughout the Reporting Period (including sale of treasury shares). As of 30 June 2024, the Company did not hold any treasury shares.

MATERIAL ACQUISITIONS, DISPOSALS AND SIGNIFICANT INVESTMENTS

During the Reporting Period, the Group had not made any material acquisitions and disposal of subsidiaries and associated companies. As at 30 June 2024, the Group did not hold any significant investments.

CORPORATE GOVERNANCE HIGHLIGHTS

The Company believes that maintaining high standards of corporate governance is the foundation for effective management and successful business growth. The Company is committed to developing and maintaining robust corporate governance practices to safeguard the interests of its shareholders and to enhance corporate value, accountability and transparency of the Company.

The Company has adopted the principles and code provisions of the CG Code as set out in Appendix C1 of the Listing Rules (as amended from time to time) as the basis of the Company's corporate governance practices since the Listing Date. Throughout the Reporting Period, the Company has been in compliance with all the applicable code provisions of the CG Code and the continuing obligations requirements of a listed issuer pursuant to the Listing Rules.

Other Information and Corporate Governance Highlights (Continued)

UPDATE ON DIRECTORS' INFORMATION

There is no change in the information of each Director that is required to be disclosed under Rule 13.51(2) and 13.51B of the Listing Rules throughout the Reporting Period.

EMPLOYEE AND REMUNERATION POLICY

As at 30 June 2024, the Group had 74 full time employees (as at 31 December 2023: 78) in the PRC. During the Reporting Period, the staff cost of the Group was approximately RMB2.92 million (six months ended 30 June 2023: RMB4.22 million).

The employees' remuneration policy is determined by reference to factors such as remuneration information in respect of the local market, the overall remuneration standard in the industry, inflation level, corporate operating efficiency and each employee's qualifications, position, seniority and performance.

The remuneration package of the employees includes basic wages, allowance, bonuses and other employee benefits. The Group has designed an annual review system to assess the performance of its employees, which forms the basis of determining salary raises, bonuses and promotion.

The Remuneration Committee has set up to establish a formal and transparent procedure for developing policies on remuneration of the Directors and senior management, determine the terms of the specific remuneration package of each executive Director and senior management and review and approve performance-based remuneration by reference to corporate goals and objectives resolved by the Directors from time to time.

CHANGE OF AUDITOR

A letter from Ernst & Young ("**E&Y**") dated 7 June 2024 (the "**Retirement Letter**") in relation to its intention not to seek reappointment as the auditor of the Company at the AGM of the Company in 2024. According to the Retirement Letter, in arriving at the decision on whether to continue with the audit, it has taken into account a number of factors including, among other things, the level of audit fees related to the audit and the availability of its internal resources. Please refer to the announcement of the Company dated 7 June 2024 for further details.

The Company is in the process of identifying and appointing a new auditor to fill the casual vacancy resulting from the retirement of E&Y. Further announcement in relation to the appointment of new auditor will be made by the Company as and when appropriate.

AUDIT COMMITTEE AND REVIEW OF INTERIM FINANCIAL STATEMENTS

The Audit Committee was established with terms of reference in compliance with the CG Code, and comprises three members, namely Mr. Yang Yuanguang (*Chairman*), Mr. Dai Guoqiang and Dr. Jin Hexian.

The Audit Committee has reviewed together with the management the accounting principles and policies adopted by the Group, the interim report and the unaudited consolidated interim results for the Reporting Period and was of the opinion that the preparation of such interim report and unaudited consolidated interim results complied with the applicable accounting standards and requirements and that adequate disclosures have been made.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code as the code of conduct regarding the Directors' dealings in the securities of the Company. The provisions under the Listing Rules in relation to compliance with the Model Code by the Directors regarding securities transactions have been applicable to the Company throughout the Reporting Period.

Specific enquiry has been made to all the Directors and the Directors have confirmed that they have complied with the Model Code throughout the Reporting Period.

The Company has also adopted the Model Code as the written guidelines for securities transactions by employees who are likely to be in possession of unpublished inside information of the Company. No incident of non-compliance of the Model Code by the employees was noted by the Company throughout the Reporting Period.

INTERIM DIVIDEND

The Board has resolved not to declare an interim dividend for the Reporting Period (for the six months ended 30 June 2023: nil).

CHARGE ON GROUP ASSETS

During the Reporting Period, apart from those disclosed in the note 23 to Interim condensed consolidated financial information, no other Group's assets were charged to financial institution.

FUTURE PLANS FOR MATERIAL INVESTMENT OR CAPITAL ASSETS

The Group did not have any plans for material investments or capital assets during the Reporting Period.

ISSUE FOR CASH OF EQUITY SECURITIES

References are made to the announcements jointly issued on 27 September 2023, 18 October 2023, 29 November 2023, 5 December 2023, 27 December 2023 and 3 January 2024 in relation to, among other things, the conversion shares and the settlement shares, on 3 January 2024, 1,979,000,000 ordinary shares were duly allotted and issued as fully-paid by the Company to Greenland Financial at an issue price of HK\$0.1 per ordinary share; and 300,796,510 and 199,476,490 ordinary shares were duly allotted and issued as fully-paid by the Company to Inscription Capital Holdings Limited (a then independent third party), and Eastern Capital Holdings Limited (a company of which an equity holder of 上饒市觀秋財務諮詢服務中心(有限合夥), an entity which Xiao Li and Wu Zhengping, former directors of the Group, have equity beneficial interest), respectively, at an issue price of HK\$0.1 per ordinary share. The shares issued represent approximately 42.59% of the then enlarged fully-paid issued share capital of the Company.

Upon completion of foregoing shares issued, the Company has an aggregate of 5,821,809,957 shares in issue. Greenland Financial held 51.02% of the Company's issued shares and becomes the immediate holding company of the Company.

As of 30 June 2024, the Group has extended the outstanding principal amount of the corporate bonds amounted to US\$15,292,000 (equivalent to RMB108,309,000) with maturity date after 31 December 2024.

Interim Condensed Consolidated Statement of Profit or Loss

For the six months ended 30 June 2024

	Notes	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
REVENUE	5	1,022	5,267
Cost of sales		(825)	(5,227)
Gross profit		197	40
Other income and gains	5	24,971	12,324
Other expense		(1,668)	(1,806)
Administrative expenses		(12,282)	(17,620)
Impairment losses on financial and contract assets		667	(245)
Finance costs	6	(15,187)	(20,663)
Share of profits and losses of: Joint ventures		(714)	966
LOSS BEFORE TAX	7	(4,016)	(27,004)
Income tax expense	8	(50)	(52)
LOSS FOR THE PERIOD		(4,066)	(27,056)
Attributable to:			
Owners of the Parent		(5,058)	(27,156)
Non-controlling interests		992	100
		(4,066)	(27,056)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT	10		
Basic and diluted			
— Loss for the Period		RMB(0.09) cents	RMB(0.81) cents

Interim Condensed Consolidated Statement of Comprehensive Income

For the six months ended 30 June 2024

	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
LOSS FOR THE PERIOD	(4,066)	(27,056)
OTHER COMPREHENSIVE (LOSS)/INCOME		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of financial statements of group companies	(11,846)	2,826
Net other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods	(11,846)	2,826
OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD, NET OF TAX	(11,846)	2,826
TOTAL COMPREHENSIVE LOSS FOR THE PERIOD	(15,912)	(24,230)
Attributable to:		
Owners of the Parent	(16,904)	(24,330)
Non-controlling interests	992	100
	(15,912)	(24,230)

The notes on pages 27 to 55 are an integral part of these consolidated financial statements.

Interim Condensed Consolidated Statement of Financial Position

30 June 2024

	Notes	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
NON-CURRENT ASSETS			
Property and equipment	11	105,503	110,001
Investment properties		18,480	18,480
Goodwill		3,060	3,060
Other intangible assets		15,633	15,659
Investments in joint ventures	12	483,721	483,721
Equity investment at fair value through profit or loss	13	76,511	77,225
Financial assets at fair value through profit or loss	14	21,330	21,330
Contract assets	18	274,585	247,852
Long-term receivables	15	349,766	349,766
Other non-current assets		15,238	15,238
Deferred tax assets		58,640	58,640
Total non-current assets		1,422,467	1,400,972
CURRENT ASSETS			
Biological assets	16	32,148	31,429
Trade receivables	17	158,205	156,644
Contract assets	18	439,143	445,470
Prepayments, other receivables and other assets	15	58,788	59,896
Restricted bank balances		8,373	25,400
Cash and cash equivalents	19	6,432	6,227
Total current assets		703,089	725,066
CURRENT LIABILITIES			
Corporate bonds	20	110,214	212,481
Trade and bills payables	21	598,721	615,968
Other payables and accruals	22	349,271	326,171
Interest-bearing bank and other borrowings	23	216,084	240,478
Lease liabilities		8,656	7,967
Tax payable		168,288	167,040
Total current liabilities		1,451,234	1,570,105
NET CURRENT LIABILITIES		(748,145)	(845,039)
TOTAL ASSETS LESS CURRENT LIABILITIES		674,322	555,933



Interim Condensed Consolidated Statement of Financial Position (Continued)

30 June 2024

	Notes	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
NON-CURRENT LIABILITIES			
Other non-current liabilities		92,526	92,526
Interest-bearing bank and other borrowings	23	342,741	354,999
Lease liabilities		18,576	18,576
Deferred tax liabilities		9,671	9,671
Total non-current liabilities		463,514	475,772
Net assets		210,808	80,161
EQUITY			
Equity attributable to owners of the parent			
Share capital	24	122,766	66,396
Other reserves		64,182	(9,103)
		186,948	57,293
Non-controlling interests		23,860	22,868
Total equity		210,808	80,161

Pei Gang
Director

Lin Guangqing
Director

The notes on pages 27 to 55 are an integral part of these consolidated financial statements.

Interim Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2024

	Attributable to owners of the parent									
	Note	Share capital RMB'000	Share premium account RMB'000	Capital reserve RMB'000	Statutory reserve RMB'000	Exchange fluctuation reserve RMB'000	Retained profits/accumulated losses RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
At 1 January 2024 (audited)		66,396	151,609	18,733	37,899	(3,482)	(213,862)	57,293	22,868	80,161
Loss for the Period		—	—	—	—	—	(5,058)	(5,058)	992	(4,066)
Other comprehensive income for the Period:										
Exchange differences on translation of financial statements of group companies		—	—	—	—	(11,846)	—	(11,846)	—	(11,846)
Total comprehensive income for the Period		—	—	—	—	(11,846)	(5,058)	(16,904)	992	(15,912)
Issue of shares		56,370	90,189	—	—	—	—	146,559	—	146,559
Transfer from retained profits		—	—	—	—	—	—	—	—	—
At 30 June 2024 (unaudited)		122,766	241,798*	18,733*	37,899*	(15,328)*	(218,920)*	186,948	23,860	210,808

* These reserve accounts comprise the consolidated other reserves of credited RMB64,182,000 (2023: debited RMB9,103,000) in the consolidated statement of financial position.

	Attributable to owners of the Parent									
	Note	Share capital RMB'000	Share premium account RMB'000	Share option reserve RMB'000	Statutory Other reserve RMB'000	Exchange fluctuation reserve RMB'000	Retained profits RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
At 1 January 2023 (audited)		66,396	151,609	—	29,699	(14,842)	330,256	563,118	28,235	591,353
Profit for the Period		—	—	—	—	—	(27,156)	(27,156)	100	(27,056)
Other comprehensive profit for the Period:										
Exchange differences on translation of foreign operations		—	—	—	—	2,826	—	2,826	—	2,826
Total comprehensive loss for the Period		—	—	—	—	2,826	(27,156)	(24,330)	100	(24,230)
Transfer from retained profits		—	—	—	—	—	—	—	—	2,826
At 30 June 2023 (unaudited)		66,396	151,609*	—*	29,699*	(12,016)*	303,100*	538,788	28,335	567,123

The notes on pages 27 to 55 are an integral part of these consolidated financial statements.

Interim Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2024

Notes	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
CASH FLOWS (USED IN)/FROM OPERATING ACTIVITIES		
Loss before tax:	(4,016)	(27,004)
Adjustments for:		
Finance costs	15,187	20,663
Share of profits and losses of joint ventures	714	(966)
(Gain)/loss on disposal of items of property, plant and equipment	—	(6,755)
Fair value (gains)/losses on financial assets at fair value through profit or loss	—	—
Fair value (gains)/losses on an equity investment at fair value through profit or loss	714	(966)
Depreciation of property, plant and equipment	2,711	2,717
Depreciation of investment properties	—	—
Amortisation of other intangible assets	770	784
Impairment of prepayments and other receivables	—	—
Impairment of trade receivables	3,689	240
Impairment of financial and contract asset	(4,356)	5
	15,413	(11,282)
Decrease/(increase) in trade receivables	(5,250)	1,581
Decrease/(Increase) in prepayments, deposits and other receivables	(13,664)	1,130
Increase in biological assets	(719)	(180)
Increase in contracts assets	(16,050)	(5,130)
(Decrease)/increase in trade and bills payables	(17,247)	(43,220)
Decrease/(Increase) in pledged deposits for judicial freeze	17,027	6,098
Increase in other payables and accruals	8,328	52,538
Cash from operations	(12,162)	1,535
PRC tax paid	—	(2,044)
Net cash flows (used in)/from operating activities	(12,162)	(509)

Interim Condensed Consolidated Statement of Cash Flows (Continued)

For the six months ended 30 June 2024

	Notes	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
CASH FLOWS USED IN INVESTING ACTIVITIES			
Purchase of intangible assets		—	—
Proceeds from disposal of items of property, plant and equipment		—	—
Capital injection in joint ventures		—	—
Advances of loans to related parties		9,206	7,632
Net cash flows from/(used in) investing activities		9,206	7,632
CASH FLOWS USED IN FINANCING ACTIVITIES			
New bank and other loans		18,062	18,920
Repayments of bank and other loans		(12,258)	(13,300)
Interest paid		(2,602)	(9,533)
Net cash used in financing activities		3,202	(3,913)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS			
Cash and bank balances at beginning of the Period		6,227	2,844
Effect of foreign exchange rate changes, net		(41)	(60)
CASH AND BANK BALANCES AT END OF PERIOD	19	6,432	5,994
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Cash and cash equivalents as stated in the statement of financial position	19	6,432	5,994
Less: Time deposits with original maturity of less than three months, when acquired, pledged as security for construction contracts	19	—	—
CASH AND CASH EQUIVALENTS AS STATED IN THE STATEMENT OF CASH FLOWS	19	6,432	5,994

The notes on pages 27 to 55 are an integral part of these consolidated financial statements.

Notes to Interim Condensed Consolidated Financial Information

30 June 2024

1. CORPORATE AND GROUP INFORMATION

The Company is an exempted company incorporated in the Cayman Islands with limited liability under the Companies Law of the Cayman Islands. The registered office address of the Company is PO BOX 309, Ugland House, Grand Cayman KY1-1104, Cayman Islands.

The Company is an investment holding company. For the six months ended 30 June 2024 (the “**Reporting Period**”, “**Period**”), the Company’s subsidiaries were principally engaged in the services of landscape design and gardening and the related services.

In the opinion of the directors, the holding company and the ultimate holding company of the Company is Broad Landscape International Company Limited (“**Broad Landscape International**”), which is incorporated in the British Virgin Islands (“**BVI**”).

Information about subsidiaries

Particulars of the Company’s principal subsidiaries are as follows:

Name ^{##}	Place of incorporation/ registration and business	Nominal value of issued ordinary/ registered share capital	Percentage of equity attributable to the Company		Principal activities
			direct	indirect	
Greenstate Times International Company Limited (“ Greenstate Times ”)	British Virgin Islands	US\$50,000	100%	—	Investment holding
Greenstate International Company Limited (“ Greenstate International ”)	Hong Kong	HK\$10,000	—	100%	Investment holding
Shanghai Qianyi Landscape Engineering Company Limited [#]	PRC/ Chinese Mainland	US\$37,000,000	—	100%	Investment holding
Shanghai Qianyi Investing Management Company Limited [#]	PRC/ Chinese Mainland	RMB2,000,000	—	100%	Investment holding
Shanghai Greenstate Business Management Company Limited (“ Greenstate Business ”) [#]	PRC/ Chinese Mainland	RMB32,000,000	—	100%	Landscaping
Broad Greenstate Ecological Construction Group Company Limited (“ Broad Greenstate Ecological ”) [#]	PRC/ Chinese Mainland	RMB1,050,000,000	—	100%	Landscaping
Shanghai Greenstate Gardening Company Limited (“ Greenstate Gardening ”) [#]	PRC/ Chinese Mainland	RMB5,000,000	—	100%	Landscaping
Shanghai Dongjiang Building Survey and Design Engineering Co., Ltd. (“ Shanghai Dongjiang ”) [#]	PRC/ Chinese Mainland	RMB13,000,000	—	100%	Landscape design

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

1. CORPORATE AND GROUP INFORMATION (Continued)

Information about subsidiaries (Continued)

Name ^{##}	Place of incorporation/ registration and business	Nominal value of issued ordinary/ registered share capital	Percentage of equity attributable to the Company		Principal activities
			direct	indirect	
Shanghai Dongjiang Building Landscape Engineering Co., Ltd. ("Dongjiang Landscape") [#]	PRC/ Chinese Mainland	RMB10,000,000	—	100%	Landscaping
Shanghai Bifu Investment Center LLP	PRC/ Chinese Mainland	RMB190,000,000	—	100%	Investment holding
Shanghai Lvdiان Virescence Technology Development Co., Ltd. ("Shanghai Lvdiان") [#]	PRC/ Chinese Mainland	RMB36,000,000	—	75%	Landscaping
Shanghai Qingfu Business Management Consulting Center LLP ("Shanghai Qingfu")	PRC/ Chinese Mainland	RMB20,000,000	—	96%	Investment holding
Shanghe Greenland Broad Green Spring Construction Company Limited [#]	PRC/ Chinese Mainland	RMB100,452,400	—	88%	Project management
Kaifeng City Xiangfu District Broad Greenstate Haji River Wetland Park [#]	PRC/ Chinese Mainland	RMB153,034,100	—	95%	Project management
Qishan Lvze Commercial Operation Management Co., Ltd.	PRC/ Chinese Mainland	RMB1,000,000	—	100%	Project management

[#] Registered as domestic companies with limited liability under the laws of the PRC.

^{##} The companies' English names are for identification purpose only.

The above table lists the subsidiaries of the Company which, in the opinion of the directors, principally affected the results for the Period or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

2. BASIS OF PRESENTATION

The interim condensed consolidated financial information for the six months ended 30 June 2024 has been prepared in accordance with HKAS 34 Interim Financial Reporting. The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2023.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2023, except for the adoption of the following revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial information.

Amendments to HKFRS 16	<i>Liability in a Sale and Leaseback</i>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current</i>
Amendments to HKAS 1	<i>Non-current Liabilities with Covenants</i>
Amendments to HKAS 7 and HKFRS 7	<i>Supplier Finance Arrangements</i>

The application of the above revised HKFRSs in the current period has had no material impact on the Group's results and financial position.

4. OPERATING SEGMENT INFORMATION

The Group's principal business is providing landscape design and gardening and related services. 100% of the Group's revenue and operating profit were generated from providing the service of landscaping. No operating segments have been aggregated to form the above reportable operating segment.

Information about geographical area

Since 100% of the Group's revenue and operating profit were generated from Mainland China and 100% of the Group's identifiable assets and liabilities were located in Mainland China, no geographical information is presented in accordance with HKFRS 8 *Operating Segments*.

Information about major customers

Revenue from each of the major customers, which individually accounted for 10% or more of the Group's total revenue, is set out below:

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Customer A	860	3,731
Customer B	119	*
Customer C	*	755

* Less than 10% of the total revenue

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

5. REVENUE, OTHER INCOME AND GAINS

An analysis of revenue is as follows:

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Revenue from contracts with customers	1,022	5,267
Revenue from other sources	—	—
Rental income	—	—
	1,022	5,267

Disaggregated revenue information for revenue from contracts with customers

Types of goods or services

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Construction contracts	860	5,227
Design and maintenance services	162	40
Management services	—	—
Total	1,022	5,267

Timing of revenue recognition

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Services transferred over time	1,022	5,267

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

5. REVENUE, OTHER INCOME AND GAINS (Continued)

Disaggregated revenue information for revenue from contracts with customers (Continued)

Timing of revenue recognition (Continued)

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Other income		
Bank interest income	18	77
Other interest income arising from revenue contracts*	20,891	1,754
Rental income	2,510	2,189
Others	1,552	1,545
	24,971	5,565
Gains		
Government grants**	—	4
Gain on disposal of items of property, plant and equipment	—	6,755
Foreign exchange gain, net	—	—
	24,971	12,324

* Other interest income arises from contracts with customers which provide the customers with a significant benefit of financing the transfer of construction services to the customers. The promised amounts of consideration for construction services are adjusted using the discount rates that reflect the credit characteristics of the customers.

** Government grants have been received from the local fiscal bureau in Mainland China as financial support to the growth enterprises.

6. FINANCE COSTS

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Interest on bank loans, overdrafts and other borrowings	7,982	7,172
Interest on leasing liabilities	689	689
Interest on corporate bonds	6,516	12,802
Total interest expense on financial liabilities not at fair value through profit or loss	15,187	20,663


Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

7. LOSS BEFORE TAX

The Group's loss before tax from continuing operations is arrived at after charging/(crediting):

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Cost of construction contracts	825	5,211
Cost of services provided	—	16
Cost of management service	—	—
Cost of depreciation of investment properties	—	—
Employee benefit expenses		
Wages and salaries	1,948	2,579
Pension scheme contribution	967	1,645
	2,915	4,224
Depreciation of items of property, plant and equipment	2,711	2,717
Amortisation of other intangible assets	770	784
Bank interest income	(18)	(77)
Interest income from revenue contracts	(20,891)	(1,754)
Impairment of trade receivables	3,689	240
Impairment of contract assets	(4,356)	5
Impairment of financial assets included in prepayment, other receivables and other assets	—	—
Consulting fees	425	429
Auditors' remuneration	900	1,062
Gain on disposal of items of property, plant and equipment	—	(6,755)
Lease payment not included in the measurement of lease liabilities	451	451



Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

8. INCOME TAX

No provision for Hong Kong profits tax has been made as the Group had no assessable profits derived from or earned in Hong Kong during the Reporting Period. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates.

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Current — the PRC		
Charge for the Period	50	52
Deferred	—	—
Total tax charge for the Period	50	52

9. DIVIDENDS

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Final dividends declared and paid — HK0 cents (30 June 2023: HK0 cents) per ordinary share	—	—

The Board does not recommend the distribution of any interim dividend for the Reporting Period (for the six months ended 30 June 2023: nil).

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

10. LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic loss per share amount is based on the loss for the period attributable to ordinary equity holders of the Parent of RMB5,058,000 (2023: RMB27,156,000), and the weighted average number of ordinary of 5,821,809,957 (2023: 3,342,536,957) in issue during the period, as adjusted to reflect the rights issue during the period.

The calculation of the diluted loss per share amounts is based on the loss for the period attributable to ordinary equity holders of the parent, adjusted to reflect the interest on the convertible bonds, where applicable (see below). The weighted average number of ordinary shares used in the calculation is the number of ordinary shares in issue during the period, as used in the basic loss per share calculation, and the weighted average number of ordinary shares assumed to have been issued at no consideration on the deemed conversion of all dilutive potential ordinary shares into ordinary shares.

The calculations of basic and diluted loss per share are based on:

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Loss		
Loss attributable to ordinary equity holders of the parent, used in the basic and diluted loss per share calculation	(5,058)	(27,156)
	Number of shares For the six months ended 30 June	
	2024	2023
Shares		
Weighted average number of ordinary shares in issue during the period used in the basic loss per share calculation	5,821,809,957	3,342,536,957
Basic Loss per share (RMB)	RMB(0.09) cents	RMB(0.81) cents
Diluted Loss per share (RMB)	RMB(0.09) cents	RMB(0.81) cents



Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

11. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2024 the Group didn't acquire assets (30 June 2023: nil), excluding property, plant and equipment acquired through a business combination.

12. INVESTMENT IN JOINT VENTURES

	2024 RMB'000 (Unaudited)	2023 RMB'000 (Audited)
Share of net assets	483,721	483,721

The Group's trade receivable balances and contract assets due from the joint ventures are disclosed in note 28 to the financial statements.

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

13. EQUITY INVESTMENT AT FAIR VALUE THROUGH PROFIT OR LOSS

	2024 RMB'000 (Unaudited)	2023 RMB'000 (Audited)
Equity investment		
Listed financial assets investments at fair value through profit or loss		
Shanghai H-fast	76,511	77,225

All the 4,300,000 shares of Shanghai H-Fast with a fair value of RMB76,511,000 being held by the Group were pledged to secure other borrowings of the Group as at 30 June 2024.

14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Financial assets		
Unlisted financial assets investments at fair value through profit or loss		
Xi'an Greenland Jue River Wetland Park Development Company Limited	16,464	16,464
Taiyuan Longcheng Greenland Botanical Garden Company Limited	4,866	4,866
	21,330	21,330

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

15. PREPAYMENTS, OTHER RECEIVABLES AND OTHER ASSETS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Current		
Prepayments	345	345
Deposits and other receivables	115,494	116,602
Impairment	(57,051)	(57,051)
	58,788	59,896
Non-current		
Other receivables	349,766	349,766
Impairment	—	—
	349,766	349,766
	408,554	409,662

Deposits and other receivables mainly represent deposits with suppliers. Expected credit losses are estimated by considering the credit risk stage, the payment term arrangement and the collateral provided.

Receivables resulted from disposal of a subsidiary was RMB20,000,000 at cost, and it was secured by 35,920,957 shares of the Company which were held by the debtors. A provision amounting to RMB16,419,000 (2023: RMB16,419,000) was accrued.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

16. BIOLOGICAL ASSETS

A. Nature of activities

Plants and saplings owned by the Group are held for future landscape gardening.

B. Value of plants and saplings

The value of plants and saplings at 30 June 2024 was:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Plants and saplings	32,148	31,429

The Group's plants and saplings were independently valued by a firm of independent professionally qualified valuers not connected with the Group, who has appropriate qualifications and recent experiences in the valuation of biological assets at the end of each Reporting Period and valued by management at medium term. The fair value less costs to sell of the plants and saplings is determined based on the market-determined prices as at the end of each Reporting Period adjusted with reference to the species, age, diameter and cost incurred.

The principal valuation assumptions adopted in measuring the fair value of plants and saplings are the actual stock on the valuation date and the effective market price in Mainland China.

The valuation of the fair value of biological assets has taken into consideration the transportation costs. The transportation costs for the sales of plants and saplings are not material in the view of the Group's directors.

C. Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair values of biological assets:

- Level 1: fair values measured based on quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: fair values measured based on valuation techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.
- Level 3: fair values measured based on valuation techniques for which any inputs which have a significant effect on the recorded fair value are not based on observable market data (unobservable inputs).

16. BIOLOGICAL ASSETS (Continued)

C. Fair value hierarchy (Continued)

Assets measured at fair value:

As at 30 June 2024

	Fair value measurement using			Total RMB'000
	Quoted prices in active markets (Level 1) RMB'000	Significant observable inputs (Level 2) RMB'000	Significant unobservable inputs (Level 3) RMB'000	
Biological assets	—	32,148	—	32,148

As at 31 December 2023

	Fair value measurement using			Total RMB'000
	Quoted prices in active markets (Level 1) RMB'000	Significant observable inputs (Level 2) RMB'000	Significant unobservable inputs (Level 3) RMB'000	
Biological assets	—	31,429	—	31,429

During the Period, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

17. TRADE RECEIVABLES

An ageing analysis of the trade receivables as at the end of the Reporting Period, based on the invoice date and net of loss allowance, is as follows:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Within one year	37,870	74,993
Over one year but within two years	51,785	27,555
Over two years but within three years	24,060	20,090
Over three years	44,490	34,006
	158,205	156,644

The Group's trading terms with its customers are mainly on credit. The credit period is usually two months. The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise credit risk. Overdue balances are reviewed regularly by senior management. The Group's trade receivables are mainly due from government authorities, and the rest are due from real estate companies. The Group does not hold any collateral or other credit enhancements over its trade receivable balances.

18. CONTRACT ASSETS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Contract assets arising from:		
Construction services	1,102,107	1,086,057
Impairment	(388,379)	(392,735)
	713,728	693,322

Contract assets are initially recognised for revenue earned from the provision of construction services as the receipt of consideration is conditional on successful completion of construction. Included in contract assets for construction services are retention receivables. For retention money receivables in respect of construction works carried out by the Group, the respective due dates usually range from one to three years after the completion of the relevant construction work. At 30 June 2024, retention money held by customers included in contract assets amounted to approximately RMB15,854,000 (2023: RMB78,897,000), of which none (2023: none) is expected to be recovered after more than twelve months.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

18. CONTRACT ASSETS (Continued)

Upon completion of construction and acceptance by the customer, the amounts recognised as contract assets are reclassified to trade receivables. The ending balance of contract assets as at 30 June 2024 was stable compared to that as at the end of 2023.

The Group's trading terms and credit policy with customers are disclosed in note 17 to the financial statements.

19. CASH AND BANK BALANCES AND PLEDGED DEPOSITS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Cash and bank balances	6,432	6,227
Restricted bank balances	8,373	25,400
Subtotal	14,805	31,627
Less: Restricted bank balances	(8,373)	(25,400)
Cash and cash equivalents	6,432	6,227

At the end of the Reporting Period, the cash and bank balances of the Group denominated in US dollars ("USD") amounted to RMB66,000 (2023: RMB468,000) and denominated in Hong Kong dollars ("HKD") amounted to RMB6,000 (2023: RMB83,000).

The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Cash at banks earns interest at floating rates based on daily bank deposit rates. The bank balances are deposited with creditworthy banks with no recent history of default. The carrying amounts of the cash and bank balances approximate to their fair values.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

20. CORPORATE BONDS

	30 June 2024	31 December 2023
	RMB'000 (Unaudited)	RMB'000 (Audited)
Current corporate bonds	110,214	212,481

The principal amount of the Group's corporate bonds amounting to US\$30,000,000 issued to Greenland Financial, bore interest rate of 12% per annum and were secured by 43% equity interests in Greenstate Times International Company Limited and Greenstate International Company Limited (both of foregoing companies are subsidiaries of the Company) with maturity date on 15 January 2024.

On 27 September 2023, the Group and Greenland Financial entered into an agreement, pursuant to which the Group agreed to allot and issue 1,979,000,000 Company's ordinary shares to Greenland Financial at a price of HK\$0.1 per ordinary share for settlement of an aggregate amount of HK\$197,900,000 (equivalent to RMB179,341,000) out of the total outstanding corporate bonds, including accrued interest, payable to Greenland Financial.

On 5 January 2024, the Group and Greenland Financial entered into a deed of consent, pursuant to which the Group allotted and issued 1,979,000,000 Company's ordinary shares to Greenland Financial at an issue price of HK\$0.1 per share on 3 January 2024 for settlement of the principal amount of US\$14,708,000 (equivalent to RMB104,172,000), including interest accrued as at 3 January 2024. The remaining amount of corporate bonds of US\$15,292,000 (equivalent to RMB108,309,000) bears interest at 12% per annum and the maturity date was extended to 15 January 2027.

21. TRADE AND BILLS PAYABLES

An ageing analysis of the trade and bills payables as at the end of the Reporting Period, based on the invoice date, is as follows:

	30 June 2024	31 December 2023
	RMB'000 (Unaudited)	RMB'000 (Audited)
Within one year	5,888	12,115
Over one year but within two years	50,140	91,054
Over two years	542,693	512,799
	598,721	615,968

The trade payables are non-interest-bearing and are normally partially settled on terms of six months according to the progress of completion. A certain percentage of payment is retained until the end of the retention period.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

22. OTHER PAYABLES AND ACCRUALS

	Notes	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Contract liabilities	(a)	95,039	95,039
Other tax payable		148,044	148,044
Interest payable		81,667	81,667
Other payables	(b)	33,621	10,521
Amounts due to related parties		76,863	76,863
Deposits from sub-contractors		3,795	3,795
Staff payroll and welfare payables		2,768	2,768
Subtotal		441,797	418,697
Less: Contract liabilities classified as other non-current liabilities		92,526	92,526
Total		349,271	326,171

(a) Details of contract liabilities as at 30 June 2024 and 31 December 2023 are as follows:

		30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
<i>Short-term advances received from customers</i>			
Construction services		95,039	95,039
Total contract liabilities		95,039	95,039

Contract liabilities include short-term advances received to render construction services. The increase in contract liabilities in 2024 was mainly due to the increase in short-term advances received from customers in relation to the provision of construction services at the end of Period.

(b) Other payables are non-interest-bearing and are normally settled on demand.

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

23. INTEREST-BEARING BANK AND OTHER BORROWINGS

	Notes	2024			2023		
		Weighted effective interest rate (%)	Maturity	RMB'000	Weighted effective interest rate (%)	Maturity	RMB'000
Current							
Other loans — unsecured	(a)	—	—	—	12.0	2024	14,803
Other loans — unsecured		12.0	on demand	15,800	12.0	on demand	15,800
Other loans — unsecured		7.2	on demand	4,620	7.2	on demand	4,620
Other loans — unsecured		8.0	on demand	25,670	8.0	on demand	25,670
Other loans — unsecured		12.0	2024	10,026	12.0	2024	37,679
Other loans — unsecured		—	2024	5,814	—	2024	5,814
Other loans — unsecured		8.0	2024	33,414	8.0	2024	15,352
Current portion of long-term bank loans — secured and guaranteed	(a)(ii)	7.2	2024	24,500	7.2	2024	24,500
Current portion of long-term bank loans — secured and guaranteed	(b)	6.0	2024	63,400	6.0	2024	63,400
Current portion of long-term bank loans — secured and guaranteed	(b)	4.8	2024	32,840	4.8	2024	32,840
Total — current				216,084			240,478
Non-current							
Bank loans — secured and guaranteed	(a)(ii)	7.2	2025–2030	134,864	7.2	2025–2030	134,864
Other loans — secured	(a)(i)	8.0	2026	62,000	8.0	2026	62,000
Other loans — unsecured		8.0	2026	112,338	8.0	2026	124,596
Other loans — unsecured		8.0	2025	9,240	8.0	2025	9,240
Other loans — unsecured		8.0	2025	2,962	8.0	2025	2,962
Other loans — unsecured		—	2038	21,337	—	2038	21,337
Total — non-current				342,741			354,999
Total				558,825			595,477

23. INTEREST-BEARING BANK AND OTHER BORROWINGS (Continued)

Notes:

- (a) Certain of the Group's borrowings were secured and guaranteed by the following:
- i. Other borrowing of RMB62,000,000 was secured by the Group's interest in 4,300,000 shares of Shanghai H-fast Electronic Technology Co., Ltd..
 - ii. Bank borrowing of the Group of RMB159,364,000 was secured by contract assets (note 28) and guaranteed by an independent third party.
- (b) Bank borrowing of RMB96,240,000 was secured by a building of the Group with net book value of RMB103,784,000.

24. SHARE CAPITAL

Shares

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Issued and fully paid: 5,821,809,957 (31 December 2023: 3,342,536,957) ordinary shares of HKD0.025 each	122,766	66,396

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

25. SHARE OPTION SCHEME

The Company operates a share option scheme for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations.

For the first series of the share option scheme (the "Series I"), eligible participants of the Series I include the Company's directors and other employees of the Group. The Series I became effective on 1 September 2015 and, unless otherwise cancelled or amended, would remain in force for 6 years from that date. For the second series of the share option scheme (the "Series II"), eligible participants of the Series II include a connected person and other employees of the Group. The Series II became effective on 12 June 2018 and, unless otherwise cancelled or amended, will remain in force for 6 years from that date.

The maximum numbers of unexercised share options currently permitted to be granted under the Series I and Series II is the amounts equivalent, upon their exercise, to 3.41% and 3.30% respectively of the shares of the Company in issue at any time. The maximum number of shares issuable under share options to each eligible participant in the two series within any 12-month period is limited to 1% of the shares of the Company in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted to a director, chief executive or substantial shareholder of the Company, or to any of their joint ventures, are subject to approval in advance by the independent non-executive directors. In addition, any share options granted to a substantial shareholder or an independent non-executive director of the Company, or to any of their joint ventures, in excess of 0.1% of the shares of the Company in issue at any time or with an aggregate value (based on the price of the Company's shares at the date of grant) in excess of HK\$5 million, within any 12-month period, are subject to shareholders' approval in advance in a general meeting.

The offer of a grant of share options may be accepted within one month from the date of offer, upon payment of a nominal consideration of HK\$1 in total by the grantee. The exercise period of the share options granted is determinable by the directors, and commences after a vesting period of one year and ends on a date which is not later than five years from the date of offer of the share options or the expiry date of the two series, if earlier.

The exercise price of share options is determinable by the directors, but may not be less than the higher of (i) the Stock Exchange closing price of the Company's shares on the date of offer of the share options; and (ii) the average Stock Exchange closing price of the Company's shares for the five trading days immediately preceding the date of offer.

Share options do not confer rights on the holders to dividends or to vote at shareholders' meetings.

No share options were granted or exercised during the Period.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

26. CONTINGENT LIABILITIES

At the end of the Reporting Period, contingent liabilities not provided for in the financial statements were as follows:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Guarantees given to a bank in connection with facilities granted to joint ventures	511,900	511,900

The Group's guarantees given to banks in connection with facilities of RMB511,900,000 are granted to joint ventures Quanzhou Haixi, Qishan Taiping, Gushi Nanhu and Zhaoqing Park. No provision has been made by the Group in respect of the guarantee granted because the bank borrowings of joint ventures were secured by the contract assets, trade receivables and the rights to payments from their customers.

The Group does not provide financial guarantees except for limited circumstances. All guarantees are approved by the Executive Directors.

The credit exposure of the financial guarantee contracts is classified as stage 1. During the period, there were no transfers between stages.

27. COMMITMENTS

The Group had the following capital commitments at the end of the Reporting Period:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Contracted, but not provided for: Capital injection of joint ventures	107,266	107,266

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

28. RELATED PARTY TRANSACTIONS

- (a) In addition to the transactions detailed elsewhere in this financial information, the Group had the following transactions with related parties during the Period:

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Borrowings from Eastern Greenstate International Company Limited*	—	4,095
Guarantees given to banks in connection with facilities granted to joint ventures**	511,900	658,500

* Eastern Greenstate International Company Limited is a shareholder of the Company.

** The above guarantees given to banks provided for:

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Quanzhou Haixi	277,300	283,400
Qishan Taiping	33,900	163,000
Zhaoqing Park	101,700	105,400
Gushi Nanhu	99,000	106,700
	511,900	658,500

- (b) Other transactions with related parties:

- (i) During the Reporting Period, Greenstate Gardening used office premises free of charge with a gross floor area of 100 square metres, located at Group 17, Zhangqiao Village, Jinshanwei Town, Jinshan District, Shanghai, the PRC, which were owned by Mr. Wu Jie, a close family member of Mr. Wu Zhengping.
- (ii) The interest on corporate bonds to Greenland Financial for the Reporting Period is RMB6,522,000 (2023: RMB14,105,000).

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

28. RELATED PARTY TRANSACTIONS (Continued)

(c) Outstanding balances with related parties:

The Group had the following significant balances with its related parties at the end of the Reporting Period:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
(i) Due from related parties		
Gross trade receivables with following related companies		
Joint ventures:		
Mianzhu Greenstate	77,825	77,825
Zhaoqing Park	6,423	6,423
Guangan Guanshenghu	1,453	1,453
Financial asset measured at fair value through profit or loss:		
Taiyuan Longcheng	43,718	43,718
Subsidiaries of Greenland Group:		
綠地集團錫林浩特置業有限公司	1,885	1,885
綠地集團滄瀾實業有限公司	1,047	1,047
綠地集團自貢置業有限公司	464	464
綠地集團西安雁南置業有限公司	20	20

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

28. RELATED PARTY TRANSACTIONS (Continued)

(c) Outstanding balances with related parties: (Continued)

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
(i) Due from related parties (Continued)		
Gross contract assets with following related companies		
Joint ventures:		
貴定陽寶山文化旅遊發展有限公司 ("Guiding Yangbaoshan")	259,556	259,556
Guangan Guansheng	12,023	12,023
Zhaoqing Park	11,510	11,510
Mianzhu Greenstate	3,649	3,649
Financial asset measured at fair value through profit & loss:		
Taiyuan Longcheng	10,890	10,890
Amount advanced to related companies		
Joint ventures:		
Qishan Taiping	149,915	166,488
Quanzhou Haixi	81,691	73,128
Guangan Guanshenghu	1,277	1,277
Mianzhu Greenstate	—	1,196
Other prepayments, deposits and other receivables with following related companies		
Subsidiaries of Greenland Group:		
綠地地鐵投資發展有限公司	23,765	23,765
綠地城市投資集團有限公司	21,290	21,290
Shanghai Kaitai	2,013	2,013

The balances due from related companies are unsecured, interest-free and repayable on demand.

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

28. RELATED PARTY TRANSACTIONS (Continued)

(c) Outstanding balances with related parties: (Continued)

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
(ii) Due to related parties		
Other payables		
Greenland Financial	45,380	45,380
上海綠地森茂綠化工程有限公司	25,186	17,686
Shangrao Liangqiu	13,480	13,480
綠地數字科技有限公司	1,413	—
Greenland Financial Holdings	317	317

These balances due to related companies are unsecured, interest-free and repayable on demand.

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Contract liabilities with following related companies		
Joint ventures:		
Quanzhou Haixi	68,933	68,933
Yuzhou Shenhou	23,594	23,594

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

28. RELATED PARTY TRANSACTIONS (Continued)

(d) Guarantees with related companies

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Guarantees for borrowing provided to joint ventures:		
Qishan Taiping	33,900	33,900
Quanzhou Haixi	277,300	277,300
Zhaoqing Park	101,700	101,700
Gushi Nanhu	99,000	99,000

(e) Compensation of key management personnel of the Group

	For the six months ended 30 June	
	2024 RMB'000 (Unaudited)	2023 RMB'000 (Unaudited)
Short term employee benefits	510	855
Post-employment benefits	74	193
Total compensation paid to key management personnel	583	1,048

29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The carrying amounts of the Group's financial instruments approximate to their fair values.

Management has assessed that the fair values of cash and bank balances, the current portion of pledged deposits, trade receivables, financial assets included in prepayments, other receivables and other assets, trade and bills payables and financial liabilities included in other payables and accruals approximate to their carrying amounts largely due to the short term maturities of these instruments.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The fair values of these financial instruments have been calculated by discounting the expected future cash flows at prevailing interest rates.



Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

(Continued)

The fair values of the non-current portion of pledged deposits, and interest-bearing bank and other borrowings have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The fair value of the liability portion of the corporate bonds is estimated by discounting the expected future cash flows using an equivalent market interest rate of a similar corporate bond with consideration of the Group's own non-performance risk.

During the Period, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities.

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The main risks arising from the Group's financial instruments are foreign currency risk, credit risk and liquidity risk. The board of directors reviews and agrees policies for managing each of these risks and they are summarised below.

The condensed consolidated interim financial information does not include all financial risk management information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2023.

There have been no changes in the risk management department during the Reporting Period or in any risk management policies.

Foreign currency risk

The Group's businesses are located in Mainland China and nearly all transactions are conducted in RMB. As nearly all of the Group's assets and liabilities were denominated in RMB, the Group was not subject to significant foreign currency risk as at 30 June 2024. As at 30 June 2024, the Group's assets and liabilities denominated in USD and HKD were mainly held by the Company and a subsidiary incorporated outside Mainland China which had HKD as their functional currencies. The Company and the subsidiary incorporated outside Mainland China also held corporate bonds denominated in USD and other payable denominated in RMB, from which foreign currency exposure arises.

Notes to Interim Condensed Consolidated Financial Information (Continued)

30 June 2024

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

Foreign currency risk (Continued)

The following table demonstrates the sensitivity at the end of the Reporting Period to a reasonably possible change in the USD and HKD exchange rate, with all other variables held constant, of the Group's profit before tax and the Group's equity.

	Increase/ (decrease) in rate %	Increase/ (decrease) in profit before tax RMB'000	Increase/ (decrease) in equity* RMB'000
2024			
If HKD weakens against USD	1	(764)	—
If HKD strengthens against USD	(1)	764	—
If RMB weakens against HKD	1	—	—
If RMB strengthens against HKD	(1)	—	—

* Excluding retained profits

Credit risk

The Group's trade receivables and contract assets are mainly from government authorities. The carrying amounts of cash and cash equivalents, trade and other receivables and contract assets included in the consolidated financial statements represent the Group's maximum exposure to credit risk in relation to its financial assets.

As at the end of the Reporting Period, all cash and cash equivalents were deposited in high quality financial institutions without significant credit risk.

Liquidity risk

The Group monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial instruments and financial assets (e.g., trade receivables) and projected cash flows from operations.

Notes to Interim Condensed
Consolidated Financial Information (Continued)

30 June 2024

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

Liquidity risk (Continued)

The maturity profile of the Group's financial liabilities as at the end of the Reporting Period, based on the contractual undiscounted payments, was as follows:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Interest-bearing bank and other borrowings	558,825	595,477
Corporate bonds	110,214	212,481
Trade and bills payables	598,721	615,968
Other payables and accruals	195,946	172,846
Less: Cash and cash equivalents	(6,432)	(6,227)
Net debt	1,457,274	1,590,545
Equity attributable to owners of the Parent	186,948	57,293
Capital and net debt	1,644,222	1,647,838
Gearing ratio	89%	97%

31. EVENTS AFTER THE REPORTING PERIOD

The Group had no material events after the Reporting Period.

Definitions

“Articles of Association”	the articles of association of the Company conditionally adopted on 25 June 2014 and became unconditionally effective on the Listing Date and as amended from time to time
“associates”	has the meaning ascribed to it under the Listing Rules
“Audit Committee”	the audit committee of the Company
“Board” or “Board of Directors”	the board of directors of the Company
“Broad Landscape International”	Broad Landscape International Company Limited (博大國際有限公司), a company incorporated in BVI on 8 October 2013 and is owned as to 86.92% by Mr. Wu Zhengping (吳正平) (former executive director) and 13.08% by Ms. Xiao Li (肖莉) (former executive director)
“BVI”	the British Virgin Islands
“CG Code”	Corporate Governance Code and Corporate Governance Report as amended from time to time contained in Appendix C1 to the Listing Rules
“China” or the “People’s Republic of China”	the People’s Republic of China excluding, for the purpose of this report, Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“Company”, “Parent”, “we”, “us” or “our”	China Greenland Broad Greenstate Group Company Limited (中國綠地博大綠澤集團有限公司), a company incorporated in the Cayman Islands on 22 October 2013
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Controlling Shareholder(s)”	has the meaning ascribed to it under the Listing Rules
“Conversion”	the subscription of the Conversion Shares by Greenland Financial in settlement of the corresponding amounts of outstanding and overdue indebtedness owed by the Company to Greenland Financial, pursuant to the terms of the Conversion Agreement
“Conversion Agreement”	the conversion agreement entered into between the Company and Greenland Financial in relation to the Conversion
“Conversion Completion”	the completion of the Conversion
“Conversion Shares”	a total of 1,979,000,000 new Shares to be allotted and issued by the Company to Greenland Financial pursuant to the Conversion Agreement
“Creditors”	Inscription Capital and Easten Capital
“Director(s)”	director(s) of the Company
“Easten Capital”	Easten Capital Holdings Limited, a company incorporated under the laws of the BVI, which is beneficially wholly owned by Mr. Tu Guoqin (屠國勤), an Independent Third Party, not a Shareholder or a party acting in concert with Greenland Financial



Definitions (Continued)

“Eastern Greenstate International”	Eastern Greenstate International Company Limited (綠澤東方國際有限公司), a company incorporated in BVI on 9 October 2013, which is owned as to 2.81% by Ms. Zhu Wen (朱雯), and 97.19% by other parties
“Greenland”	Greenland Holdings Group Corporation Limited (綠地控股集團股份有限公司), a company incorporated under the laws of the PRC
“Greenland Financial”	Greenland Financial Overseas Investment Group Cp., Ltd. (綠地金融海外投資集團有限公司), a company incorporated under the laws of the British Virgin Islands, an indirectly wholly-owned subsidiary of Greenland
“Greenland Leasing”	Greenland Financial Leasing Co., Ltd. (綠地融資租賃有限公司), a company incorporated under the laws of the PRC, an indirectly wholly-owned subsidiary of Greenland
“Greenstate International”	Greenstate International Company Limited (綠澤國際有限公司), a company incorporated in Hong Kong with limited liability on 12 November 2013 and a wholly-owned subsidiary of the Company
“Greenstate Times”	Greenstate Times International Company Limited (綠澤時代國際有限公司), a company incorporated in BVI on 30 October 2013 and a wholly-owned subsidiary of the Company
“Group”	the Company and its subsidiaries
“HK\$” or “HKD”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Increase in Authorised Share Capital”	the proposed increase in authorised share capital of the Company from HK\$100,000,000 (divided into 4,000,000,000 Shares) to HK\$200,000,000 (divided into 8,000,000,000 Shares) by the creation of an additional 4,000,000,000 new Shares
“Independent Third Parties”	a person(s) or company(ies) who/which is or are independent of and not connected (within the meaning of the Listing Rules) with the Company and our connected persons
“Inscription Capital”	Inscription Capital Holdings Limited, a company incorporated under the laws of the BVI, which is beneficially wholly owned by Mr. Zhu Hanhao (朱晗皓), an Independent Third Party, not a Shareholder or a party acting in concert with Greenland Financial
“Listing”	listing of the Shares on the Main Board of the Stock Exchange
“Listing Date”	21 July 2014, the date on which the Shares are listed on the Stock Exchange and from which dealings in the Shares are permitted to take place on the Stock Exchange
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Model Code”	Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 of the Listing Rules

Definitions (Continued)

“Nomination Committee”	the nomination committee of the Company
“PPP”	Public-Private Partnership
“Prospectus”	the prospectus of the Company dated 30 June 2014 issued in connection with the initial public offering and listing of shares of the Company on the main board of Stock Exchange on 21 July 2014
“Remuneration Committee”	the remuneration committee of the Company
“Renminbi” or “RMB”	the lawful currency of China
“Reporting Period”	the six-month period from 1 January 2024 to 30 June 2024
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
“Settlement”	the subscription of the Settlement Shares by the Creditors in settlement of the corresponding amounts of outstanding and overdue indebtedness owed by the Company to each of the Creditors pursuant to the terms of the Settlement Agreements
“Settlement Agreements”	the settlement agreements entered into between the Company and each of the Creditors in relation to the Settlement, and each a Settlement Agreement
“Settlement Completion”	the completion of the Settlement
“Settlement Shares”	a total of 500,273,000 new Shares to be allotted and issued by the Company to the Creditors pursuant to the Settlement Agreements
“Share Option Scheme”	the share option scheme conditionally approved and adopted by the Company on 25 June 2014 which became unconditionally effective on the Listing Date, the principal terms of which are summarised in the subsection headed “Share Option Scheme — Summary of terms” in Appendix V to the Prospectus
“Shareholders”	holder(s) of our Share(s) from time to time
“Shares”	ordinary shares of HK\$0.025 each in the share capital of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary(ies)”	has the meaning ascribed thereto under the Listing Rules

In this interim report, if there is any inconsistency between the Chinese names of the entities or enterprises established in China and their English translations, the Chinese names shall prevail. English translation of company names in Chinese or another language which are marked with “*” is for identification purpose only.