



China New Town Development Company Limited

中國新城鎮發展有限公司

Stock Code: 1278

推進城鎮化投資建設

創新驅動  
聚勢賦能

2025 INTERIM REPORT

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## Corporate Information

### BOARD OF DIRECTORS

#### Executive Directors

Ms. Yang Meiyu (*President*)

Mr. Shi Janson Bing

#### Non-executive Directors

Ms. Liu Yanhong (*Chairman*)

Mr. Wang Yi

Mr. Xie Zhen

#### Independent Non-executive Directors

Mr. Lo Wai Hung

*(Lead Independent Non-executive  
Director)*

Mr. Ji Jiaming

Mr. Yuan Kejian

### AUDIT COMMITTEE

Mr. Lo Wai Hung (*Chairman*)

Mr. Ji Jiaming

Mr. Yuan Kejian

### NOMINATION COMMITTEE

Mr. Ji Jiaming (*Chairman*)

Mr. Lo Wai Hung

Ms. Liu Yanhong

### REMUNERATION COMMITTEE

Mr. Yuan Kejian (*Chairman*)

Mr. Lo Wai Hung

Mr. Ji Jiaming

### COMPANY SECRETARY

Ms. Mei Zhe

### BUSINESS ADDRESS

Suite 6508, Central Plaza

18 Harbour Road

Wanchai, Hong Kong

Telephone: (852) 3643 0200

Facsimile: (852) 3144 9663

Website: [www.china-newtown.com](http://www.china-newtown.com)

### REGISTERED OFFICE

Vistra Corporate Services Centre

Wickhams Cay II

Road Town, Tortola

British Virgin Islands VG 1110

### BVI PRINCIPAL SHARE REGISTRAR

Vistra (BVI) Limited

Vistra Corporate Services Centre

Wickhams Cay II

Road Town, Tortola

British Virgin Islands VG 1110

### HONG KONG BRANCH SHARE REGISTRAR

Tricor Investor Services Limited

17/F, Far East Finance Centre

16 Harcourt Road, Hong Kong

### LEGAL ADVISORS

HAIWEN & PARTNERS LLP

Bird & Bird LLP

Global Law Office

Zhong Lun Law Firm

### INDEPENDENT AUDITOR

Rongcheng (Hong Kong) CPA Limited

(Public Interest Entity Auditor registered in  
accordance with the Financial Reporting  
Council Ordinance)

Unit 3203A-5, 32/F, Tower 2, Lippo Centre

89 Queensway, Admiralty, Hong Kong

Auditor's Date of Appointment:

19 June 2025

Partner-in-charge: Ms. Jun Ying Wang  
since 1 July 2025

### STOCK EXCHANGE LISTED

The Stock Exchange of Hong Kong Limited

Stock Name: ChinaNewTown

Stock Code: 1278

Board Lot: 2,500 shares

### PRINCIPAL BANKERS

Agricultural Bank of China Limited

China Construction Bank (Asia)  
Corporation Limited

China Merchants Bank Co., Ltd.

Xiamen International Bank Co., Ltd.

### **Shanghai Luodian New Town Project (72.63% — owned)**

- Total site area of 6.80 square kilometres.
- Located at Baoshan District, connected to downtown Shanghai by metroline #7 (with two stops at Luodian), around 30 minutes drive to downtown Shanghai.
- At the end of 2018, the Group signed a new cooperation agreement with the Baoshan District Government of Shanghai in respect to a new follow-up cooperation model, with the follow-up cooperation mainly focusing on agent construction.
- In 2021, Plot H-06 in the eastern part of Luodian has successfully closed in February and we collected the collection of construction rebate in June. At present, we are promoting the agent construction of school in the eastern part.

### **Optical Valley New Development International Center Project in Wuhan (66.4% — owned)**

- The total floor area of the project is 172,496 square metres (“sq.m.”), of which 116,978 sq.m. are above-ground building area.
- Wuhan Optical Valley High-tech Development Zone is a nationwide renowned optoelectronic and semi-conductor industry base, which aligns with the strategic direction of the Company of developing integrated circuit industry property.
- The project company is running a robust operation with stable office and commercial occupancy rates.



### Beijing Junzhuang Project in Mentougou District

- The Mentougou District is located in the western part of Beijing. The mountains in the district are connected to Xiangshan (香山), a renowned national tourism destination, comprising an integral part of the Western Beijing ecological conservation area. Located in the northeast of Mentougou and western part of Xiangshan Mountain, Junzhuang Town has formed the industrial pattern of “one town and four villages”.
- The Group and Beijing Vanke Enterprises Co. Ltd. (“**Vanke BJ**”) have jointly established a project company (we are entitled to a 50% equity interest), which was granted an exclusive right to develop and operate the Eastern Zone of the project. In addition, using a model known as the “Village-Corporate Collaboration” with the co-ops, the project company shall also develop and operate the construction land collectively owned (集體建設用地) by the relevant village community economic cooperatives.
- In March 2025, the territorial spatial planning of Junzhuang Town in Mentougou District and the detailed control planning of the centralised construction area were approved by the Beijing Municipal Government, and the Group is working on the ideas of project advancement together with the partners in conjunction with the approved planning.

Six months ended  
30 June 2025  
(Unaudited)

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Operating income ( <i>RMB'000</i> )	192,234
Operating expenses ( <i>RMB'000</i> )	(114,615)
Profit for the period ( <i>RMB'000</i> )	51,492
Basic earnings per share ( <i>RMB</i> )	0.0050

## INTERIM RESULTS

The board of directors (the “**Directors**” and the “**Board**”, respectively) of China New Town Development Company Limited (the “**Company**”) is pleased to announce the unaudited interim condensed consolidated financial statements of the Company and its subsidiaries (the “**Group**”) for the six months ended 30 June 2025 (the “**Reporting Period**”) together with relevant comparative figures of the previous corresponding period in 2024.

# Report on Review of Condensed Consolidated Financial Statements

To the board of Directors of China New Town Development Company Limited  
(Incorporated in the British Virgin Islands with limited liability)

## INTRODUCTION

We have reviewed the condensed consolidated financial statements of China New Town Development Company Limited (the “**Company**”) and its subsidiaries (the “**Group**”), which comprises the condensed consolidated statement of financial position as at 30 June 2025 and the related condensed consolidated statement of profit or loss and other comprehensive income, changes in equity and cash flows for the six-month period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 *Interim Financial Reporting* (“**IAS 34**”) as issued by the International Accounting Standards Board. The directors of the Company are responsible for the preparation and presentation of condensed consolidated financial statements in accordance with IAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review. Our report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

## SCOPE OF REVIEW

We conducted our review in accordance with International Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* as issued by the International Auditing and Assurance Standards Board. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.





## Report on Review of Condensed Consolidated Financial Statements

### CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with IAS 34.

**Rongcheng (Hong Kong) CPA Limited**

*Certified Public Accountants*

Hong Kong

7 August 2025

# Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2025  
(Amount expressed in thousands of Renminbi ("RMB") unless otherwise stated)

	Notes	Six months ended 30 June	
		2025 (Unaudited)	2024 (Unaudited)
<b>Operating income</b>		<b>192,234</b>	<b>210,938</b>
Revenue	6	167,569	158,692
Other income	7	24,665	52,246
<b>Operating expenses</b>		<b>(114,615)</b>	<b>(120,525)</b>
Cost of sales	8	(17,181)	(16,905)
Selling and administrative expenses	8	(51,738)	(48,163)
Finance costs	9	(45,229)	(47,455)
Other expenses	10	(15,934)	(22,120)
Reversal of impairment losses on financial assets		15,467	14,118
<b>Operating profit</b>		<b>77,619</b>	<b>90,413</b>
Share of losses from joint ventures and associates		(4,732)	(7,151)
<b>Profit before tax</b>		<b>72,887</b>	<b>83,262</b>
Income tax	11	(21,395)	(23,575)
<b>Profit for the period</b>		<b>51,492</b>	<b>59,687</b>
<b>Other comprehensive income</b>			
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:			
Share of other comprehensive income of associates		5	743
<b>Other comprehensive income for the period, net of tax</b>		<b>5</b>	<b>743</b>
<b>Total comprehensive income for the period, net of tax</b>		<b>51,497</b>	<b>60,430</b>





## Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2025

(Amount expressed in thousands of Renminbi ("RMB") unless otherwise stated)

		Six months ended 30 June	
		2025	2024
	Notes	(Unaudited)	(Unaudited)
<b>Profit attributable to:</b>			
Equity holders of the parent		48,680	51,649
Non-controlling interests		2,812	8,038
		<u>51,492</u>	<u>59,687</u>
<b>Total comprehensive income</b>			
<b>attributable to:</b>			
Equity holders of the parent		48,685	52,392
Non-controlling interests		2,812	8,038
		<u>51,497</u>	<u>60,430</u>
Earnings per share (RMB per share)			
attributable to ordinary equity holders			
of the parent:			
Basic and diluted, profit for the period	13	<u>0.0050</u>	<u>0.0053</u>

# Interim Condensed Consolidated Statement of Financial Position

As at 30 June 2025

(Amounts expressed in thousands of RMB unless otherwise stated)

	Notes	Group	
		30 June 2025 (Unaudited)	31 December 2024 (Audited)
<b>Assets</b>			
<b>Non-current assets</b>			
Investments in joint ventures		194,806	197,830
Investments in associates		227,342	226,070
Debt instruments at amortised cost	14	87,680	1,436,490
Financial assets at fair value through profit or loss	15	119,947	119,947
Investment property	16	1,465,700	1,465,700
Property, plant and equipment		7,207	7,736
Right-of-use assets	17	18,207	18,370
Other assets		1,952	1,479
<b>Total non-current assets</b>		<b>2,122,841</b>	<b>3,473,622</b>
<b>Current assets</b>			
Land development for sale	18	781,206	781,066
Prepayments		2,050	2,581
Other receivables	19	606,300	610,644
Trade receivables	20	45,835	45,629
Debt instruments at amortised cost	14	3,346,737	1,879,280
Other assets		6,383	6,369
Financial assets at fair value through profit or loss	15	34,985	51,097
Cash and bank balances	21	888,301	1,045,466
<b>Total current assets</b>		<b>5,711,797</b>	<b>4,422,132</b>
<b>Total assets</b>		<b>7,834,638</b>	<b>7,895,754</b>





# Interim Condensed Consolidated Statement of Financial Position

As at 30 June 2025

(Amounts expressed in thousands of RMB unless otherwise stated)

	Notes	Group	
		30 June 2025 (Unaudited)	31 December 2024 (Audited)
<b>Equity and liabilities</b>			
<b>Equity</b>			
<b>Attributable to:</b>			
Equity holders of the parent:			
Share capital		4,070,201	4,070,201
Accumulated losses		(470,283)	(484,202)
Foreign currency translation reserve		12,391	12,386
Other reserves		607,839	607,839
		<b>4,220,148</b>	<b>4,206,224</b>
Non-controlling interests		494,998	492,186
<b>Total equity</b>		<b>4,715,146</b>	<b>4,698,410</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Interest-bearing loans and borrowings	22	702,317	2,192,759
Other liabilities		5,823	5,900
Deferred tax liabilities		149,304	147,149
<b>Total non-current liabilities</b>		<b>857,444</b>	<b>2,345,808</b>

# Interim Condensed Consolidated Statement of Financial Position

As at 30 June 2025

(Amounts expressed in thousands of RMB unless otherwise stated)

		Group	
		30 June 2025 (Unaudited)	31 December 2024 (Audited)
	Notes		
<b>Current liabilities</b>			
Interest-bearing loans and borrowings	22	1,575,436	108,088
Trade payables	23	85,585	86,762
Other payables and accruals	24	215,975	262,153
Advance from customers		26,729	30,267
Current income tax liabilities		24,923	23,215
Contract liabilities	25	333,400	341,051
<b>Total current liabilities</b>		<b>2,262,048</b>	<b>851,536</b>
<b>Total liabilities</b>		<b>3,119,492</b>	<b>3,197,344</b>
<b>Total equity and liabilities</b>		<b>7,834,638</b>	<b>7,895,754</b>
<b>Net current assets</b>		<b>3,449,749</b>	<b>3,570,596</b>
<b>Total assets less current liabilities</b>		<b>5,572,590</b>	<b>7,044,218</b>





# Interim Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2025

(Amounts expressed in thousands of RMB unless otherwise stated)

	Six months ended 30 June	
	2025	2024
	(Unaudited)	(Unaudited)
<b>Cash flows from operating activities</b>		
<b>Profit before tax</b>	<b>72,887</b>	<b>83,262</b>
Adjustments for:		
Reversal of impairment losses	(15,467)	(14,118)
Depreciation of property, plant and equipment	795	564
Depreciation of right-of-use assets	5,451	5,778
Interest from debt instruments at amortised cost and dividend income from other investment	(111,631)	(94,870)
Net loss/(gain) on financial instruments at fair value through profit or loss	14,912	(3,301)
Amortisation of intangible assets	91	65
Share of losses from joint ventures and associates	4,732	7,151
Interest income from bank deposits	(6,699)	(15,097)
Interest expense on lease liabilities	200	381
Interest expense on loans and borrowings	45,029	47,074
Foreign exchange loss/(gain)	511	(612)
Operating profit before working capital changes	10,811	16,277
Increase in land development for sale	(140)	(404)
Decrease in prepayments	531	3
Decrease/(increase) in other receivables and other assets	3,665	(1,792)
(Increase)/decrease in trade receivables	(207)	14,026
Decrease in advances from customers	(3,538)	(6,698)
Decrease in contract liabilities	(7,651)	(19,122)
Decrease in trade and other payables	(71,997)	(17,520)
Cash generated from operating activities	(68,526)	(15,230)
Income tax paid	(17,533)	(13,905)
<b>Net cash outflow from operating activities</b>	<b>(86,059)</b>	<b>(29,135)</b>

# Interim Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2025  
(Amounts expressed in thousands of RMB unless otherwise stated)

	Six months ended 30 June	
	2025	2024
	(Unaudited)	(Unaudited)
<b>Cash flows from investing activities</b>		
Purchases of property, plant and equipment	(825)	(208)
Investments in joint ventures and associates	(2,981)	(30,000)
Capital expenditure on an investment property	(5)	(3,375)
Investments in debt instruments at amortised cost	(1,151,500)	(1,061,000)
Proceeds from recovery of debt instruments at amortised cost	1,050,000	973,368
Interest received from debt instruments at amortised cost and other investment	110,617	93,464
Proceeds from redemption in financial assets at fair value through profit or loss	5,367	57,494
Interest received from bank deposits	6,699	15,097
Gain from financial assets at fair value through profit or loss	—	1,389
<b>Net cash inflow from investing activities</b>	<b>17,372</b>	<b>46,229</b>
<b>Cash flows from financing activities</b>		
Proceeds from loans and borrowings	—	642,240
Repayment of loans and borrowings	—	(619,380)
Payment of lease liabilities	(2,361)	(5,628)
Dividends paid	(118)	(7)
Interest paid	(85,738)	(73,827)
<b>Net cash outflow from financing activities</b>	<b>(88,217)</b>	<b>(56,602)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(156,904)</b>	<b>(39,508)</b>
<b>Effect of exchange rate changes on cash and cash equivalents</b>	<b>(261)</b>	<b>(18)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>1,045,466</b>	<b>1,454,360</b>
<b>Cash and cash equivalents at end of period</b>	<b>888,301</b>	<b>1,414,834</b>





# Interim Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2025

(Amounts expressed in thousands of RMB unless otherwise stated)

## Six months ended 30 June 2025 (Unaudited)

	Attributable to equity holders of the parent				Total	Non-controlling interests	Total Equity
	Share capital	Other reserves	Foreign currency translation reserve	Accumulated losses			
As at 1 January 2025	4,070,201	607,839	12,386	(484,202)	4,206,224	492,186	4,698,410
Profit for the period	—	—	—	48,680	48,680	2,812	51,492
Other comprehensive income	—	—	5	—	5	—	5
Total comprehensive income	—	—	5	48,680	48,685	2,812	51,497
Dividends	—	—	—	(34,761)	(34,761)	—	(34,761)
As at 30 June 2025	4,070,201	607,839	12,391	(470,283)	4,220,148	494,998	4,715,146

## Six months ended 30 June 2024 (Unaudited)

	Attributable to equity holders of the parent				Total	Non-controlling interests	Total Equity
	Share capital	Other reserves	Foreign currency translation reserve	Accumulated losses			
As at 1 January 2024	4,070,201	607,839	9,804	(498,349)	4,189,495	480,629	4,670,124
Profit for the period	—	—	—	51,649	51,649	8,038	59,687
Other comprehensive Income	—	—	743	—	743	—	743
Total comprehensive Income	—	—	743	51,649	52,392	8,038	60,430
Dividends	—	—	—	(30,170)	(30,170)	—	(30,170)
As at 30 June 2024	4,070,201	607,839	10,547	(476,870)	4,211,717	488,667	4,700,384

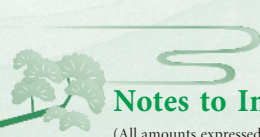
## 1. CORPORATE INFORMATION

The Company was incorporated on 4 January 2006 in the British Virgin Islands (the “BVI”). After a series of reorganisations, on 14 November 2007, the Company was listed on the Main Board of the Singapore Exchange Securities Trading Limited (the “SGX-ST”). On 22 October 2010, the Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “HKEx”) by way of introduction. As a result, the Company was once dual-listed on the Main Boards of both the SGX-ST and the HKEx. The Company voluntarily delisted from the SGX-ST on 17 February 2017.

On 10 October 2013, the Company, China Development Bank International Holdings Limited (“CDBIH”) and SRE Investment Holding Limited (“SREI”) entered into a share subscription agreement, pursuant to which CDBIH agreed to subscribe for 5,347,921,071 new shares of the Company subject to the terms and conditions contained therein (the “**Subscription**”). The Subscription was completed in the first quarter of 2014. Upon the completion, CDBIH, a wholly-owned subsidiary of China Development Bank Capital Corporation Limited (“CDB Capital”), became the largest shareholder of the Company.

On 11 June 2021, CDBIH entered into a share transfer agreement in respect of approximately 29.99% shares in the Company with Wuxi Communications Industry Group Co., Ltd. (“**Wuxi Communications**”) and Xitong International Holdings (HK) Limited (“**Xitong International**”), a wholly-owned subsidiary of Wuxi Communications, pursuant to which, CDBIH agreed to transfer 2,917,000,000 shares in the Company held by it to Xitong International, which represented approximately 29.99% of the issued shares of the Company (the “**Share Transfer**”). Upon the completion of the Share Transfer on 28 September 2021, Xitong International holds 2,917,000,000 shares (approximately 29.99% of the issued shares) of the Company as the largest shareholder; and CDBIH holds 2,430,921,071 shares (approximately 24.99% of the issued shares) of the Company as the second largest shareholder.





# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Since 2014, the Group has further optimised its business model in line with the development trend of new urbanization in China. With the business model of “investment + downstream operation”, on top of fixed income investment in urbanization projects, the Group introduces brands of urbanization to the region in the field of people’s livelihood improvement. At the same time, remaining market-oriented, it has expanded its equity investment business into such new economic sectors as the healthcare industry, strategic emerging industries, infotech application innovation industry.

## 2. BASIS OF PREPARATION

The interim condensed consolidated financial statements of the Group for the Reporting Period have been prepared in accordance with International Accounting Standards (“IAS”) 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 2024.

The interim condensed consolidated financial statements are presented in RMB and all values are rounded to the nearest thousand (‘000) except when otherwise indicated.

### (a) Basis of consolidation

The interim condensed consolidated financial statements include the financial statements of the Group for the Reporting Period. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if, and only if, the Group has:

- (a) Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- (b) Exposure, or rights, to variable returns from its involvement with the investee



- (c) The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) The contractual arrangement(s) with other vote holders of the investee
- (b) Rights arising from other contractual arrangements
- (c) The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control abovementioned. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the period are included in the interim condensed consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

Profit or loss and each component of other comprehensive income are attributed to the equity holders of the parent company of the Group and to the non-controlling interests, even if it results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interests and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

## (b) Operating cycle

The operating cycle of the Group is the period that elapse from the acquisition of assets for processing until their realisation in cash or cash equivalents. Due to the nature of the Group's business, the Group's normal operating cycle is longer than twelve months. The Group's current assets include assets (such as land development for sale) that are sold, consumed or realised within the normal operating cycle even when they are not expected to be realised within twelve months after the end of the Reporting Period, in accordance with IAS.

## 3. CHANGES IN ACCOUNTING POLICY 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 2024, except for the adoption of the following amended IAS for the first time for the current period's financial information.

### **Amendments to IAS 21 — *Lack of Exchangeability***

The nature and impact of the amended IAS are described below:

Amendments to IAS 21 specify how an entity shall assess whether a currency is exchangeable into another currency and how it shall estimate a spot exchange rate at a measurement date when exchangeability is lacking.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

The amendments require disclosures of information that enable users of financial statements to understand the impact of a currency not being exchangeable. As the currencies that the Group had transacted with and the functional currencies of group entities for translation into the Group's presentation currency were exchangeable, the amendments did not have any impact on the Group's interim condensed consolidated financial information.

## 4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on its products and services and has the following operating segments. The Group's operational assets and operations are located in Mainland China.

- Land development segment, which provides land infrastructure development, and construction of ancillary public facilities;
- Urbanization development segment, which is responsible for investments in new town projects;
- Property leasing segment, which provides property leasing services of investment property; and
- Others segment, which includes the provision of other services.

Management monitors the operating results of the Group's business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the interim condensed consolidated financial statements. However, group financing (including finance costs) and income taxes are managed on a group basis and are not allocated to the operating segments.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the prevailing market prices.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

The following tables present sales and profit information for the Group's operating segments for the six months ended 30 June 2025 and 2024, respectively:

RMB'000	For the six months ended 30 June 2025 (Unaudited)					Total
	Land development	Urbanization development	Property leasing	Others	Adjustments and eliminations	
Segment results						
External sales	3,010	111,631	52,928	—	—	167,569
Intersegment sales	—	—	—	—	—	—
Total segment sales	3,010	111,631	52,928	—	—	167,569
Segment profit	224	89,644	18,722	9,526	—	118,116
Finance costs					(45,229) <sup>1</sup>	(45,229)
Profit before income tax						72,887

<sup>1</sup> Profit for each operating segment of continuing operations does not include finance costs of RMB45,229 thousand.

RMB'000	For the six months ended 30 June 2024 (Unaudited)					Total
	Land development	Urbanization development	Property leasing	Others	Adjustments and eliminations	
Segment results						
External sales	—	94,870	63,822	—	—	158,692
Intersegment sales	—	—	—	—	—	—
Total segment sales	—	94,870	63,822	—	—	158,692
Segment profit/(loss)	12,484	78,110	45,253	(5,130)	—	130,717
Finance costs					(47,455) <sup>1</sup>	(47,455)
Profit before income tax						83,262

<sup>1</sup> Profit for each operating segment of continuing operations does not include finance costs of RMB47,455 thousand.

# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

The following table presents assets and liabilities information for the Group's operating segments as at 30 June 2025 and 31 December 2024, respectively:

	Land development	Urbanization development	Property leasing	Others	Adjustments and eliminations	Total
<b>Assets</b>						
30 June 2025 (Unaudited)	942,911	4,331,742	1,549,056	1,010,929	—	7,834,638
31 December 2024 (Audited)	1,000,399	4,677,230	1,662,532	555,593	—	7,895,754
<b>Liabilities</b>						
30 June 2025 (Unaudited)	489,877	49,846	62,864	64,925	2,451,980 <sup>1</sup>	3,119,492
31 December 2024 (Audited)	500,460	122,726	66,089	36,858	2,471,211 <sup>1</sup>	3,197,344

<sup>1</sup> Liabilities in segments do not include current income tax liabilities of RMB24,923 thousand, interest-bearing loans and borrowings of RMB2,277,753 thousand, and deferred tax liabilities of RMB149,304 thousand as at 30 June 2025 as these liabilities are managed on a group basis.

Liabilities in segments do not include current income tax liabilities of RMB23,215 thousand, interest-bearing loans and borrowings of RMB2,300,847 thousand, and deferred tax liabilities of RMB147,149 thousand as at 31 December 2024 as these liabilities are managed on a group basis.

## 5. INVESTMENTS IN JOINT VENTURES AND ASSOCIATES

### (a) Investments in joint ventures

	30 June 2025	31 December 2024
Unlisted shares	194,806	197,830



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Details of the joint ventures are as follows:

Name	Place and date of establishment	Proportion of ownership interest attributable to the Group (%)		Effective equity interest attributable to the Group (%)		Particulars of registered capital	Principal activities
		2025	2024	2025	2024		
Beijing Guowan Real Estate Co., Ltd. (i)	PRC 31 October 2016	50%	50%	50%	50%	RMB500 million	Real estate
Beijing Guoyuan Agriculture Co., Ltd. (ii)	PRC 12 September 2017	50%	50%	50%	50%	RMB20 million	Agriculture
Nanjing Guofa Real Estate Co., Ltd. (iii)	PRC 27 November 2017	49%	49%	49%	49%	RMB50 million	Real estate
Nanjing Guoying Zhongxi Development Co., Ltd. (iv)	PRC 27 December 2017	50%	50%	50%	50%	RMB325 million	Real estate
Wuxi Kaihe Oxygenation Equity Investment Co., Ltd. (v)	PRC 3 April 2023	48%	48%	48%	48%	RMB10 million	Capital market services

The investments in joint ventures are accounted for using the equity method.

- (i) In 2016, Beijing Xincheng Kaiyuan Asset Management Company Limited (“**Xincheng Kaiyuan**”) and Vanke BJ entered into an agreement for the overall development of Mengtougou District Junzhuang Town Project, pursuant to which Beijing Guowan Real Estate Co., Ltd. (“**Beijing Guowan**”) was established. As at 30 June 2025, the issued capital of Beijing Guowan was RMB100 million (2024: RMB100 million), which was contributed equally by each party. Beijing Guowan fully provided and recognized the lease expense and compensation in profit or loss in relation to the litigation, resulting in credit the book value of long-term equity investment to zero. The Group has discontinued the recognition of its share of losses of the joint venture because the share of losses of the joint venture exceeded the Group’s interest in the joint venture and the Group has no obligation to take up further losses. The amounts of the Group’s unrecognised share of losses of the joint venture for the current year and cumulatively were RMB703 thousand and RMB9,405 thousand, respectively.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

- (ii) In 2017, Beijing Xincheng Zhishang Agricultural Technology Co., Ltd (**Beijing Agricultural**) entered into an agreement for the overall development of Miyun District Mujiayu Town Qianliyu Village Project, pursuant to which Beijing Guoyuan Agriculture Co., Ltd. (**Beijing Guoyuan**) was established. As at 30 June 2025, the issued capital of Beijing Guoyuan was RMB15,908 thousand (2024: RMB15,908 thousand), which was contributed equally by each party. The Group has discontinued the recognition of its share of losses of the joint venture because the share of losses of the joint venture exceeded the Group's interest in the joint venture and the Group has no obligation to take up further losses. The amounts of the Group's unrecognised share of losses of the joint venture for the current year and cumulatively were RMB0 thousand (2024: RMB163 thousand) and RMB1,093 thousand (2024: RMB1,093 thousand), respectively.
- (iii) In 2017, Guoxi Nanjing Investment Development Co., Ltd. (**Guoxi Nanjing**) and Mingfa Group Nanjing Real Estate Development Co., Ltd. (**Mingfa Group**) entered into an agreement for the overall development of Wushang Land A Project, which is located in Yuhuatai District Nanjing, pursuant to which Nanjing Guofa Real Estate Co., Ltd. (**Nanjing Guofa**) was established. As at 30 June 2025, the issued capital of Nanjing Guofa was RMB50 million (2024: RMB50 million), where Mingfa Group has contributed RMB25.5 million (2024: RMB25.5 million), and Guoxi Nanjing has contributed RMB24.5 million (2024: RMB24.5 million).
- (iv) In 2018, Guoxi Nanjing, China New Town Holding Company Limited (**CNT Holding**) and Sichuan Zhongxi Property Co., Ltd. set up a joint venture, Nanjing Guoying Zhongxi Development Co., Ltd. (**Nanjing Guoying**). This joint venture was established for the investment of a bilingual school in Jiangning District. In 2020, Sichuan Zhongxi Property Co., Ltd. transferred its shares of 50% to Jiangsu Construction Engineering Group No.1 Engineering Co., Ltd. In 2021, CNT Holding transferred its shares of 33.3% to Guoxi Nanjing. In 2022, Jiangsu Construction Engineering Group No.1 Engineering Co., Ltd. and Guoxi Nanjing increased their investment by RMB52.5 million respectively. As at 30 June 2025, Guoxi Nanjing and Jiangsu Construction Engineering Group No.1 Engineering Co., Ltd. invested RMB162.5 million (2024: RMB162.5 million) and RMB162.5 million (2024: RMB162.5 million), respectively, which represented 50% and 50% of shares.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

- (v) In 2024, Kaihe (Beijing) Private Equity Fund Management Company Limited (“**Kaihe Beijing**”), Hangzhou Oxygen Enhancement Investment Co., Ltd. (“**Hangzhou Oxygen**”) and Yunzhi (Hainan) Enterprise Management Co., Ltd. (“**Yunzhi (Hainan)**”) set up a joint venture, Wuxi Kaihe Oxygenation Equity Investment Co., Ltd. (“**Wuxi Kaihe**”). This joint venture was established for engaging in investment management, asset management, investment consulting and business management consulting. As at 30 June 2025, Kaihe Beijing, Hangzhou Oxygen and Yunzhi (Hainan) held 48%, 37% and 15% equity interests of Wuxi Kaihe, respectively.

Summarised financial information of the joint ventures, based on their IFRS financial statements, and the reconciliation to the carrying amount of the investments in the consolidated financial statements are set out below:

## As at 30 June 2025

	Nanjing Guofa	Nanjing Guoying	Others	Total
Current assets	834,651	147,994	123,603	1,106,248
Non-current assets	1,131	763,336	178,173	942,640
Current liabilities	(720,213)	(207,352)	(305,388)	(1,232,953)
Non-current liabilities	—	(428,582)	—	(428,582)
Equity	115,569	275,396	(3,612)	387,353
Proportion of the Group’s ownership	49%	50%	—	—
Carrying amount of the investment	56,628	137,698	480	194,806



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

As at 31 December 2024

	Nanjing Guofa	Nanjing Guoying	Others	Total
Current assets	835,464	196,427	148,426	1,180,317
Non-current assets	1,250	762,221	180,418	943,889
Current liabilities	(720,392)	(229,363)	(347,773)	(1,297,528)
Non-current liabilities	—	(448,581)	—	(448,581)
Equity	116,322	280,704	(18,929)	378,097
Proportion of the Group's ownership	49%	50%	—	—
Carrying amount of the investment	56,998	140,352	480	197,830

Summarised statements of profit or loss and other comprehensive income of the joint ventures are set out below:

Six months ended 30 June 2025

	Nanjing Guofa	Nanjing Guoying	Others	Total
Revenue	19	12,360	1	12,380
Cost of sales	—	(100)	(101)	(201)
Administrative expenses and other expenses	(774)	(4,965)	(1,457)	(7,196)
Finance costs	—	(12,601)	—	(12,601)
Loss before tax	(755)	(5,306)	(1,557)	(7,618)
Income tax expense	—	—	—	—
Net loss for the period	(755)	(5,306)	(1,557)	(7,618)
Total comprehensive loss for the period	(755)	(5,306)	(1,557)	(7,618)
Group's share of loss for the period	(370)	(2,653)	—	(3,023)



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Six months ended 30 June 2024

	Nanjing Guofa	Nanjing Guoying	Others	Total
Revenue	—	11,710	—	11,710
Cost of sales	—	(467)	(4)	(471)
Administrative expenses and other expenses	(514)	(5,881)	(4,950)	(11,345)
Finance costs	—	(10,381)	—	(10,381)
Loss before tax	(514)	(5,019)	(4,954)	(10,487)
Income tax expense	—	—	—	—
Net loss for the period	(514)	(5,019)	(4,954)	(10,487)
Total comprehensive loss for the period	(514)	(5,019)	(4,954)	(10,487)
Group's share of loss for the period	(252)	(2,509)	(2,477)	(5,238)

## (b) Investments in associates

	30 June 2025	31 December 2024
Unlisted shares	227,342	226,070



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Details of the associates are as follows:

Name	Place and date of establishment	Proportion of ownership interest attributable to the Group (%)		Effective equity interest attributable to the Group (%)		Particulars of registered capital	Principal activities
		2025	2024	2025	2024		
Kaiyuan Education Fund GP Holding Limited. ("GP Holding Co") (i)	Cayman Islands 25 October 2018	40.00%	40.00%	40.00%	40.00%	USD2,560 thousand	Education
Kaiyuan Education Fund LP ("Kaiyuan Fund") (ii)	Cayman Islands 23 November 2017	58.38%	58.38%	58.38%	58.38%	USD80 million	Education
Meidi Elderly Care Service (Shanghai) Co., Ltd. ("Meidi Elderly") (iii)	PRC 19 December 2016	30.00%	30.00%	30.00%	30.00%	RMB58,479,528.57	Elderly care service
Yixing Kaihe Oxygen Enhancement Private Equity Investment Fund Partnership (Limited Partnership) ("Yixing Kaihe Oxygen Enhancement") (iv)	PRC 28 May 2024	40.90%	40.90%	40.90%	40.90%	RMB1,000 million	Capital market services

- (i) In 2018, GP Holding Co was established which is in turn owned by New Town Education Co., Ltd. ("New Town Education"), China-West Education Investment Holdings Company Limited ("CWE"), Excel Access International Limited and Smart Sphere Limited as to 40.00%, 15.00%, 25.00% and 20.00%, respectively.
- (ii) Kaiyuan Fund was established in 2017 by New Town Education, CWE and other shareholders with interest shares of 58.38%, 23.35% and 18.27%, respectively.



## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

- (iii) In 2024, Hainan Xincheng Kaiyuan Investment Co., Ltd.\* (海南新成開元投資有限責任公司) (“**Hainan Xincheng**”) entered into the Capital Increase Agreement and the Shareholders’ Agreement with the existing shareholders and Meidi Elderly, pursuant to which Hainan Xincheng has conditionally agreed to acquire an approximately 30% equity interest in Meidi Elderly by way of capital contribution of RMB50,000 thousand. The reason for the capital increase is the capital increase represents an investment opportunity for the Group to tap into the elderly care and wellness market in the People’s Republic of China (the “**PRC**”) and explore the possibilities of further investments in property and town development and healthcare businesses relating to the said industry. Upon completion of the capital increase, Hainan Xincheng, Japan Medical Care Service Co., Ltd, Sanko Soflan Holdings Co., Ltd., Takahashi Seiichi and Shanghai Meiqi Elderly Care Service Co., Ltd. hold approximately 30.00%, 28.00%, 21.00%, 18.90% and 2.10% equity interests of Meidi Elderly, respectively.
- (iv) In 2024, Xincheng Kaiyuan entered into the Limited Partnership Agreement with Hainan Yunhu Enterprise Management Partnership (Limited Partnership) (“**Hainan Yunhu**”), Yixing New Kinetic Energy Industry Fund Partnership (Limited Partnership) (“**Yixing New**”) and Wuxi Kaihe for the purpose of investment, pursuant to which Yixing Kaihe Oxygen Enhancement was established. As at 30 June 2025, Xincheng Kaiyuan, Hainan Yunhu, Yixing New and Wuxi Kaihe held 40.9%, 40%, 19% and 0.1% equity interests of Yixing Kaihe Oxygen Enhancement, respectively.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Summarised financial information of the Group's associates and the reconciliation to the carrying amount of the investments in the consolidated financial statements are set out below:

As at 30 June 2025

	Meidi Elderly	Kaiyuan Fund	Others	Total
Current assets	54,938	89,496	51,273	195,707
Non-current assets	149,373	270,816	2,395	422,584
Current liabilities	(25,924)	(63,206)	(11,439)	(100,569)
Non-current liabilities	(141,488)	—	—	(141,488)
Equity	36,899	297,106	42,229	376,234
Proportion of the Group's ownership	30%	58.38%	—	—
Carrying amount of the investment	45,625	163,631	18,086	227,342

As at 31 December 2024

	Meidi Elderly	Kaiyuan Fund	Others	Total
Current assets	56,297	85,070	69,106	210,473
Non-current assets	144,439	262,331	2,369	409,139
Current liabilities	(21,510)	(65,344)	(25,653)	(112,507)
Non-current liabilities	(133,461)	—	—	(133,461)
Equity	45,765	282,057	45,822	373,644
Proportion of the Group's ownership	30%	58.38%	—	—
Carrying amount of the investment	47,015	161,031	18,024	226,070



## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Summarised statements of profit or loss and other comprehensive income of the associates are set out below:

### Six months ended 30 June 2025

	Meidi Elderly	Kaiyuan Fund	Others	Total
Revenue	20,350	—	1,192	21,542
Cost of sales	(16,719)	—	(3)	(16,722)
Administrative expenses and other expenses	(7,325)	(654)	(977)	(8,956)
Finance costs	(2,558)	—	(76)	(2,634)
(Loss)/profit before tax	(6,252)	(654)	136	(6,770)
Income tax expense	1,619	—	(54)	1,565
Net (loss)/profit for the period	(4,633)	(654)	82	(5,205)
Other comprehensive income	—	6	(1)	5
Total comprehensive (loss)/income for the period	(4,633)	(648)	81	(5,200)
Group's share of (loss)/ profit for the period	(1,390)	(382)	63	(1,709)



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Six months ended 30 June 2024

	Meidi Elderly	Kaiyuan Fund	Others	Total
Revenue	10,296	504	1,302	12,102
Cost of sales	(12,696)	(1,989)	(22)	(14,707)
Administrative expenses and other expenses	(5,781)	(1,400)	(1,115)	(8,296)
Finance costs	(2,708)	—	—	(2,708)
(Loss)/profit before tax	(10,889)	(2,885)	165	(13,609)
Income tax expense	—	—	—	—
Net (loss)/profit for the period	(10,889)	(2,885)	165	(13,609)
Other comprehensive income	—	1,123	219	1,342
Total comprehensive (loss)/income for the period	(10,889)	(1,762)	384	(12,267)
Group's share of (loss)/ profit for the period	(3,267)	(1,029)	154	(4,142)



## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

### 6. REVENUE

<i><b>RMB'000</b></i>		<b>Six months ended 30 June 2025 (Unaudited)</b>	<b>Six months ended 30 June 2024 (Unaudited)</b>
	Notes		
Land development	(a)	3,010	—
Property management	(a)	12,921	16,270
<b>Revenue from contracts with customers</b>	(a)	15,931	16,270
Rental income		40,007	47,552
Interest from debt instruments at amortised cost	(b)	111,631	93,474
Others	(c)	—	1,396
<b>Revenue from other sources</b>		151,638	142,422
<b>Total revenue</b>		167,569	158,692



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## (a) Revenue from contracts with customers

### *Disaggregated revenue information*

Set out below is the disaggregation of the Group's revenue from contracts with customers:

	Six months ended 30 June 2025 (Unaudited)		
<i>RMB'000</i>	Land development	Property leasing	Total
<b>Segments</b>			
<b>Type of goods or service</b>			
Land development	3,010	—	3,010
Property management	—	12,921	12,921
<b>Total revenue from contracts with customers</b>	<b>3,010</b>	<b>12,921</b>	<b>15,931</b>
<b>Timing of revenue recognition</b>			
Services rendered over time	3,010	12,921	15,931

The Group's total revenue from contracts with customers is all derived from Mainland China.

	Six months ended 30 June 2024 (Unaudited)		
<i>RMB'000</i>	Land development	Property leasing	Total
<b>Segments</b>			
<b>Type of goods or service</b>			
Land development	—	—	—
Property management	—	16,270	16,270
<b>Total revenue from contracts with customers</b>	<b>—</b>	<b>16,270</b>	<b>16,270</b>
<b>Timing of revenue recognition</b>			
Services rendered over time	—	16,270	16,270

The Group's total revenue from contracts with customers is all derived from Mainland China.

## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

**(b) The detailed information of interest from debt instruments at amortised cost is as follows:**

<i>RMB'000</i>	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
Wuxi Gaoxin District Industrial Park Project	14,230	14,308
Liyang High-tech District Intelligent Internet Vehicle Test Center Project	13,660	—
Zhuji Pingfengwu Ecological Cemetery Project	13,314	2,795
Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project	11,654	—
Jiangsu Taizhou Jiangyan District New Infrastructure Industrial Park Project	10,038	—
Yangzhou Hanjiang Industry Upgrading Project	9,949	—
Taizhou Xinghua Urban Regeneration Project	7,542	—
Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project	5,692	5,723
Taizhou Jinjiang Chengbei Park Project	5,094	—
Jiangyin Changjing Industrial Park Sewage- treatment Plant Project	4,405	5,523
Yangzhou Guangling Science and Technology Entrepreneurship Park Project	3,795	—
Liyang Economic Development Zone Aerodynamics Research Institute Project	3,679	—
Yangzhou Hanjiang Industrial Park Sewage Treatment Project	2,354	425
Wenzhou Lucheng District Fixed Income Project	887	—
Jingjiang Furuite Aluminum New Material Project	140	—
Yangzhou Hanjiang Industrial Park Infrastructure Project	—	21,969
Liyang High-tech Zone Industrial Base Quality Improvement and Upgrading Phase I Project	—	16,669
Wuxi Liangxi District Food Science and Technology Innovation Center Project	—	10,044
Yangzhou Jiangdu People's Hospital New Project	—	5,998
Hubei Daye Advanced Manufacturing Standard Plant Construction Project	—	4,677
Wuxi Guojin Commercial Factoring Fixed Income Phase II Project	—	1,684
Others	5,198	3,659
	<b>111,631</b>	<b>93,474</b>



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## (c) The detailed information of others is as follows:

	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
CDB (Beijing) — BOCOMM New-Type Urbanization Development Fund	—	1,396

## 7. OTHER INCOME

<i>RMB'000</i>	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
Interest income from bank deposits	6,699	15,097
Investment income from financial instruments at fair value through profit or loss	4,227	23,997
Foreign exchange gain, net	—	612
Others	13,739	12,540
	<b>24,665</b>	<b>52,246</b>



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## 8. EXPENSES BY NATURE

	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
<b><i>RMB'000</i></b>		
Cost of land development	1,970	60
Depreciation of property, plant and equipment	795	564
Depreciation of right-of-use assets	5,451	5,778
Employee benefits	29,585	22,509
Utility expenses	6,125	6,175
Advertising	110	475
Rental expenses	864	563
Property management service expenses	11,944	12,863
Other expenses	12,075	16,081
Total cost of sales, selling and administrative expenses	68,919	65,068

## 9. FINANCE COSTS

	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
<b><i>RMB'000</i></b>		
Interest on bank and other borrowings	45,029	47,074
Interest on lease liabilities	200	381
	45,229	47,455

No borrowing cost during the first half of 2025 and the first half of 2024 was capitalised.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## 10. OTHER EXPENSES

	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
<i>RMB'000</i>		
Bank charges	200	1,356
Net fair value loss on financial instruments at fair value through profit or loss	14,929	20,696
Foreign exchange loss, net	511	—
Others	294	68
	<u>15,934</u>	<u>22,120</u>

## 11. INCOME TAX

The Group is subject to income tax on an entity basis on profit arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate.

The Company is a tax-exempted company incorporated in the BVI.

Hong Kong profits tax has been provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profits arising in Hong Kong during the Reporting Period.

The principal operating subsidiaries of the Company were subject to income tax at the rate of 25% (2024: 25%) on their taxable income according to the Income Tax Law of the PRC.

### Mainland China — withholding tax

Pursuant to the laws governing the PRC Corporate Income Tax, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. The Group is therefore liable for withholding taxes on dividends distributed and remitted out of PRC by those subsidiaries established in Mainland China in respect of earnings generated from 1 January 2008.



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

Pursuant to the laws governing the PRC Corporate Income Tax, a member of the Group, who is not a tax resident in the jurisdiction of the PRC, is subject to withholding tax at 10% on the income from Mainland China, such as interest income and gains from disposal of equity investments. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. The Group determined that such withholding tax is an income tax in the scope of IAS 12 and has recognised such withholding tax as a tax expense in the statement of profit or loss.

The major components of income tax are as follows:

	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
<b><i>RMB'000</i></b>		
Income tax charge:		
Current income tax	9,064	5,537
Deferred tax	2,555	11,305
Withholding tax	9,776	6,733
Income tax charge as reported in profit or loss	21,395	23,575

## 12. DIVIDENDS

The distribution of a final dividend of HK\$0.0039 per ordinary share of the Company (the “Share”) for the year ended 31 December 2024 (2023: HK\$0.0034) was approved by shareholders at the annual general meeting of the Company held on 19 June 2025.

The Board has declared an interim dividend of HK\$0.0016 per Share during the Reporting Period (2024: nil). The Company expects an interim dividend to be paid to shareholders on Tuesday, 16 September 2025.

# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## 13. EARNINGS PER SHARE

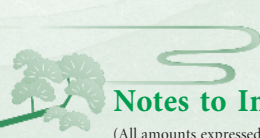
The calculation of the basic earnings per share amount is based on the profit attributable to ordinary equity holders of the parent for the Reporting Period.

The following reflects the earnings and share data used in the basic and diluted earnings per share calculations:

	Six months ended 30 June 2025 (Unaudited)	Six months ended 30 June 2024 (Unaudited)
<b><i>RMB'000</i></b>		
Profit attributable to ordinary equity holders of the parent for basic and diluted earnings per share	<b>48,680</b>	51,649
Weighted average number of ordinary shares used to calculate the basic and diluted earnings per share	<b>9,726,246,417</b>	9,726,246,417
Basic and diluted earnings per share (RMB)	<b>0.0050</b>	0.0053

There were no transactions involving ordinary shares or potential ordinary shares during the Reporting Period.





## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

### 14. DEBT INSTRUMENTS AT AMORTISED COST

	30 June 2025 <i>RMB'000</i>	31 December 2024 (Audited)
	(Unaudited)	
Wuxi Gaoxin District Industrial Park Project	500,000	500,000
Yangzhou Hanjiang Industry Upgrading Project	490,000	—
Zhuji Pingfengwu Ecological Cemetery Project	401,000	401,000
Nanchang Science and Technology Park Project of Chinese Academy of Sciences	400,000	400,000
Liyang High-tech District Intelligent Internet Vehicle Test Center Project	400,000	400,000
Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project	351,000	351,000
Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project	200,000	200,000
Taizhou Xinghua Urban Regeneration Project	200,000	200,000
Taizhou Jinjiang Chengbei Park Project	200,000	—
Liyang Economic Development Zone Aerodynamics Research Institute Project	200,000	—
Wenzhou Lucheng District Fixed Income Project	120,000	—
Yangzhou Guangling Science and Technology Entrepreneurship Park Project	100,000	100,000
Yangzhou Hanjiang Industrial Park Sewage Treatment Project	—	500,000
Jiangsu Taizhou Jiangyan District New Infrastructure Industrial Park Project	—	280,000
Jiangyin Changjing Industrial Park Sewage- treatment Plant Project	—	150,000
Jingjiang Furuite Aluminum New Material Project	—	70,000
Others	214,207	122,707
	3,776,207	3,674,707
Accrued interest	55,368	54,354
	3,831,575	3,729,061
Less: allowance for expected credit losses (“ECLs”)	(397,158)	(413,291)
	3,434,417	3,315,770
Amounts due in the next 12 months classified as current assets	3,346,737	1,879,280
Amounts classified as non-current assets	87,680	1,436,490

# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## 15. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<i>RMB'000</i>		
Wealth management products	11,889	13,071
Equity instruments	143,043	157,973
	<b>154,932</b>	<b>171,044</b>

## 16. INVESTMENT PROPERTY

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<i>RMB'000</i>		
At beginning of Reporting Period/year	1,465,700	1,485,700
Subsequent expenditure and cost adjustment	—	(369)
Gain from increase in fair value	—	(19,631)
At end of Reporting Period/year	<b>1,465,700</b>	<b>1,465,700</b>



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## 17. RIGHT-OF-USE ASSETS

<i>RMB'000</i>	<b>Building</b>	<b>Motor vehicles</b>	<b>Land</b>	<b>Total</b>
As at 1 January 2024	27,666	269	1,452	29,387
Additions	612	—	—	612
Depreciation expense	(11,250)	(222)	(157)	(11,629)
As at 31 December 2024	17,028	47	1,295	18,370
Additions	14,220	—	—	14,220
Depreciation expense	(5,336)	(47)	(68)	(5,451)
Disposals	(8,921)	—	(11)	(8,932)
<b>As at 30 June 2025</b>	<b>16,991</b>	<b>—</b>	<b>1,216</b>	<b>18,207</b>

## 18. LAND DEVELOPMENT FOR SALE

<i>RMB'000</i>	<b>30 June 2025 (Unaudited)</b>	<b>31 December 2024 (Audited)</b>
The Mainland China — Shenyang Lixiang New Town Modern Agriculture Co., Ltd.	<b>781,206</b>	781,066



# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## 19. OTHER RECEIVABLES

	30 June 2025	31 December 2024
<i>RMB'000</i>	(Unaudited)	(Audited)
Balances due from Wuxi Project	20,977	20,977
Due from SREI	89,854	89,854
Balances due from entities disposed of	24,384	24,384
Due from joint ventures	496,816	496,416
Due from associates	789	1,956
Others	52,964	55,876
	685,784	689,463
Less: allowance for ECLs	(79,484)	(78,819)
Other receivables, net	606,300	610,644

## 20. TRADE RECEIVABLES

	30 June 2025	31 December 2024
<i>RMB'000</i>	(Unaudited)	(Audited)
Receivables from land development for sale	32,218	32,218
Others	17,669	17,462
	49,887	49,680
Less: allowance for ECLs	(4,052)	(4,051)
Trade receivables, net	45,835	45,629



## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

An ageing analysis of the carrying amount of the trade receivables, net of allowance for ECLs based on the invoice dates are as follows:

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<b><i>RMB'000</i></b>		
Within 6 months	13,921	13,715
6 months to 1 year	—	—
1 year to 2 years	—	—
2 years to 3 years	—	19
Over 3 years	31,914	31,895
	<b>45,835</b>	<b>45,629</b>

## 21. CASH AND BANK BALANCES

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<b><i>RMB'000</i></b>		
Cash at banks	888,301	1,045,466

RMB equivalent of the following currencies:

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<b><i>RMB'000</i></b>		
RMB	838,949	990,222
HKD	2,180	5,577
USD	47,172	49,667
	<b>888,301</b>	<b>1,045,466</b>

# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## 22. INTEREST-BEARING LOANS AND BORROWINGS

Details of interest-bearing loans and borrowings are as follows:

	30 June 2025 <i>RMB'000</i>	31 December 2024 (Audited)
<b>Current interest-bearing loans and borrowings</b>		
Lease liabilities	10,246	11,639
Bank loans — secured	55,762	55,886
Guaranteed bonds	1,509,428	40,563
	<b>1,575,436</b>	<b>108,088</b>
<b>Non-current interest-bearing loans and borrowings</b>		
Lease liabilities	5,602	1,265
Bank loans — secured	549,124	549,124
Guaranteed bonds	—	1,498,194
Other borrowings	147,591	144,176
	<b>702,317</b>	<b>2,192,759</b>
	<b>2,277,753</b>	<b>2,300,847</b>





## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

The interest-bearing loans and borrowings are repayable as follows:

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<b><i>RMB'000</i></b>		
Within 6 months	62,895	6,047
6 months to 9 months	1,492	27,992
9 months to 12 months	1,511,049	74,049
Current interest-bearing loans and borrowings	1,575,436	108,088
1 year to 2 years	60,771	56,443
2 years to 5 years	404,832	1,899,602
Over 5 years	236,714	236,714
Non-current interest-bearing loans and borrowings	702,317	2,192,759
	2,277,753	2,300,847

The Group's interest-bearing loans and borrowings bore interest at 3.53% to 7% per annum for the Reporting Period (2024: at 3.88% to 7% per annum).

### Bank loans — secured

As at 30 June 2025, bank borrowings of RMB604,886 thousand (31 December 2024: RMB605,010 thousand) were secured by the investment property, whose carrying amount at 30 June 2025 was RMB1.466 billion (31 December 2024: RMB1.466 billion).

### Guaranteed bonds

As at 20 April 2023, CNTD Success Company Limited ("Success"), a wholly-owned subsidiary of the Company, completed the issuance of RMB1,500 million of guaranteed bonds with a maturity date of 27 April 2026. The net proceeds (net of underwriting commissions and some other expenses) amounted to RMB1,496 million, which will be used for project construction and supplement of the Company's working capital in accordance with applicable laws and regulations. The guaranteed bonds bear interest at coupon rate of 3.98% and are guaranteed by Wuxi Communications.

## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

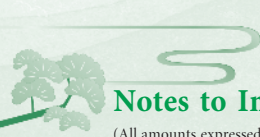
### 23. TRADE PAYABLES

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<i>RMB'000</i>		
Payable for land development for sale	85,585	86,762

An ageing analysis of the Group's trade payables is as follows:

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<i>RMB'000</i>		
Within 1 year	—	1,177
1 year to 2 years	—	—
Over 2 years	85,585	85,585
	85,585	86,762

Trade payables are non-interest-bearing.



## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

### 24. OTHER PAYABLES AND ACCRUALS

	30 June 2025 (Unaudited)	31 December 2024 (Audited)
<i>RMB'000</i>		
Payroll and Welfare	8,498	11,269
Other taxes payable	20,532	21,436
Amounts due to related parties	20,598	20,469
Payable for intermediary and professional service charges	5,984	9,809
Dividend payables	35,002	359
Payable for investment property	3,817	5,767
Deposits	29,621	102,304
Others	91,923	90,740
	<b>215,975</b>	<b>262,153</b>

### 25. CONTRACT LIABILITIES

		30 June 2025 (Unaudited)	31 December 2024 (Audited)
<i>RMB'000</i>	Note		
Contract liabilities arising from:			
Land development	(i)	330,085	338,095
Property management		3,315	2,956
		<b>333,400</b>	<b>341,051</b>

Note:

- (i) As at 30 June 2025 and 31 December 2024, the contract liabilities arising from land development for sale represented the amounts received or receivable from the land authorities or local governments to fulfil the performance obligations of land development services. The amounts received or receivable are non-refundable unless the Group fails to complete the development work. The contract liabilities are classified as current liabilities as the remaining development work is expected to be provided within the normal operating cycle.



## 26. FAIR VALUE AND FAIR VALUE HIERARCHY

### Fair values of financial assets and liabilities

Fair value estimates are made at a specific point in time based on relevant market information and information about the various financial instruments. When an active market exists, such as an authorised securities exchange, the market value is the best reflection of the fair value of the financial instrument. For financial instruments where there is no active market or when current market prices are not available, their fair values are determined using valuation techniques.

The Group's financial assets mainly include debt instruments at amortised cost, cash and bank balances, financial assets at fair value through profit or loss, trade receivables and other receivables. The Group's financial liabilities mainly include interest-bearing loans and borrowings, financial liabilities at fair value through profit or loss and trade and other payables. The fair values of the Group's and the Company's financial instruments are not materially different from their carrying amounts.

### Fair value hierarchy

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

- 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).



## Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

The following table shows the fair value measurement hierarchy of the Group's assets and liabilities.

### Quantitative disclosures of assets and liabilities measured at fair value as at 30 June 2025:

		Fair value measurement using			
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
	Date of valuation	Total			
<b>Assets/liabilities measured at fair value:</b>					
Financial assets at fair value through profit or loss (Note 15)	30 June 2025	154,932	23,097	11,888	119,947
Investment property (Note 16)	30 June 2025	1,465,700	—	—	1,465,700

There were no transfers into or out of Level 3 during the Reporting Period. Financial assets at fair value through profit or loss of shares in WeRide Inc. were transferred out of Level 2 to Level 1 during the Reporting Period, whose amount was RMB38,026 thousand as at 31 December 2024 and RMB23,097 thousand as at 30 June 2025. Since WeRide Inc. had been listed in 2024 and had a restricted period of sale, the fair value could be measured by significant observable inputs.

# Notes to Interim Condensed Consolidated Financial Statements

(All amounts expressed in thousands of RMB unless otherwise stated)

## Quantitative disclosures of assets and liabilities measured at fair value as at 31 December 2024:

			Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
	Date of valuation	Total			
Assets/liabilities measured at fair value:					
Financial assets at fair value through profit or loss (Note 15)	31 December 2024	171,044	—	51,097	119,947
Investment property (Note 16)	31 December 2024	1,465,700	—	—	1,465,700

There were no transfers of fair value measurement between Level 1 and Level 2 during the year ended 31 December 2024. Financial assets at fair value through profit or loss of shares in WeRide Inc. were transferred out of Level 3 to Level 2 during the year ended 31 December 2024, whose amount was RMB43,872 thousand as at 31 December 2023 and RMB38,026 thousand as at 31 December 2024. Since WeRide Inc. had been listed in 2024 and had a restricted period of sale, the fair value could be measured by significant observable inputs.





## FINANCIAL REVIEW/ABSTRACTS

### a) Financial review of development of business of the Group during the Reporting Period and of its financial position at the end of the Reporting Period:

#### *Operating Results*

##### *Revenue*

Our results from operations mainly include land development, urbanization investment and property leasing. In the first half of 2025, the Group recorded revenue of RMB168 million, an increase of 6% as compared with the same period of 2024.

In the first half of 2025, the Group recorded revenue from land development of RMB3,010 thousand, while there was no such revenue for the same period of 2024. Revenue related to investment property leasing of RMB40,007 thousand and property management fee of RMB12,921 thousand were recorded, which represented a decrease of 17% as compared with the corresponding period of 2024, mainly due to a lower occupancy rate in 2025. Revenue from urbanization development increased by 19% to RMB111,631 thousand, which was mainly due to the increase in the balance of investment in urbanization projects as compared with the same period last year, corresponding to an increase in revenue from investment in projects.

##### *Other income*

In the first half of 2025, other income decreased by 53% as compared with the same period of 2024, which was mainly due to the decrease in the interest income from bank deposits of RMB8,398 thousand as compared with the same period last year, the decrease in investment income from financial instruments at fair value through profit or loss of RMB19,770 thousand as compared to that of last period, and the decrease in net foreign exchange gain of RMB612 thousand.

##### *Cost of sales, and selling and administrative expenses*

In the first half of 2025, cost and expense increased by RMB3,851 thousand as compared with the same period of 2024, which was mainly due to an increase of RMB1,910 thousand in land development cost carried forward for two school projects in the eastern part of Shanghai Golden Luodian Development Co., Ltd. ("SGLD"). Employee benefits increased by RMB7,076 thousand, while legal fees, board fees and litigation fees decreased by RMB530 thousand, RMB790 thousand, and RMB240 thousand respectively.

### *Other expenses*

In the first half of 2025, other expenses decreased by 28% as compared with the same period of 2024, which was mainly due to the decrease in the bank charges of RMB1,156 thousand as compared with the same period of 2024, the net fair value loss on financial instruments at fair value through profit or loss decreased by RMB5,767 thousand as compared with the same period of 2024 and the increase in cost in others of RMB226 thousand as compared with the same period of 2024.

### *Reversal of impairment loss on financial assets*

In the first half of 2024, the Group recorded reversal of impairment losses on financial assets of RMB14,118 thousand, which was mainly due to the reversal of impairment losses of RMB15,000 thousand in the first half of 2024 in respect of the trade receivables received by SGLD from the first level development and management contract of the Eastern Zone of Luodian New Town. In the first half of 2025, the Group recorded a reversal of impairment loss on financial assets of RMB15,467 thousand, mainly due to reversal of an impairment loss of RMB16,881 thousand after the Group adjusted its ECL provision rate from 1% to 0.5% based on the risk profile of investment projects.

### *Finance costs*

In the first half of 2025, finance costs decreased by 4.7% compared with the same period in 2024, mainly due to the decrease in interest expenses on the guaranteed bonds of RMB137 thousand in the first half of 2025, and the decrease in interest of RMB1,225 thousand on a loan from China Merchants Bank Co., Ltd. as compared to the same period last year resulting from a lower interest rates.

### *Share of losses from joint ventures and associates*

In the first half of 2025, the Group's share of losses from joint ventures and associates was RMB4,732 thousand, representing a decrease of 34% as compared with the same period in 2024. The decrease was mainly because the long-term equity investment in its joint venture, Beijing Guowan, had been written down to zero at the end of 2024. Consequently, the investment losses from Beijing Guowan in the first half of 2025 were recognised in the impairment on financial assets.





## Management Discussion and Analysis

### *Taxation*

In the first half of 2025, the Group recorded income tax expense of RMB21,395 thousand, representing a decrease of RMB2,180 thousand as compared with the same period in 2024. Specifically, current income tax expenses increased by RMB3,527 thousand, deferred tax decreased by RMB8,750 thousand and withholding tax increased by RMB3,043 thousand.

### *Financial Position*

#### *Investments in associates*

The balances as at 30 June 2025 increased by RMB1,272 thousand as compared with that as at 31 December 2024, which was mainly due to the new capital contribution of RMB2,975 thousand to Kaiyuan Fund, partially offset by the share of losses from associates of RMB1,709 thousand.

#### *Investments in joint ventures*

The balances as at 30 June 2025 decreased by RMB3,024 thousand as compared with that of 31 December 2024, which was mainly due to the share of loss of RMB3,024 thousand from joint ventures.

#### *Debt instruments at amortised cost (non-current assets)*

As at 30 June 2025, debt instruments at amortised cost (non-current assets) decreased by RMB1,349 million as compared with that of 31 December 2024, which was mainly due to the reclassification of the following investments from non-current to current assets in the first half of 2025: RMB500 million for the Wuxi Gaoxin District Industrial Park Project, RMB400 million for the Liyang High-tech District Intelligent Internet Vehicle Test Center Project, RMB351 million for the Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project, and RMB200 million for the Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project.

#### *Financial assets at fair value through profit or loss (non-current assets)*

As at 30 June 2025, financial assets at fair value through profit or loss (non-current assets) remained unchanged as compared to 31 December 2024.



### *Other receivables*

As at 30 June 2025, other receivables decreased by RMB4,344 thousand as compared with that of 31 December 2024, which was mainly due to the decrease in receivables from associates and guarantee deposit receivable from the People's Government of Luodian Town by SGLD.

### *Debt instruments at amortised cost (current assets)*

As at 30 June 2025, debt instruments at amortised cost (current assets) increased by RMB1,467 million as compared with that of 31 December 2024, which was mainly due to the collection of investments of RMB500 million in Yangzhou Hanjiang Industrial Park Sewage-treatment Plant Project, RMB280 million in Jiangsu Taizhou Jiangyan District New Infrastructure Industrial Park Project, RMB150 million in Jiangyin Changjing Industrial Park Sewage-treatment Plant Project, and RMB70 million in Jingjiang Furuite Aluminum New Material Project, the new investments of RMB490 million of Yangzhou Hanjiang Industry Upgrading Project, RMB200 million of Liyang Economic Development Zone Aerodynamics Research Institute Project, RMB200 million of Taizhou Jinjiang Chengbei Park Project, RMB120 million of Wenzhou Lucheng District Fixed Income Project, and the reclassification from non-current to current assets of RMB500 million of Wuxi Gaoxin District Industrial Park Project, RMB400 million of Liyang High-tech District Intelligent Internet Vehicle Test Center Project, RMB351 million of Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project and RMB200 million of Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project in the first half of 2025.

### *Financial assets at fair value through profit or loss (current assets)*

As at 30 June 2025, financial assets at fair value through profit or loss decreased by RMB16,112 thousand as compared with that of 31 December 2024, which was mainly due to the decrease of RMB14,929 thousand in carrying amount of investment in WeRide Inc. as a result of the decline in its share price in the first half of 2025.



## Management Discussion and Analysis

### *Interest-bearing loans and borrowings*

As at 30 June 2025, interest-bearing loans and borrowings decreased by RMB23.094 million as compared with that of 31 December 2024, which was mainly due to the decrease of RMB29.329 million in accrued interest on guaranteed bonds of Success, an increase of RMB2.944 million in lease liabilities arising from the leasing of office buildings, and an increase of RMB3.415 million in the accrued interest of other borrowings on a shareholder loan obtained from Huzhou Tongchuang Jintai Huizhong Enterprise Management Partnership (Limited Partnership)\* (湖州同創金泰匯眾企業管理合夥企業(有限合夥)). The borrowings were denominated in RMB. Details of the bank borrowings are set out in Note 22 to the interim condensed consolidated financial statements.

### *Trade payables*

As at 30 June 2025, trade payables decreased by RMB1,177 thousand as compared with that of 31 December 2024, which was mainly due to the payment by SGLD of the guarantee deposit of Plot D1-3 kindergarten project.

### *Other payables and accruals*

As at 30 June 2025, other payables and accruals decreased by RMB46,178 thousand as compared with that of 31 December 2024, which was mainly due to the repayment of RMB70.0 million of the guarantee deposit for the Jingjiang Furuite Aluminum New Material Project, partially offset by the accrual of dividend payable of RMB34,762 thousand.

### *Contract liabilities*

As at 30 June 2025, contract liabilities decreased by RMB7,651 thousand as compared with that of 31 December 2024, which was mainly due to SGLD's receipt of RMB5.0 million management fee for the construction of the eastern part of Luodian New Town and the carrying forward of RMB3,010 thousand of contract liabilities for the construction of two schools in the eastern part of Luodian New Town.



### *Cash and bank balances*

As at 30 June 2025, cash and cash equivalents decreased by RMB160 million as compared with that of 31 December 2024, which was mainly due to the result of net cash outflow from operating activities of RMB86 million, net cash inflow from investing activities of RMB17 million and net cash outflow from financing activities of RMB88 million in the first half of 2025. Cash and bank balances were denominated in RMB, Hong Kong dollar and United States dollar.

As at 30 June 2025, gearing ratio (defined as net debt divided by the sum of shareholders equity and net debt, with net debt defined as total debt less cash and bank balances) was 23%, an increase from 21% as at 31 December 2024, mainly due to an increase in net debt as a result of a decrease in bank balances at the end of the Reporting Period.

### *Market Overview*

In the first half of 2025, amidst heightened complexities from a deep restructuring of the global political and economic landscape, as well as the new issues arising from the domestic structural adjustment which has entered a critical stage, Chinese economy continued to consolidate its recovery with the support of the synergistic macroeconomic policies, broad-based breakthroughs in new quality productive forces, and resilient external demand, etc. The overall economy was characterised by “enhancing quality amidst stability, and deepening shift in growth drivers”. Key macroeconomic indicators are within a reasonable range, and new progress has been made in high-quality development. Gross domestic product in the first half of the year reached RMB66.05 trillion, a year-on-year increase of 5.3%. Consumer price index fell slightly by 0.1% year-on-year as price levels rebounded moderately, with the improved supply and demand structure gradually pushing prices from their low range. The overall employment situation remained stable showing improving trend, with high-tech industries demonstrating strong capability of job creation. Meanwhile, the balance of payments showed notable resilience. Total imports and exports of goods in the first half of the year amounted to RMB21.79 trillion, a year-on-year increase of 2.9%, and in particular, the total export of the “new trio” of green and low-carbon products, namely electric vehicles, lithium batteries and photovoltaic modules, grew by 12.7%, and trade with countries participating in the “Belt and Road Initiative” grew by 4.7% year-on-year.





## Management Discussion and Analysis

Jointly driven by new quality productive forces, improving demand structure, and momentum from regional synergy, the country's economic transformation and upgrading have achieved great breakthroughs. Specifically, the added value of high-tech manufacturing increased by 9.5% year-on-year, with particularly significant investments growth in areas such as artificial intelligence and biomanufacturing. From the perspective of the development environment, externally, challenges persist, such as the intensified trend towards regionalised and fragmented global supply chains, increased trade barriers from the United States and Europe, and impact of geopolitical conflicts on energy prices. Domestically, the country needs to further consolidate its recovery of demand and make more efforts to mitigate risks. Despite these persistent short-term challenges, the fundamentals of China's long-term economic improvement remained unchanged. Underpinned by the dual drivers of top-level designed policies with targeted implementation and the development of new driving system, China's economy is forging a more sustainable growth paradigm on its path towards high-quality development, and is on track to its expected economic development targets of the year.

### *Business Review*

In the first half of 2025, the Group has been committed to high-quality development in the new era. Leveraging on the core leading role of party building to drive strategic transformation of the enterprise, adhering to the general principle of seeking progress while maintaining stability, and closely aligning with the country's policies on cultivating new quality productive forces and building a modern industrial system, the Group focused on strategic emerging industries such as high technology and advanced manufacturing, systematically identified high-quality merger and acquisition targets, and accelerated the optimization of existing assets and business structure upgrades.

In the fixed-income investment sector, leveraging the regional resource synergy of its major shareholder, Wuxi Communications, the Group has actively responded to the national strategy for regional coordinated development, precisely targeted high-quality projects in the developed Yangtze River Delta region, and completed a strategic shift of its investment structure toward high-tier regions. As of 30 June 2025, the fixed-income investment portfolio reached RMB3.237 billion, with an average annualized pre-tax return of approximately 7%, continuing to provide stable cash flow support for the Group. Concurrently, the Group continued to improve the operational efficiency of its high-quality assets. In particular, the Wuhan Optical Valley property project maintained high operational resilience and stable occupancy rates, highlighting its countercyclical management capabilities. In addition, in terms of optimizing existing assets, the Group addressed challenges at its joint venture, Nanjing Guoying, which faced temporary debt repayment pressure and liquidity risks. Guided by the principles of “maintaining the overall asset security of the Group” and “supporting the healthy operation of the school projects in Nanjing”, the management actively coordinated resources from all parties to implement the risk mitigation measures, thereby firmly safeguarding the interests of all shareholders, ensuring the school’s operating stability, and fulfilling its corporate social responsibilities. In addition, in order to reduce the costs of the Mentougou District Junzhuang Town Project in Beijing, the Group re-examined the overall situation of the area and negotiated with its partner, Vanke BJ and the district government regarding the arrangements to return a portion of land in certain areas, striving to achieve the return of land in part within the year, thereby reducing costs and improving efficiency.

Looking ahead, while reinforcing its baseline risk control approach, the Group will explore innovative business models in a complex external environment. Closely aligning with the national strategic emerging industry plan, the Group will accelerate the transition to new growth drivers. The Group will enhance synergies with shareholder resources, and adopt the dual strategy of optimizing existing assets and pursuing new investments; upholding the principles of market-oriented and professional operation, we will build a sustainable value creation system, to deliver long-term stable returns for shareholders.





## Management Discussion and Analysis

### *Others*

#### *Material acquisitions and disposals of subsidiaries, associates and joint ventures*

Save as disclosed in the section on financial position in the financial review/abstracts, the Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures during the Reporting Period.

#### *Significant investments*

Save as disclosed in the financial position section of the financial review/abstracts, the Group did not hold any significant investments or capital assets during the Reporting Period.

#### *Foreign exchange exposure*

The Group's exposure to the risk of changes in foreign exchange rates relates primarily to its foreign currency cash and bank balances, financial instruments at fair value through profit or loss.

#### *Treasury policies*

The Group has adopted a prudent financial management approach towards its treasury policies and thus maintained a healthy liquidity position during the Reporting Period. The Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and other commitments can meet its funding requirements from time to time. Surplus cash will be invested appropriately so that the Group's cash requirements for the Group's strategy or direction from time to time can be met.

#### *Contingent liabilities*

As at 30 June 2025, the Group did not have any significant contingent liabilities.



b) **Details of important events affecting the Group which have occurred since the end of the Reporting Period:**

***Nanjing Guoying***

As disclosed in the announcement of the Company dated 21 January 2021, on 21 January 2021, Xincheng Kaiyuan (formerly known as CDB New Town (Beijing) Asset Management Company Limited, a wholly-owned subsidiary of the Company) entered into a guarantee agreement with Jiangsu Provincial Construction Group Co, Ltd.\* (江蘇省建築工程集團有限公司) (“JPC”) for the benefit of the bank in connection with the 2021 bank loan, pursuant to which Xincheng Kaiyuan and JPC each agreed to guarantee the timely repayment of the 2021 bank loan (including interests) by the joint venture, in proportion to their respective equity interests in the joint venture (the “**2021 Guarantee**”). The term of the 2021 Guarantee shall commence on the date of the 2021 Guarantee and expire three years from the date on which the repayment obligation for the 2021 bank loan matures. Subsequently, as disclosed in the Company’s announcement dated 23 August 2024, the Company provided financial assistance to the joint venture in 2024 after negotiating with the bank regarding the joint venture’s overdue repayment of the 2021 bank loan. The Group is currently still in negotiations with the bank regarding a loan extension. In order to help the joint venture optimise its financial and operating efficiency and mitigate the risks exposed by Xincheng Kaiyuan to the 2021 Guarantee, the Group intends to continue providing guarantee support for the extended loan of the joint venture in proportion to its shareholding. Any update will be disclosed to shareholders and investors in due course in accordance with the Rules Governing the Listing of Securities on the HKEx (the “**Listing Rules**”).



### *Beijing Guowan*

As disclosed in the announcement of the Company dated 26 October 2016, on 21 October 2016, Xincheng Kaiyuan entered into a series of investment agreements with Vanke BJ, the People's Government of Junzhuang Town, Beijing Mentougou District, Mengwu Village Co-op, Dongshan Village Co-op and Jiahua Wine Trading (Dalian) Co. Ltd.\* (加華酒業貿易(大連)有限公司) in respect of the development of the Junzhuang Town Project (the “**Junzhuang Project**” or the “**Project**”), pursuant to the terms and conditions of which the Group and Vanke BJ shall jointly develop and operate the Project. Moreover, on 26 October 2016, Xincheng Kaiyuan and Vanke BJ entered into the Cooperative Investment Agreement, which sets out the particulars of establishing the joint venture, Beijing Guowan, for the Project, with each party holding a 50% equity interest. Affected by adjustments to the overall urban planning and the operational difficulties of the partner Vanke BJ, the Junzhuang Project has made slow progress since July 2017. In order to help the joint venture alleviate its financial pressure, reduce its operational burden, and accelerate the Group's efficiency in resolving existing stock projects, the Group intends to provide financial assistance to the joint venture. Further update will be disclosed to shareholders and investors in due course in accordance with the Listing Rules.

### c) **Business prospects and outlook:**

In the second half of the year, the Group will continue to strictly manage project risks and integrate both policy compliance and market adaptability requirements into the optimization of fixed income product models. We will strive to maintain stable returns in a low-interest-rate environment with ample liquidity and solidify the foundation for long-term cash flow. In terms of business strategy, the Group will focus on emerging industries, high-tech, advanced manufacturing, and other new economic sectors to deepen its industrial footprint. It will break through strategic transformation bottlenecks by strictly screening potential investment targets. In addition, to support the Group's business transformation efforts, it will build a “policy-adaptive” financing matrix and use diversified financing methods to empower strategic development and strengthen its ability to navigate economic cycles.



## PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares, if any) during the Reporting Period. As at 30 June 2025, the Company did not hold any treasury shares.

## SECURITIES INTERESTS OF DIRECTORS AND CHIEF EXECUTIVE

As at 30 June 2025, none of the Directors or the chief executive of the Company had any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO")), which were required (a) to be notified to the Company and the HKEx pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have been taken under such provisions of the SFO); or (b) pursuant to section 352 of the SFO to be entered in the register referred to therein; or (c) to be notified to the Company and the HKEx pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the "Model Code").

## SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS IN SECURITIES

As at 30 June 2025, to the best of the Directors' knowledge, the following persons who (other than a Director and the chief executive of the Company) or organisations which had or were deemed or taken to have an interest and/or a short position in the Shares or the underlying Shares, which would fall to be disclosed to the Company under the provisions of Division 2 and 3 of Part XV of the SFO or were required to be entered in the register kept by the Company pursuant to section 336 of the SFO:

### Long Position in the Shares

Name of substantial shareholders	Capacity	Number of Shares held			Approximate percentage of the	
		Direct interest	Corporate interest	Other interests	Total	issued Shares
Xitong International <sup>(1)</sup>	Beneficial owner	2,917,000,000	—	—	2,917,000,000	29.99%
Wuxi Communications <sup>(1)</sup>	Interests of a controlled corporation	—	2,917,000,000	—	2,917,000,000	29.99%
CDBIH <sup>(2)</sup>	Beneficial owner	2,430,921,071	—	—	2,430,921,071	24.99%



## Supplementary Information

Name of substantial shareholders	Capacity	Number of Shares held			Total	Approximate percentage of the issued Shares
		Direct interest	Corporate interest	Other interests		
CDB Capital <sup>(2)</sup>	Interests of a controlled corporation	—	2,430,921,071	—	2,430,921,071	24.99%
China Development Bank ("CDB") <sup>(2)</sup>	Interests of a controlled corporation	—	2,430,921,071	—	2,430,921,071	24.99%
SREI	Beneficial owner	1,468,356,862	—	—	1,468,356,862	15.10%
Shi Jian ("Mr. Shi") <sup>(3)</sup>	Beneficial owner and interests of a controlled corporation	6,104,938	1,468,356,862	—	1,474,461,800	15.16%
Jia Yun Investment Limited ("Jia Yun") <sup>(4)</sup>	Person having a security interest in shares	—	—	1,027,849,803	1,027,849,803	10.57%
Jiabo Investment Limited ("Jiabo") <sup>(4)</sup>	Interests of a controlled corporation	—	1,027,849,803	—	1,027,849,803	10.57%
Jiashun (Holding) Investment Limited ("Jiashun") <sup>(4)</sup>	Interest of controlled corporations	—	1,027,849,803	—	1,027,849,803	10.57%
Jiasheng (Holding) Investment Limited ("Jiasheng") <sup>(4)</sup>	Interest of controlled corporations	—	1,027,849,803	—	1,027,849,803	10.57%
Jiaxin Investment (Shanghai) Co., Ltd. ("Jiaxin") <sup>(4)</sup>	Interest of controlled corporations	—	1,027,849,803	—	1,027,849,803	10.57%
China Minsheng Jiaye Investment Co., Ltd. ("China Minsheng Jiaye") <sup>(4)</sup>	Interest of controlled corporations	—	1,027,849,803	—	1,027,849,803	10.57%
China Minsheng Investment Corp., Ltd. ("China Minsheng") <sup>(4)</sup>	Interest of controlled corporations	—	1,027,849,803	—	1,027,849,803	10.57%

### Notes:

- (1) Xitong International is a wholly-owned subsidiary of Wuxi Communications. Wuxi Communications is, therefore, deemed under Part XV of the SFO to be interested in the 2,917,000,000 Shares held by Xitong International.
- (2) CDBIH is a wholly-owned subsidiary of CDB Capital and CDB Capital, in turn, is wholly owned by CDB. Both CDB and CDB Capital are, therefore, deemed under Part XV of the SFO to be interested in the 2,430,921,071 Shares held by CDBIH.

- (3) Pursuant to Part XV of the SFO, Mr. Shi is deemed interested in a total of 1,474,461,800 Shares for the following reasons: (i) Mr. Shi holds 6,104,938 Shares directly; and (ii) Mr. Shi is deemed interested in 1,468,356,862 Shares held by SREI by virtue of the fact that he and his wife, Ms. Si Xiao Dong together beneficially own 81% of the issued share capital of SREI as a controlling shareholder. On 4 March 2022, the Company has confirmed with Mr. Shi that all 6,104,938 Shares held directly by him have been sold.
- (4) Jia Yun acquired the security interests of 1,027,849,803 Shares from SREI on 28 December 2017. Jia Yun is a wholly-owned subsidiary of Jiabo, which in turn, is a wholly-owned subsidiary of Jiashun. Jiashun is a wholly-owned subsidiary of Jiasheng and Jiasheng is in turn a wholly-owned subsidiary of Jiaxin. Jiaxin is a wholly-owned subsidiary of China Minsheng Jiaye, which in turn, 62.60% owned by China Minsheng. All of Jiabo, Jiashun, Jiasheng, Jiaxin, China Minsheng Jiaye and China Minsheng are, therefore, deemed under Part XV of the SFO to be interested in the 1,027,849,803 Shares of security interest held by Jia Yun. Base on the public information available to the Company, the shareholding interest of China Minsheng in China Minsheng Jiaye has been changed to 67.26%.

Save as disclosed above, the Directors are not aware of any other person who (other than a Director or the chief executive of the Company) or organisation which, as at 30 June 2025, had an interest and/or short position in the Shares or underlying Shares, which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or were required to be entered in the register kept by the Company pursuant to section 336 of the SFO.

## CHANGE IN INFORMATION OF DIRECTORS

The changes in Directors' information as required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the date of 2024 annual report of the Company required to be disclosed in this interim report are set out below:

With effect from 19 June 2025:

1. Mr. Feng Xiaoliang retired as a non-executive Director (the "NED");
2. Mr. Wang Hongxu resigned as a NED;



3. Mr. Wang Yi has been appointed as a NED;
4. Mr. Xie Zhen has been appointed as a NED;
5. Ms. Liu Yanhong has been appointed as a member of the nomination committee of the Board (the “**Nomination Committee**”); and
6. Mr. Yuan Kejian resigned as a member of the Nomination Committee.

Mr. Hu Zhiwei resigned as an executive Director and ceased to be the vice chairman of the Board and an authorised representative of the Company pursuant to Rule 3.05 of the Listing Rules with effect from 2 July 2025.

### MOVEMENTS IN SECURITIES

There was no movement in securities of the Company during the first half of 2025. At the end of the Reporting Period, the total number of the issued Shares was 9,726,246,417.

### CORPORATE GOVERNANCE

During the Reporting Period, the Company has complied with the code provisions set out in the Corporate Governance Code contained in Part 2 of Appendix C1 to the Listing Rules.

### EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2025, there were 94 (2024: 89) employees in the Group. During the Reporting Period, total staff costs (including Directors’ remuneration) amounted to approximately RMB29.59 million (2024: RMB22.51 million). Staff remuneration is determined with reference to market conditions and the performance of the relevant individuals and are subject to review from time to time. The Group also provides other staff benefits including medical insurance, and grants discretionary incentive bonuses to eligible staff based on their performance and contributions to the Group. The Group also provides and arranges on-the-job training for its employees.

## DIRECTORS' COMPLIANCE WITH THE CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its code of conduct for dealings in securities of the Company by the Directors. Specific enquiries had been made by the Company to all the current Directors who have confirmed that they had complied with required standard as set out in the Model Code during the Reporting Period.

## INTERIM DIVIDEND AND CLOSURE OF REGISTER OF MEMBERS

The Board has declared an interim dividend of HK\$0.0016 per Share for the Reporting Period (2024: nil) payable to the shareholders whose names appear on the register of members of the Company (the **"Register of Members"**) at the close of business on Tuesday, 26 August 2025, being the record date for determining shareholders' entitlement to the interim dividend. The Register of Members will be closed on Monday, 25 August 2025 and Tuesday, 26 August 2025, both days inclusive, during which period no transfer of Shares will be registered. To qualify for the interim dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Friday, 22 August 2025. The relevant dividend warrants will be dispatched to shareholders on Tuesday, 16 September 2025.

## FINANCIAL ASSISTANCE AND GUARANTEE TO AFFILIATED COMPANIES

Pursuant to Rule 13.22 of the Listing Rules, a pro forma combined balance sheet of affiliated companies with financial assistance from the Group and the Group's attributable interest in those affiliated companies as at 30 June 2025 are as follow:

	Pro forma combined balance sheet RMB'000	Group's attributable interest RMB'000
Non-current assets	944,035	383,180
Current assets	1,146,392	499,033
Current liabilities	(1,240,571)	(459,628)
Non-current liabilities	(428,581)	(214,291)
	421,275	208,296





## Supplementary Information

The pro forma combined balance sheet of the affiliated companies is prepared by combining their balance sheet, after making adjustments to conform with the Group's significant accounting policies and re-grouping into significant classification in the balance sheet as at 30 June 2025.

### AUDIT COMMITTEE

The audit committee of the Board (the “**Audit Committee**”) has reviewed the accounting principles and standards adopted by the Group, and has discussed and reviewed the internal control and reporting matters.

The unaudited condensed consolidated financial statements of the Group for the Reporting Period and this interim report have been reviewed by the Audit Committee. In addition, Rongcheng (Hong Kong) CPA Limited (“**Rongcheng**”), the Group's independent auditor, has reviewed the unaudited condensed consolidated financial statements of the Group for the Reporting Period in accordance with International Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the International Auditing and Assurance Standards Board. Report on review of condensed consolidated financial statements by Rongcheng is included in this interim report.

### APPRECIATION STATEMENT

It is the Board's privilege to express our gratitude to our strategic investors and shareholders for their trust and support and to offer our heartfelt thanks to all Directors, executives and staff members in the Group for their team spirit and loyalty.

By Order of the Board  
**China New Town Development Company Limited**  
**Yang Meiyu**  
*President and Executive Director*

Hong Kong, 7 August 2025

\* *for identification purpose only*