

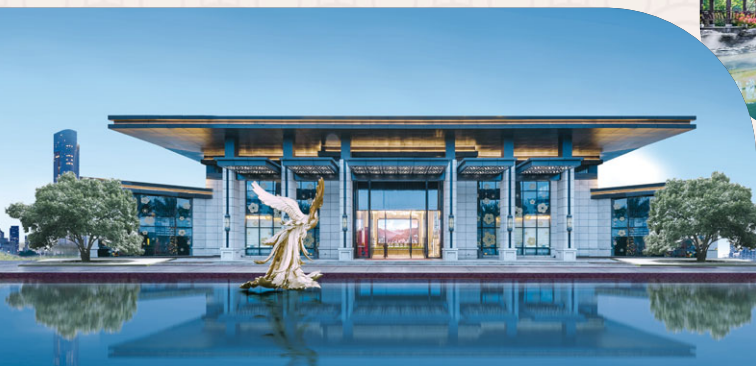


JY GRANDMARK HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)
Stock Code: 2231

2025

INTERIM REPORT



Company Profile



JY Grandmark Holdings Limited (Stock Code: 2231) was listed on the Stock Exchange on 5 December 2019.

JY Grandmark is a property developer, operator and property management service provider based in the PRC. It runs four principal businesses, namely (i) property development and sales, (ii) hotel operations, (iii) property management and (iv) commercial property investment, with business presence in Guangdong, Hainan, Yunnan, Jiangsu and Hunan provinces. As at 30 June 2025, the total gross floor area of the Group's land reserves reached approximately 3.51 million sq.m..

The Group positions itself as an “Eco-friendly and People-oriented Property Developer” (生態人文地產發展商). It develops homes and communities that it considers to be truly liveable for buyers by leveraging the natural resources, unique landscapes and features as well as rich culture of its selected project sites.

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Corporate Information

Board of Directors

Non-executive Director

Mr. SHEK Lai Him, Abraham (*Chairman*)
(appointed on 6 June 2025)

Executive Directors

Mr. CHAN Sze Ming Michael (resigned on 28 March 2025)
Mr. LIU Huaxi (*Vice-Chairman*)
Ms. ZHENG Catherine Wei Hong
Mr. WU Xinping (resigned on 30 June 2025)
Ms. YU Jiafeng (appointed on 30 June 2025)

Independent Non-executive Directors

Mr. MA Ching Nam
Mr. LEONG Chong
Mr. WU William Wai Leung

Audit Committee

Mr. WU William Wai Leung (*Chairman*)
Mr. MA Ching Nam
Mr. LEONG Chong

Remuneration Committee

Mr. LEONG Chong (*Chairman*)
Mr. MA Ching Nam
Mr. WU William Wai Leung
Mr. LIU Huaxi

Nomination Committee

Mr. MA Ching Nam (*Chairman*)
Mr. LEONG Chong
Mr. WU William Wai Leung
Mr. LIU Huaxi
Ms. Yu Jiafeng (with effect from 27 August 2025)

Legal Advisers

As to Hong Kong law:
lu, Lai & Li Solicitors & Notaries

As to PRC law:
Jingtian & Gongcheng

As to Cayman Islands law:
Conyers Dill & Pearman

Principal Share Registrar and Transfer Office

Conyers Trust Company (Cayman) Limited
Cricket Square, Hutchins Drive
PO Box 2681
Grand Cayman, KY1-1111
Cayman Islands

Hong Kong Share Registrar

Computershare Hong Kong Investor Services Limited
Shops 1712-1716
17th Floor, Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

Registered Office

Cricket Square
Hutchins Drive, PO Box 2681
Grand Cayman, KY1-1111
Cayman Islands



Principal Place of Business in Hong Kong

Suites 3008-10, 30/F, Tower One
Times Square, 1 Matheson Street
Causeway Bay
Hong Kong

Principal Place of Business and Head Office in the PRC

X1301-C4884, No. 106 (Self-named Building 1)
Fengze East Road
Nansha District, Guangzhou City
Guangdong Province, the PRC

Auditor

D & Partners CPA Limited

Company Secretary

Ms. WAI Ching Sum

Authorised Representatives

Mr. CHAN Sze Ming Michael (ended on 28 March 2025)
Mr. LIU Huaxi (appointed on 28 March 2025)
Ms. WAI Ching Sum

Principal Banks

Hang Seng Bank Limited
Chong Hing Bank
The Bank of East Asia, Limited
Industrial and Commercial Bank of China,
Guangdong Branch

Company's Website

www.jygrandmark.com

Listing Information

Equity Securities

The Company's ordinary shares (stock code: 2231) are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

Financial Calendar 2025

Announcement of 2025 interim results 27 August 2025



Chairman's Statement

While optimising its debt structure and proactively mitigating liquidity risks, the Group further committed itself to fulfilling the two core operational objectives of “securing operations and ensuring delivery” during the Period under Review. It took the initiative to assume its primary responsibilities and stabilise the fundamentals for survival and development.





Dear Shareholders,

On behalf of JY Grandmark Holdings Limited (“**JY Grandmark**” or the “**Company**”) and its subsidiaries (together with the Company, the “**Group**”), I wish to present the consolidated results review and prospects of the Group for the six months ended 30 June 2025 (the “**Period under Review**”) to the shareholders of the Company (the “**Shareholders**”).

Results Review

In the first half of 2025, the global economic growth slowed down further amid complex and volatile international environment. Facing dual pressures – sustained external constraints from lingering external instability and uncertainties, and the ongoing deepening of internal structural economic adjustments – China’s economy maintained stable in the first half of the year by relying on proactive macro-control policies.

During the first half of 2025, the domestic real estate market in mainland China remained sluggish, with the transmission effect of accommodative policies showing signs of marginal weakening. The superposition of structural factors such as market bottoming and transformation led the real estate market to be in a seesaw between stall-like fluctuations and slow recovery.

Faced with the complex economic environment and unexpected structural adjustments in the industry, JY Grandmark has proactively responded to challenges despite operational difficulties and survival pressures. It adhered to the primary goal of “securing operation, ensuring delivery and resolving risks”, flexibly adjusted its business strategies, and took the initiative to optimise its business structure. This was to minimise the impact of the market environment on business operations, create opportunities for survival and development, and make every effort to preserve value for all stakeholders.

Chairman's Statement

During the Period under Review, the Group achieved a contracted sales amount of approximately RMB210.4 million, representing a year-on-year decrease of 35%; a contracted sales gross floor area of approximately 52,000 square meters, representing a year-on-year increase of 48.6%; and recognised revenue of RMB425.2 million, representing a year-on-year decrease of 81.5%. Loss for the period was RMB190.6 million, and loss attributable to owners of the Company was RMB142.6 million.

The Board of the Company has resolved not to declare the payment of interim dividend for the six months period ended 30 June 2025.

In the first half of 2025, although real estate policies maintained a generally accommodative stance, the continued sluggish sales performance and overall tightening of the financing environment further strained the Group's liquidity. To address these liquidity risks and mitigate the operational constraints caused by capital pressures, the Group adhered to a long-term mindset, actively resolving debt obligations and alleviating survival pressures.

During the Period under Review, the Group strived to enhance capital activation efforts by implementing measures including packaged property sales, disposal of large-scale non-core assets, extension of financing debts, and reduction of operation and management costs. These actions were taken to proactively improve the debt structure, increase revenue and cut expenditures, and actively address operational challenges. Meanwhile, the Group further strengthened the centralised and integrated management of cash flow. Through tracking, calculation and forward-looking assessment of working capital, it flexibly adjusted capital expenditures to optimise cash flow allocation and maintain fundamental stability of the Group's core debt metrics.

During the Period under Review, the Group's project-level loans were generally maintained in good standing. For certain financing requiring extensions due to market downturns, the Group actively engaged with financial institutions to negotiate flexible and efficient solutions. Concurrently, it advanced collaborations with asset management companies and other financial institutions to develop more comprehensive and integrated plans that revive projects and safeguard liquidity.

During the Period under Review, the Group endeavoured to promote the structural optimisation and adjustment of its organisational structure to further reduce operating and management costs. On one hand, the Group further streamlined management levels and deepened flat management, thereby improving transmission and implementation efficiency of business strategies; on the other hand, the Group integrated and consolidated functional departments and lines to break down business barriers and enhance operational efficiency.

Meanwhile, in the face of the increasingly polarised property market, the Group maintained a prudent yet proactive strategy during the Period under Review, forming more targeted and flexible solutions to promote projects and enhance property operation efficiency.

In response to the sales performance of regional markets, the Group adopted "city-specific and property-specific strategies" in light of the actual situation of the projects, and conducted enhanced resources coordination and further intensive management to achieve risk control and maximise risk resistance. For cities with high overall inventory and slow phasing out of inventory, the operation pace of the projects was slowed down temporarily to reduce the operation risk, while in-depth analysis of customer structure in local and surrounding markets was conducted to identify property group-buying opportunities.

and accelerate destocking; for projects in cities where the market is recovering quickly, the Group maximised the concentration of advantageous resources to provide support for their operation, development, and sales, enhanced the overall competitiveness of the projects in regional markets, and sought to maximise performance and benefits.

Prospects and Expectation

It is expected that in the second half of 2025, the PRC property markets will continue the recovery trend, and the central government will maintain positive and accommodative macro-economic policies, with an aim to achieve overall positive changes in the property market across core aspects including "risk prevention and resolution" and "continuous promotion of stability and recovery" through sustained efforts in supporting policies for the industry. However, due to the lack of significant improvement in market expectations, the property market may still maintain a slow recovery under pressure.

The Group will continuously adhere to long-termism and lean management philosophy, focus on improvement of capabilities and prevention of risks, properly address the liquidity pressure, spare no effort to ensure delivery and resolve debt risks, and further reduce the gearing ratio and mitigate the risks, to realise the stabilisation and improvement of its operating results. These efforts aim to safeguard the benefits of all stakeholders and achieve the long-term sustainability and feasibility of the Group's operations.

Appreciation

On behalf of the Board, I hereby express my heartfelt appreciation to all Shareholders, investors, customers, partners, all employees and all sectors of society for their long-term attention and support to the development of the Group. We will respond to the industry trend, continuously improve management, and continue to strive for sustainable development.

Shek Lai Him, Abraham

Chairman of the Board

Hong Kong, 27 August 2025

Management Discussion and Analysis

Business and Financial Review

Overall performance

During the Period under Review, the aggregated contracted sales of the Group, including those of the Group's joint venture and associates, was approximately RMB210.4 million, representing a decrease of 35.0% as compared to RMB323.6 million for the six months ended 30 June 2024. The corresponding contracted gross floor area ("GFA") was approximately 52,000 square metres ("sq.m."), representing an increase of 48.6% as compared to approximately 35,000 sq.m. for the six months ended 30 June 2024. Although the contracted GFA increased by 48.6% compared to the first half of 2024, the average selling price ("ASP") dropped significantly, leading to a substantial decrease in the aggregated contracted sales for Period under Review.

During the Period under Review, the Group's recognised revenue was RMB425.2 million, representing a decrease of 81.5% as compared to RMB2,304.0 million in the corresponding period of 2024. The operating loss was RMB117.8 million, as compared to operating loss of RMB174.1 million in the first half of 2024. Loss for the Period under Review was RMB190.6 million, as compared to loss for the six months ended 30 June 2024 of RMB182.4 million.

Revenue

Our revenue represents consolidated revenue from (i) property development and sales; (ii) hotel operations; (iii) property management; and (iv) commercial property investment which are all derived in the PRC. During the Period under Review, revenue of the Group amounted to RMB425.2 million (first half of 2024: RMB2,304.0 million), representing a decrease of 81.5%.

Property development and sales

We focus on the development of quality residential properties with comfortable and convenient living environment. During the Period under Review, revenue from property development and sales business of the Group recorded a decrease of 82.9%, from RMB2,250.4 million in the first half of 2024 to RMB384.3 million in the same period of 2025, accounting for 90.4% of the Group's total revenue during the Period under Review. The decrease in revenue was a combined effect of declines in both aggregate GFA delivered and the recognised ASP. During the first half of 2025, the recognised ASP was RMB4,918 per sq.m. (first half of 2024: RMB13,831 per sq.m.).

The following table sets forth the breakdown of our revenue from property development and sales by geographical location for the six months ended 30 June 2025 and 2024.

City	Six months ended 30 June 2025				Six months ended 30 June 2024			
	Recognised revenue from sales of properties	% of total revenue from sales of properties	Total GFA delivered	Recognised average selling price	Recognised revenue from sales of properties	% of total revenue from sales of properties	Total GFA delivered	Recognised average selling price
	RMB'000	%	sq.m.	RMB/sq.m.	RMB'000	%	sq.m.	RMB/sq.m.
Guangzhou	101,541	26.4	6,985	14,537	449,574	20.0	40,298	11,156
Zhaoqing	2,617	0.7	555	4,719	2,883	0.1	458	6,295
Qingyuan	58,802	15.3	14,926	3,940	75,580	3.4	21,958	3,442
Lingao	4,162	1.1	651	6,394	2,705	0.1	460	5,880
Tengchong	6,952	1.8	623	11,152	42,601	1.9	3,825	11,138
Zhuzhou	139,185	36.2	48,441	2,873	1,317	0.1	278	4,737
Nanjing	69,620	18.1	5,674	12,271	1,677,731	74.5	95,571	17,555
Other revenue/(loss) (Note)	1,430	0.4	N/A	N/A	(1,961)	(0.1)	N/A	N/A
Total/overall	384,309	100.0	77,855	4,918	2,250,430	100.0	162,848	13,831

Note: Other revenue/(loss) represented service income (or loss) from property development and management.

Hotel operations

Apart from property development and sales, we also operate Just Stay Resort and Just Stay Inn, under our hotel operations business. During the Period under Review, revenue from hotel operations of the Group amounted to RMB17.3 million, representing a significant decrease by 48.5% from RMB33.6 million in the same period of 2024. The downward trend was mainly due to the closure of Just Stay Hotel in November 2024. As a significant component of hotel business, the closure of the Just Stay Hotel has had a direct impact on the overall hotel operation revenue.

Property management

We also derived income from our property management services provided to purchasers of the residential properties. During the Period under Review, revenue from property management services of the Group reached RMB23.1 million, representing a steady increase of 35.1% as compared with RMB17.1 million in the same period of 2024, mainly driven by stable growth in total GFA of properties under management.

Commercial property investment

During the Period under Review, revenue from commercial property investment of the Group amounted to RMB0.5 million, with a year-on-year decrease of 82.8% as compared with RMB2.9 million for the same period of 2024. The decrease was primarily due to the sale of investment properties, resulting in a reduction in rental properties being leased.

Cost of sales

Cost of sales of the Group primarily represents costs of properties sold which are directly associated with the Group's property development activities, as well as costs incurred in relation to other businesses. During the Period under Review, cost of sales of the Group amounted to RMB394.7 million, representing a decrease of 81.1% as compared with RMB2,090.3 million in the first half of 2024. The decrease was due to less GFA sold by the Group in the first half of 2025.

Gross profit and gross profit margin before impairment losses on completed properties held for sale and properties under development

During the Period under Review, the Group's gross profit before impairment losses on completed properties held for sale and properties under development amounted to RMB30.5 million, representing a decrease of 85.7% as compared with RMB213.7 million in the corresponding period of 2024. The Group's gross profit margin before impairment losses on completed properties held for sale and properties under development decreased to 7.2% from 9.3% for the same period of 2024.

During the Period under Review, the Group's gross profit margin before impairment losses on completed properties held for sale and properties under development from our property development and sales decreased to 6.4% from 9.1% in the first half of 2024. Such decrease was mainly due to lower recognised ASP in order to accelerate the pace of sales in view of the weakening sales trend in PRC property sector during the Period under Review.

Analysing based on the gross profit margin before impairment losses on completed properties held for sale and properties under development by city, top three cities ranked by revenue, namely Zhuzhou, Guangzhou and Nanjing, attained an average gross profit margin before impairment losses on completed properties held for sale and properties under development of 2.5%, and the revenue of these three cities accounted for 80.8% of our total revenue from property development and sales during the Period under Review.

Net impairment losses on completed properties held for sale and properties under development

During the Period under Review, net impairment losses on completed properties held for sale and properties under development amounting to RMB73.7 million (first half of 2024: RMB165.8 million) was provided for in accordance with the remeasurement of net realisable value of the property projects based on the prevailing selling prices as well as other related market conditions.

Selling and marketing expenses

Our selling and marketing expenses consist primarily of commission fees, advertising costs, employee benefit expenses and other miscellaneous expenses. During the Period under Review, selling and marketing expenses of the Group amounted to RMB29.4 million, representing a decrease of 73.3% as compared with RMB110.1 million in the same period of 2024. The downward trend was mainly attributable to the decrease in commission fees recognised by RMB24.1 million year-on-year, as a result of the decrease in recognised revenue from property development and sales. We have capitalised the commission fees incurred as contract costs and subsequently recognised the amounts as expenses when the related revenue are recognised. Excluding commission fees, other selling and marketing expenses during the Period under Review decreased by 61.3% year-on-year, mainly attributable to the efforts on cost control measures over marketing activities throughout the period.

Administrative expenses

Administrative expenses primarily comprised of employee benefit expenses, depreciation and amortisation of property, plant and equipment, intangible assets and right-of-use assets, tax and other levies, entertainment expenses for our business, office and travelling expenses and other miscellaneous expenses. During the Period under Review, the Group's administrative expenses amounted to RMB20.6 million, representing a decrease of 43.9% as compared with RMB36.7 million in the corresponding period of 2024. The decrease was also resulted from continuous cost control measures imposed.

Other gain/(losses) – net

During the Period under Review, our other gain – net primarily consisted of fair value gains or losses on investment properties, gains or losses on disposals of property, plant and equipment, interest on financial assets at fair value through profit or loss and net foreign exchange gains or losses. The Group's other gains/(losses) – net change from losses of RMB10.8 million in the first half of 2024 to gains of RMB31.6 million in the same period of 2025, mainly due to reversal of legal expenses related to the compulsory auction of a building and increase in gain on disposals of investment properties and property, plant and equipment by RMB33.2 million.

Finance costs – net

Finance costs – net comprised mainly interest expense on borrowings and leases net of capitalised interest expense, net exchange gains or losses on foreign currency borrowings and interest income from bank deposits. The Group's finance costs – net increased by 167.7% from RMB17.0 million in the first half of 2024 to RMB45.5 million in the same period of 2025, mainly due to less interest income generated by lower average total cash balance.

Share of profit of investments accounted for using the equity method

During the Period under Review, the Group's share of profit of investments accounted for using the equity method decreased from RMB0.4 million in the first half of 2024 to RMB0.2 million for the same period of 2025.

Income tax (expense)/credit

Income tax (expense)/credit included corporate income tax and land appreciation tax ("LAT"). During the Period under Review, corporate income tax recorded a tax expense of RMB25.0 million (first half of 2024: tax credit of RMB12.9 million), mainly due to the decrease in loss before income tax during the first half of 2025. LAT expense amounted to RMB2.6 million (first half of 2024: RMB4.6 million).

Loss for the period

As a result of the aforementioned, the Group recorded a net loss of RMB190.6 million for the six months ended 30 June 2025, as compared to loss of RMB182.4 million for the six months ended 30 June 2024. Loss attributable to owners of the Company amounted to RMB142.6 million, as compared to loss attributable to owners of the Company amounted to RMB262.9 million for the six months ended 30 June 2024.

Basic and diluted loss per share for the Period under Review was RMB0.09, as compared to basic and diluted loss per share of RMB0.16 in the first half of 2024.

Liquidity, Financial and Capital Resources

The Group funded and is expected to continue to fund its operations principally from cash generated from its operations, borrowings from financial institutions and proceeds from issuance of senior notes.

Cash positions and fund available

As at 30 June 2025, the total cash and bank balances of the Group were RMB128.4 million (31 December 2024: RMB154.9 million), of which RMB41.0 million (31 December 2024: RMB21.2 million) was cash and cash equivalents and RMB87.4 million (31 December 2024: RMB133.8 million) was restricted cash.

As at 30 June 2025, the Group had placed at designated bank accounts the pre-sale proceeds of properties received of RMB81.2 million (31 December 2024: RMB117.1 million) as the guarantee deposits for the constructions of related properties. As at 30 June 2025, the Group had placed cash deposits of approximately RMB0.1 million (31 December 2024: RMB0.1 million) with designated banks as security for bank borrowings.

As at 30 June 2025, the Group's undrawn banking facilities were approximately RMB302.5 million (31 December 2024: RMB340.5 million).

Borrowings

As at 30 June 2025, the total interest-bearing borrowings and senior notes of the Group were RMB3,296.5 million (31 December 2024: RMB3,252.5 million), out of which RMB3,296.5 million (31 December 2024: RMB2,672.5 million) was included in current liabilities of the Group.

- (a) As at 30 June 2025, certain borrowings with principal amounts of RMB604.2 million, relating to borrowings with a total principal amount of RMB736.1 million, were overdue (the “**Defaulted Borrowings**”). As a result of such default, the principal amount of borrowings of RMB1,037.8 million were considered as cross-default (the “**Cross-default Borrowings**”). The aggregate principal amount of the aforesaid Defaulted Borrowings and Cross-Default Borrowings of RMB1,774.0 million would be immediately repayable if requested by the relevant lenders.
- (b) On 7 January 2025, the Company issued the new senior notes with nominal interest rate 9.5% due 6 January 2026 in an aggregate principal amount of US\$174,332,581. The issuance of the new senior notes included an exchange offer of the senior notes due on 9 January 2025 amounting to US\$159,284,612 and capitalised interest accrued and unpaid.

Management Discussion and Analysis

(c) As at 30 June 2025, the Group's borrowings were denominated in following currencies:

	As at 30 June 2025 RMB'000	As at 31 December 2024 RMB'000
RMB	1,467,344	1,489,004
HK\$	525,573	512,547
US\$	1,303,545	1,250,988
	3,296,462	3,252,539

(d) As at 30 June 2025, bank and other borrowings totalling RMB1,892.1 million (31 December 2024: RMB1,885.9 million) of the Group were secured by the pledge of the following assets together with the Group's shares of certain subsidiaries as collaterals:

	As at 30 June 2025 RMB'000	As at 31 December 2024 RMB'000
Lands	10,878	11,090
Property, plant and equipment	158,872	129,800
Properties under development	1,084,507	1,025,241
Completed properties held for sale	1,021,916	1,199,241
Restricted cash	57	144
	2,276,230	2,365,516

Cost of borrowings

During the Period under Review, total cost of borrowings of the Group amounted to RMB119.6 million, representing a decrease of 10.9% from RMB134.2 million in the same period of 2024. The weighted average effective interest rate was 7.65% per annum during the Period under Review (first half of 2024: 8.07% per annum).

Net gearing ratio

As at 30 June 2025, net gearing ratio* was at 332.5% (31 December 2024: 277.7%).

* Net gearing ratio represents the ratio of net debts (total borrowings net of cash and cash equivalents and restricted cash) divided by total equity as at the end of the reporting period.

Contingent liabilities

(a) The Group has arranged bank financing for certain purchasers of the Group's property units and provided guarantees to secure obligations of such purchasers for repayments. Such guarantees terminate upon the earlier of (i) issuance of the real estate ownership certificate, which will generally be available within an average period of two to three years upon the completion of guarantee registration; or (ii) the satisfaction of mortgaged loan by the purchasers of properties.

As at 30 June 2025 the outstanding guarantees were RMB1,589.9 million (31 December 2024: RMB1,482.2 million). Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties. The Group's guarantee period starts from the dates of grant of the mortgages.

The Group considers that in case of default in payments by purchasers, the net realisable value of the related properties can cover the repayment of the outstanding mortgage principals together with the accrued interest and penalty and therefore no provision has been made in the financial statements for the guarantees.

- (b) As at 30 June 2025 the Group had provided guarantees for borrowings of the Group's joint venture amounting to RMB345.5 million (31 December 2024: RMB344.7 million), with a provision amounting to RMB26.7 million (31 December 2024: RMB25.3 million) being made in the financial statements for the guarantee.

Commitments

As at 30 June 2025, the commitments of the Group for property development expenditure amounted to RMB32.5 million (31 December 2024: RMB276.1 million).

Currency risks

The Group's businesses are principally conducted in Renminbi ("RMB"). The monetary assets and liabilities of the Group's subsidiaries in the PRC are mainly denominated in RMB and the foreign exchange risk is immaterial. The non-PRC subsidiaries' functional currency is Hong Kong Dollar ("HK\$"). As at 30 June 2025 and 31 December 2024, major non-HK\$ assets and liabilities of the non-PRC subsidiaries are cash and cash equivalents, restricted cash, other receivables, borrowings and other payables, which are denominated in RMB or United States Dollar ("US\$"). Fluctuation of the exchange rate of HK\$ against RMB or US\$ could affect the Group's results of operations.

The Group has not entered into any forward exchange contracts to hedge its exposure to foreign exchange risk. However, management of the Group monitors foreign exchange risk exposure and will consider hedging significant foreign exchange risk exposure should the need arise.

Future Plans for Material Investments and Capital Assets

As at 30 June 2025, the Group did not have plan for material investments and capital assets.

Significant Investments, Material Acquisitions and Disposals

During the Period under Review, the Group did not hold significant investments, or conduct material acquisitions or disposals of subsidiaries, associates or joint ventures.

Land Bank

Project Overview
(As at 30 June 2025)

10 cities
Total land bank
approximately
3.51 million sq.m.

- Projects that are completed or comprise completed project phase
- Projects under development
- ▲ Projects held for future development



- Yunnan Province
- Hunan Province
- Guangdong Province
- Hainan Province
- Jiangsu Province

LAND BANK AS AT 30 JUNE 2025

I. Land bank calculated by city

As at 30 June 2025, the Group had a total of 35 property projects in 10 cities. 34 of these properties were developed and owned by the Group, and 1 was developed by the Group's joint venture and associates. As at 30 June 2025, the Group had a land bank of approximately 3.51 million sq.m. on an attributable basis.

The total GFA of the Group's land bank includes (i) the total GFA of property completed, (ii) the total GFA of property under development and (iii) the total GFA for future development.

The following table sets forth the land bank details of the Group by region as at 30 June 2025.

Location	No. of project	Completed	Under development	Future development	Completed	Under development	Future development	Total land bank
		No. of project	No. of project	No. of project	Saleable/ leasable GFA unsold/not leased (sq.m.)	Aggregate GFA (including non-saleable/ non-leasable GFA) (sq.m.)	Estimated aggregate GFA for future development (sq.m.)	(sq.m.)
Guangdong		6	6	2				
Conghua	3	3			33,163	–	–	33,163
Zhongshan	1	1			25,107	–	–	25,107
Qingyuan	6	1	3	2	104,517	217,973	804,275	1,126,765
Zhaoqing	2	1	1		58,601	159,081	–	217,682
Zengcheng	2		2		23,675	87,476	–	111,151
Hainan		6	1	1				
Lingshui	5	5			286	–	–	286
Lingao	3	1	1	1	8,491	21,137	143,237	172,865
Yunnan		2	1	5				
Tengchong	8	2	1	5	9,178	86,765	1,079,170	1,175,113
Jiangsu		1						
Liuhe	1	1			9,520	–	–	9,520
Hunan		1	2	1				
Zhuzhou	4	1	2	1	18,875	145,824	474,826	639,525
Total	35	16	10	9	291,413	718,256	2,501,508	3,511,177

II. Land bank calculated by project

No.	Project	Interest of the Group	Province	Location	Property type	Completed	Under development	Future development	Total estimated GFA (note 2)	Whether land use right certificate is obtained	Construction completion time/estimated construction completion time	
						Site area x Group interest (note 1) (sq.m.)	Aggregate GFA (including non-saleable/non-leasable GFA) x Group interest (sq.m.)	Estimated aggregate GFA for future development x Group interest (sq.m.)				
1	JY Lychee Town Phase I	100%	Guangdong	JY Lychee Town Garden, Xuanxing Village, Wenquan Town, Conghua District, Guangzhou City, Guangdong Province, the PRC	Residential	70,385	3,802	–	–	3,802	Yes	2015.12
2	JY Lychee Town Phase II	100%	Guangdong	JY Lychee Town Garden, Xuanxing Village, Wenquan Town, Conghua District, Guangzhou City, Guangdong Province, the PRC	Residential	70,385	28,798	–	–	28,798	Yes	2018.10
3	JY Hot Spring Villas	100%	Guangdong	No. 288 Yuquan Avenue, Liangkou Town, Conghua District, Guangzhou City, Guangdong Province, the PRC	Hotel rooms	131,091	563	–	–	563	Yes	2016.10
4	JY Clearwater Bay No. 3 Phase I	100%	Hainan	Qingshui Bay Scenic Area, Yingzhou Town, Lingshui County, Hainan Province, the PRC	Residential	83,375	220	–	–	220	Yes	2015.12
5	JY Clearwater Bay No. 3 Phase II	100%	Hainan	Qingshui Bay Scenic Area, Yingzhou Town, Lingshui County, Hainan Province, the PRC	Residential	67,770	66	–	–	66	Yes	2016.12
6	JY Clearwater Bay No. 3 Phase III	100%	Hainan	Qingshui Bay Scenic Area, Yingzhou Town, Lingshui County, Hainan Province, the PRC	Residential	121,631	–	–	–	–	Yes	2018.07
7	JY Clearwater Bay No. 3 Phase VI	100%	Hainan	Qingshui Bay Scenic Area, Yingzhou Town, Lingshui County, Hainan Province, the PRC	Residential	58,823	–	–	–	–	Yes	2019.06
8	JY Clearwater Bay No. 3 Phase VII	100%	Hainan	Qingshui Bay Scenic Area, Yingzhou Town, Lingshui County, Hainan Province, the PRC	Residential	48,471	–	–	–	–	Yes	2019.06
9	JY Yarra New Street (previously known as Zhongshan Yueheng Project)	50%	Guangdong	Yarra City Commercial Street, Southern District, Zhongshan City, Guangdong Province, the PRC	Shop		25,107	–	–	25,107	Yes	–
10	JY Grand Garden Phase I	100%	Guangdong	JY Grand Garden, West of Yingzhou Avenue, Yingcheng Town, Yingde City, Qingyuan City, Guangdong Province, the PRC	Residential	67,812	90,963	–	–	90,963	Yes	2020.12

No.	Project	Interest of the Group	Province	Location	Property type	Site area x Group interest (note 1) (sq.m.)	Completed	Under development	Future development	Total estimated GFA (note 2) (sq.m.)	Whether land use right certificate is obtained	Construction completion time/estimated construction completion time
							Saleable/leasable GFA unsold/not leased x Group interest (sq.m.)	Aggregate GFA (including non-saleable/non-leasable GFA) x Group interest (sq.m.)	Estimated aggregate GFA for future development x Group interest (sq.m.)			
11	JY Gaoligong Town Phase I	100%	Yunnan	JY Gaoligong Town, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	252,047	4,770	–	–	4,770	Yes	2019.12
12	JY Gaoligong Town Phase II	100%	Yunnan	JY Gaoligong Town, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	252,047	4,408	–	113,842	118,250	Yes	2020.12
13	JY Mountain Lake Gulf Phase I (100# Lot)	100%	Hunan	79 Jincheng East Road, Hetang District, Zhuzhou City, Hunan Province, the PRC	Residential	101,175	18,875	–	–	18,875	Yes	2020.12
14	JY Egret Bay Phase I (previously known as JY Well-being Valley Phase I (06# Lot))	100%	Hainan	Ganlang Village, Nanbao Town, Lingao County, Hainan Province, the PRC	Residential	28,779	8,491	–	–	8,491	Yes	2020.12
15	JY Egret Bay Phase II (previously known as JY Well-being Valley Phase II (07# Lot))	100%	Hainan	Ganlang Village, Nanbao Town, Lingao County, Hainan Province, the PRC	Residential	59,717	–	21,137	80,093	101,230	Yes	2025.12
16	JY Well-being Valley Phase III (04# Lot)	100%	Hainan	Ganlang Village, Nanbao Town, Lingao County, Hainan Province, the PRC	Residential	51,513	–	–	63,144	63,144	Yes	2026.12
17	JY Grand Garden Phase II	100%	Guangdong	JY Grand Garden, West of Yingzhou Avenue, Yingcheng Town, Yingde City, Qingyuan City, Guangdong Province, the PRC	Residential	67,812	13,554	55,594	–	69,148	Yes	2021.06
18	JY Grand Garden Phase III	100%	Guangdong	Lot B, North of Guangbi Road, East of Yingzhou Avenue, Yingde City, Qingyuan City, Guangdong Province, the PRC	Residential	26,340	–	76,378	88,512	164,890	Yes	2027.12
19	JY Canglong Bay Project	80%	Guangdong	Lot B, North of Jiaoyu Road, East of Hongyun Avenue, Yinghong Town, Yingde City, Qingyuan City, Guangdong Province, the PRC	Residential	60,230	–	86,001	132,349	218,350	Yes	2027.12
20	JY Yonghua Shijia Project	100%	Guangdong	North of Lingnan Road, East of Hongyun Avenue, Yinghong Town, Yingde City, Qingyuan City, Guangdong Province, the PRC	Residential	60,877	–	–	182,630	182,630	Yes	2028.12

Land Bank

No.	Project	Interest of the Group	Province	Location	Property type	Site area x Group interest (note 1) (sq.m.)	Completed	Under development	Future development	Total estimated GFA (note 2) (sq.m.)	Whether land use right certificate is obtained	Construction completion time/estimated construction completion time
							Saleable/leasable GFA x Group interest (sq.m.)	Aggregate GFA (including non-saleable/non-leasable GFA) x Group interest (sq.m.)	Estimated aggregate GFA for future development x Group interest (sq.m.)			
21	JY Yingde Jinxiong Project	100%	Guangdong	West of Baojing Road, South of Yingzhou Avenue, Yingcheng District, Yingde City, Qingyuan City, Guangdong Province, the PRC	Urban redevelopment: Commercial and residential property to be redeveloped	160,314	–	–	400,784	400,784	Yes	2028.12
22	JY Gaoligong Town Phase III	100%	Yunnan	JY Gaoligong Town, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	252,047	–	–	68,893	68,893	Yes	2028.06
23	JY Mountain Lake Gulf Phase II (100# Lot)	100%	Hunan	79 Jincheng East Road, Hetang District, Zhuzhou City, Hunan Province, the PRC	Residential	101,175	–	–	236,787	236,787	Yes	2027.12
24	JY Mountain Lake Gulf Phase III (111# Lot)	100%	Hunan	North of Intersection of Jincheng East Road and Jinda Road, Zhuzhou City, Hunan Province, the PRC	Residential	85,260	–	91,512	183,129	274,641	Yes	2028.12
25	Jing Ye Square (previously known as JY Mountain Lake Gulf Phase IV (99# Lot))	100%	Hunan	299 Hetang Avenue, Hetang District, Zhuzhou City, Hunan Province, the PRC	Commercial	22,754	–	54,312	54,910	109,222	Yes	2026.12
26	Zhaoqing International Technology and Innovation Centre (Zone A)	100%	Guangdong	North of Zongbu 3rd Road, South of Zongbu 2nd Road, North of Yongli Avenue, West of Yingbin Road, New Area, Dinghu District, Zhaoqing City, Guangdong Province, the PRC	Business and commercial	26,446	–	159,081	–	159,081	Yes	2028.12
27	JY Uniworld (previously known as Zhaoqing International Technology and Innovation Centre (Zone B))	100%	Guangdong	17 Yongli Avenue, New Area, Dinghu District, Zhaoqing City, Guangdong Province, the PRC	Residential and commercial	40,335	58,601	–	–	58,601	Yes	2020.10
28	JY Jiangshan Shili Zone A	100%	Yunnan	JY Jiangshan Shili, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	96,922	–	86,765	181,078	267,843	Yes	2025.12
29	JY Jiangshan Shili Zone B	100%	Yunnan	JY Jiangshan Shili, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	48,559	–	–	145,677	145,677	Yes	2027.12
30	JY Jiangshan Shili Zone C	100%	Yunnan	JY Jiangshan Shili, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	30,724	–	–	92,172	92,172	Yes	2028.12

No.	Project	Interest of the Group	Province	Location	Property type	Site area x Group interest (note 1) (sq.m.)	Completed	Under development	Future development	Total estimated GFA (note 2) (sq.m.)	Whether land use right certificate is obtained	Construction completion time/estimated construction completion time
							Saleable/leasable GFA unsold/not leased x Group interest (sq.m.)	Aggregate GFA (including non-saleable/non-leaseable GFA) x Group interest (sq.m.)	Estimated aggregate GFA for future development x Group interest (sq.m.)			
31	JY Jiangshan Shili Zone D	100%	Yunnan	JY Jiangshan Shili, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	67,072	–	–	201,216	201,216	Yes	2029.06
32	Jinke JY Grand Garden	51%	Guangdong	Kengbei Village, Zhongxin Town, Zengcheng District, Guangzhou City, Guangdong Province, the PRC	Residential	16,376	8,532	30,857	–	39,389	Yes	2023.11
33	JY Uniworld (previously known as Zengcheng Shitan Project)	100%	Guangdong	West of Xincheng Avenue, Shitan Town, Zengcheng District, Guangzhou City, Guangdong Province, the PRC	Residential	26,938	15,143	56,619	–	71,762	Yes	2024.03
34	JY Logan Jiuyun Mansion (previously known as Nanjing Liuhe Project)	26%	Jiangsu	Lot at South of Qinyuan Road, East of Yanan Road, Xiongzhou Street, Liuhe District, Nanjing City, Jiangsu Province, the PRC	Residential	13,002	9,520	–	–	9,520	Yes	2024.01
35	JY Yunshan Xigu	100%	Yunnan	JY Yunshan Xigu, Qushi Town, Tengchong County, Baoshan City, Yunnan Province, the PRC	Residential	132,971	–	–	276,292	276,292	Yes	2028.12
						2,057,709	291,413	718,256	2,501,508	3,511,177		

Notes:

- 1 Relevant land use certificate was granted to the entire land parcel and breakdown of site area for each phase was not available.
- 2 The total GFA of the Group's land bank includes (i) the total GFA of property completed, (ii) the total GFA of property under development and (iii) the total GFA for future development. For projects held by non-wholly-owned subsidiaries, joint ventures and associates of the Group, the GFA is adjusted by the equity interest of the Group in the respective project.
- 3 The relevant GFA does not include the GFA for resettlement purpose.

Corporate Governance and Other Information

Compliance with the Corporate Governance Code

The Board and the management of the Company are committed to the maintenance of good corporate governance practices and procedures. The Company has adopted the corporate governance code (the “**Corporate Governance Code**”) contained in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) as its own code on corporate governance. To the best knowledge of the Directors, the Company has complied with all applicable code provisions under the Corporate Governance Code during the six months ended 30 June 2025.

Compliance with the Model Code for Securities Transactions by Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the “**Model Code**”) as its code of conduct regarding the securities transactions by the Directors. All Directors have confirmed, following specific enquiry by the Company, that they have complied with the Model Code during the six months ended 30 June 2025.

Directors’ and Chief Executive’s Interests and Short Positions in the Shares, Underlying Shares and Debentures of the Company or Its Associated Corporations

As at 30 June 2025, so far as known to the Directors and chief executive of the Company, none of the Directors or the chief executive of the Company had interests and/or short positions in any share, underlying share and debenture 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 to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO), or which were required to be and/or were recorded in the register required to be kept pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

Substantial Shareholders’ and Other Persons’ Interests and Short Positions in the Shares and Underlying Shares

As at 30 June 2025, the following persons or corporations (other than the Directors and chief executive of the Company) who had interests and/or short positions in the shares or underlying shares of the Company which would be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept under Section 336 of the SFO were as follows:

Name of Shareholder	Nature of interest	Number of ordinary shares held or interest in the Company	Approximate percentage of issued share capital of the Company ⁽⁴⁾
Mr. CHAN Sze Ming Michael	Founder of a discretionary trust	1,199,978,000 ⁽²⁾	72.9%
IQ EQ (BVI) Limited	Trustee of a discretionary trust	1,199,978,000 ⁽²⁾	72.9%
Sze Ming Limited	Beneficial owner	1,199,978,000 ⁽²⁾	72.9%
Ms. SHUM Wing Yin	Interest of spouse	1,199,978,000 ⁽²⁾	72.9%

Notes:

1. All interests stated are long positions.
2. These Shares are held by Sze Ming Limited. The entire issued capital of Sze Ming Limited is held by IQ EQ (BVI) Limited as trustee of The Phoenix Trust (previous named Chan S.M. Michael Family Trust), a discretionary trust with Mr. CHAN Sze Ming Michael as settlor and protector and established in accordance with the laws of the BVI. There are certain discretionary beneficiaries including siblings and descendants of Mr. CHAN Sze Ming Michael and descendants of his siblings. Mr. CHAN Sze Ming Michael is taken to be interested in these Shares held by Sze Ming Limited pursuant to the SFO. Mr. CHAN Sze Ming Michael is the sole director of Sze Ming Limited.
3. Ms. SHUM Wing Yin is the spouse of Mr. CHAN Sze Ming Michael, and is deemed to be interested in the ordinary shares of the Company which are interested by Mr. CHAN Sze Ming Michael under the SFO.
4. The calculation is based on the total number of issued ordinary shares of 1,646,173,000 shares of the Company as at 30 June 2025.

Save as disclosed above, as at 30 June 2025, so far as known to the Directors and chief executive of the Company, there was no person or corporation (other than the Directors and chief executives of the Company) who had any interests or short positions in the shares or underlying shares of the Company which would be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of SFO, or which were recorded in the register required to be kept under Section 336 of SFO.

Employees and Remuneration Policies

As at 30 June 2025, the Group had a total of 507 employees (30 June 2024: 662 employees). For the Period under Review, the Group has recognised staff costs of RMB36.6 million (first half of 2024: RMB48.9 million). The Group provided employees with salaries, bonuses and benefits that, in its opinion, were competitive with market standards and regularly reviewed the remuneration policies based on employees' contributions and industry standards. The Company maintains a share option scheme for the purpose of providing incentives and rewards to the participants for their contribution to the Group. The Group has also contributed to medical insurance, pension insurance, maternity insurance, unemployment insurance, work-related injury insurance and housing provident funds for our employees and paid relevant insurance premiums. In addition, the Group is committed to cultivating all-level skilled employees. The Group has provided training programs based on the positions and expertise of our employees to enhance their understanding and apprehension of the property industry and related fields. Besides internal training, the Group has also engaged external experts to provide training courses for its employees from time to time. Details of the share option scheme of the Company are set out in the section headed "Share Option Scheme" below. The Group regularly reviews and determines the remuneration and compensation package of the Directors and senior management by reference to, among other things, market level of salaries paid by comparable companies, the respective responsibilities of the Directors and the performance of the Group.

Under the applicable PRC laws and regulations, the Group is subject to social insurance contribution plans.

Share Option Scheme

On 13 November 2019, a share option scheme with terms complying with then Chapter 17 of the Listing Rules was conditionally approved and adopted by the then shareholder of the Company (the **"Share Option Scheme"**).

The purpose of the Share Option Scheme is to attract and retain the best available personnel, to provide additional incentive to employees (full-time and part-time), directors, consultants, advisers, distributors, contractors, suppliers, agents, customers, business partners and services providers of the Group and to promote the success of the business of the Group. Details of the principal terms of the Share Option Scheme are set out in the prospectus of the Company dated 25 November 2019.

The number of options available for grant under the Share Option Scheme as at both 1 January 2025 and 30 June 2025 is 160,000,000.

Detail of the Share Option(s) Granted

As at 1 January 2025 and 30 June 2025, there was no outstanding options. During the six months ended 30 June 2025, no options has been granted, exercised, vested, lapsed or cancelled, and no shares of the Company has been issued pursuant to the Share Option Scheme. Accordingly, no shares of the Company may be issued in respect of options granted under the Share Option Scheme during the six months ended 30 June 2025.

Purchase, Sale or Redemption of Listed Securities of the Company

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) during the six months ended 30 June 2025.

Changes in Member of Board of Director's and Chief Executive's Particulars Under Rule 13.51B(1) of the Listing Rules

Pursuant to Rule 13.51B(1) of the Listing Rules, the change in information of Directors since 1 January 2025 up to the date of this interim report is set out below:

- Ms. Yu Jiafeng has been appointed as a member of the nomination committee of the Company with effect from 27 August 2025.

Continuing Disclosure Obligation under Rule 13.21 of the Listing Rules

On 29 December 2022, the Company as borrower, Hang Seng Bank Limited as agent (the **"Agent"**) and certain other financial institutions as lenders, among others, entered into a facility agreement (the **"Facility Agreement"**) in relation to a term loan facility in the aggregate principal amount of HK\$517,470,000 (the **"Facility"**) for a term of 36 months from the date of the Facility Agreement subject to the terms and conditions as set out therein.

Pursuant to the Facility Agreement, if (a) the family trust of Mr. CHAN Sze Ming Michael ceases to beneficially own directly or indirectly more than 50% of the issued shares in or control the Company; or (b) Mr. CHAN Sze Ming Michael ceases to remain or continue to act as chairman and executive director of the Company or to maintain control over the management and business of the Company and its subsidiaries, (i) the Company shall promptly notify the Agent upon becoming aware of that event; (ii) a lender shall not be obliged to fund the utilization; and (iii) the Facility will be immediately and automatically cancelled and all outstanding loans together with accrued interest and all other amounts accrued or outstanding under the finance documents will become immediately due and payable within ten days of demand by the Agent. The outstanding principal amount of HK\$478,659,750 under the Facility forms part of the Defaulted Borrowings as at 30 June 2025 mentioned above.

Events after the Period under Review

Subsequent to 30 June 2025, the Group failed to settle certain borrowings with aggregated principal amount of RMB774 million, out of which RMB736 million forms part of the Defaulted Borrowings as at 30 June 2025 mentioned above.

Public Float

Rule 8.08 of the Listing Rules requires there to be an open market in the securities for which listing is sought and a sufficient public float of an issuer's listed securities to be maintained. This normally means that at least 25% of the issuer's total issued share capital must at all times be held by the public. Based on the information that is publicly available to the Company and to the knowledge of the Directors as at the date of this interim report, the Company has maintained a sufficient public float as required under the Listing Rules.

Interim Dividend

The Board has resolved not to declare the payment of interim dividend for the six months ended 30 June 2025 (six months ended 30 June 2024: Nil).

Audit Committee

The Audit Committee was established on 13 November 2019 with written terms of reference in compliance with Rule 3.21 of the Listing Rules and the applicable Corporate Governance Code. The primary duties of the Audit Committee include (but without limitation): (i) be primarily responsible for making recommendations to the Board on the appointment, reappointment and removal of the external auditor, and to approve the remuneration and terms of engagement of the external auditor; (ii) monitor the integrity of the Company's financial statements, annual reports, accounts, interim reports and, if prepared for publication, quarterly reports, and to review significant financial reporting judgments contained in them; (iii) oversee the Company's financial reporting system, risk management and internal control systems; and (iv) develop and review the Company's policies and practices on corporate governance and make recommendations to the Board. For the six months ended 30 June 2025, the Audit Committee consists of three independent non-executive Directors, namely, Mr. WU William Wai Leung (chairman of the Audit Committee who possesses the appropriate professional qualification or accounting or related financial management expertise), Mr. MA Ching Nam and Mr. LEONG Chong. The written terms of reference of the Audit Committee have been made available on the Company's website at www.jygrandmark.com and on the website of the Stock Exchange at www.hkexnews.hk.

The Audit Committee has considered and reviewed the interim results of the Group for the six months ended 30 June 2025 and this interim report before recommendation to the Board for approval. It has, in conjunction with the external auditor of the Company, D & Partners CPA Limited, reviewed the interim condensed financial statements for the six months ended 30 June 2025. The accounting information given in this interim report has not been audited.

Interim Condensed Consolidated Statement of Comprehensive Income

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

	Notes	Six months ended 30 June	
		2025 Unaudited RMB'000	2024 Unaudited RMB'000
Revenue	5	425,164	2,304,025
Cost of sales	6	(394,700)	(2,090,320)
Gross profit before impairment losses on completed properties held for sale and properties under development		30,464	213,705
Net impairment losses on completed properties held for sale and properties under development	6	(73,653)	(165,805)
Gross (loss)/profit after impairment losses on completed properties held for sale and properties under development		(43,189)	47,900
Selling and marketing expenses	6	(29,368)	(110,093)
Administrative expenses	6	(20,619)	(36,677)
Net impairment losses on financial assets		(64,112)	(64,556)
Other income		8,109	499
Other expenses		(191)	(414)
Other gains/(losses) – net	7	31,593	(10,764)
Operating loss		(117,777)	(174,105)
Finance costs	8	(45,651)	(17,736)
Finance income	8	201	767
Finance costs – net	8	(45,450)	(16,969)
Share of profit of investments accounted for using the equity method	12	236	434
Loss before income tax		(162,991)	(190,640)
Income tax (expense)/credit	9	(27,606)	8,262
Loss for the period		(190,597)	(182,378)
(Loss)/profit attributable to:			
Owners of the Company		(142,604)	(262,941)
Non-controlling interests		(47,993)	80,563
		(190,597)	(182,378)
Other comprehensive income/(loss) for the period			
Item that may be reclassified to profit or loss			
– Currency translation differences		28,112	(13,268)
Other comprehensive income/(loss) for the period, net of tax		28,112	(13,268)
Total comprehensive loss for the period		(162,485)	(195,646)
Total comprehensive (loss)/profit attributable to:			
Owners of the Company		(114,492)	(276,209)
Non-controlling interests		(47,993)	80,563
		(162,485)	(195,646)
Loss per share (expressed in RMB per share)			
– Basic and diluted loss per share	10	(0.09)	(0.16)

The above interim condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

Interim Condensed Consolidated Statement of Financial Position

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

		As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
	Notes		
ASSETS			
Non-current assets			
Property, plant and equipment	13	210,710	216,419
Right-of-use assets	13	82,142	84,612
Investment properties	13	31,200	50,200
Intangible assets	13	1,645	1,964
Other receivables	16	11,189	11,306
Deferred income tax assets		231,699	230,467
Investments accounted for using the equity method	12	525	739
		569,110	595,707
Current assets			
Inventories		498	515
Contract costs	5	65,673	64,633
Properties under development	14	2,865,239	2,805,918
Completed properties held for sale	15	1,650,519	2,178,066
Trade and other receivables and prepayments	16	869,034	961,806
Prepaid taxes	17	206,104	199,114
Restricted cash	18	87,379	133,757
Cash and cash equivalents	19	41,015	21,175
		5,785,461	6,364,984
Asset classified as held for sale		—	6,049
		5,785,461	6,371,033
Total assets		6,354,571	6,966,740

Interim Condensed Consolidated Statement of Financial Position

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

		As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
	Notes		
EQUITY			
Equity attributable to owners of the Company			
Share capital	20	14,746	14,746
Other reserves	21	1,200,066	1,171,954
Accumulated losses	21	(1,642,748)	(1,500,144)
		(427,936)	(313,444)
Non-controlling interests		1,380,808	1,428,801
Total equity		952,872	1,115,357
LIABILITIES			
Non-current liabilities			
Deferred income tax liabilities		320,067	294,883
Bank and other borrowings	22	–	580,000
Lease liabilities		63,136	63,704
		383,203	938,587
Current liabilities			
Bank and other borrowings	22	3,296,462	2,672,539
Trade and other payables	23	1,099,654	1,448,333
Contract liabilities	5	255,327	419,514
Lease liabilities		10,539	9,677
Current income tax liabilities		356,514	362,733
		5,018,496	4,912,796
Total liabilities		5,401,699	5,851,383
Total equity and liabilities		6,354,571	6,966,740

The above interim condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

The financial statements on pages 24 to 64 were approved by the Board of Directors on 27 August 2025 and were signed on its behalf.

Shek Lai Him, Abraham
Director

LIU Huaxi
Director

Interim Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

	Attributable to owners of the Company				Non-controlling interests	Total
	Share capital	Other reserves	Accumulated losses	Sub-total		
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Six months ended 30 June 2025						
(Unaudited)						
Balance at 1 January 2025	14,746	1,171,954	(1,500,144)	(313,444)	1,428,801	1,115,357
Comprehensive loss						
– Loss for the period	–	–	(142,604)	(142,604)	(47,993)	(190,597)
– Other comprehensive income	–	28,112	–	28,112	–	28,112
Total comprehensive loss	–	28,112	(142,604)	(114,492)	(47,993)	(162,485)
Balance at 30 June 2025	14,746	1,200,066	(1,642,748)	(427,936)	1,380,808	952,872
Six months ended 30 June 2024						
(Unaudited)						
Balance at 1 January 2024	14,746	1,528,541	(1,150,873)	392,414	1,163,712	1,556,126
Comprehensive loss						
– (Loss)/income for the period	–	–	(262,941)	(262,941)	80,563	(182,378)
– Other comprehensive loss	–	(13,268)	–	(13,268)	–	(13,268)
Total comprehensive loss	–	(13,268)	(262,941)	(276,209)	80,563	(195,646)
Balance at 30 June 2024	14,746	1,515,273	(1,413,814)	116,205	1,244,275	1,360,480

The above interim condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Interim Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
Note		
Cash flows from operating activities		
Cash generated from operations	60,073	5,859
Income tax paid	(8,935)	(1,433)
Interest paid	(12,388)	(19,860)
Net cash generated from/(used in) operating activities	38,750	(15,434)
Cash flows from investing activities		
Purchases of property, plant and equipment	(674)	(66)
Proceeds from disposal of property, plant and equipment	670	601
Proceeds from disposal of investment properties	19,200	–
Cash advanced to non-controlling interest	(9,378)	–
Net cash inflow from disposal of a subsidiary, net of cash disposed of	5,969	–
Net cash inflow from disposal of an associate, net of cash disposed of	542	–
Capital injection to an associate	(392)	–
Interest received	201	767
Net cash generated from investing activities	16,138	1,302
Cash flows from financing activities		
Proceeds from borrowings	40,000	54,000
Repayment of borrowings	(73,428)	(130,215)
Repayments to non-controlling interests	–	(674)
Lease payments	(1,579)	(1,728)
Net cash used in financing activities	(35,007)	(78,617)
Net increase/(decrease) in cash and cash equivalents	19,881	(92,749)
Exchange losses on cash and cash equivalents	(40)	(8)
Cash and cash equivalents at beginning of period	21,174	125,006
Cash and cash equivalents at end of period	41,015	32,249
19		

The above interim condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

1. General information

JY Grandmark Holdings Limited (the “**Company**”) was incorporated in the Cayman Islands on 2 November 2018 as an exempted company with limited liability under the Companies Law (Cap. 22, Law 3 of 1961 as consolidated and revised) of the Cayman Islands. The address of the Company’s registered office is Cricket square, Hutchins Drive, PO Box 2618, Grand Cayman, KY1-1111, Cayman Islands.

The Company is an investment holding company. The Company and its subsidiaries (the “**Group**”) are principally engaged in property development, property management, hotel operations and commercial property investment in the People’s Republic of China (the “**PRC**”).

The Company has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 5 December 2019.

These financial statements are presented in Renminbi (“**RMB**”) and all values are rounded to the nearest thousand (RMB’000) except when otherwise indicated.

The interim financial information has not been audited.

2. Basis of preparation and accounting policies

The interim financial information has been prepared in accordance with HKAS 34 “Interim Financial Reporting”. The interim financial information should be read in conjunction with the annual financial statements of the Group for the year ended 31 December 2024, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“**HKFRS**”).

(a) Going concern basis

For the six months ended 30 June 2025, the Group recorded a net loss of RMB191 million. As at 30 June 2025, the Group had total bank and other borrowings of RMB3,296 million, which were classified as current bank and other borrowings repayable within 12 months, while the Group’s cash and cash equivalents amounted to RMB41 million.

As at 30 June 2025, certain borrowings whose principal amounts of RMB604 million and interest payables of RMB45 million, relating to borrowings with a total principal amount of RMB736 million, were overdue (the “**Defaulted Borrowings**”). As a result of such default, the principal amount of borrowings of RMB1,038 million, were considered as cross-default. The aggregate principal amount of the aforesaid borrowings of RMB1,774 million would be immediately repayable if requested by the lenders.

The Defaulted Borrowings included a loan with an outstanding principal amount of approximately RMB56 million granted by Bank of China, Zhaoqing Branch* (中國銀行肇慶支行, hereinafter the “**Zhaoqing Lender**”) to Zhaoqing Jingyue Technology Development Co., Ltd.* (肇慶市景悅科技發展有限公司, an indirect wholly-owned subsidiary of the Company, hereinafter “**Zhaoqing Jingyue**”). Court proceedings have been initiated by the Zhaoqing Lender against Zhaoqing Jingyue for recovering the outstanding indebtedness. As at the date of this report, the first-instance trial has commenced and the Zhaoqing Lender and Zhaoqing Jingyue were in the process of negotiation pursuant to the recommendation of the court.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

2. Basis of preparation and accounting policies (continued)

(a) Going concern basis (continued)

Subsequent to 30 June 2025, the Group failed to settle certain borrowings with aggregated principal amount of RMB774 million (the “**Subsequent Defaulted Borrowings**”) out of which RMB736 million also form part of the Defaulted Borrowings mentioned above.

Due to the slow down of Mainland China property market in first half of 2025, the Group's operations had experienced a decline in the business of property development and sales. The pre-sales and sales volumes, amounts and collection of pre-sale and sales proceeds continue to decrease which failed to meet management's expectation for the six months ended 30 June 2025.

The business of the Group is subject to extensive governmental regulations and macro-economic control measures of the real estate sector implemented by the PRC government from time to time, and some of these policies and measures may have unfavourable impact to the working capital available to the Group. In addition, the Group has committed construction cost payable for the projects which have properties sold under pre-sale arrangement that is scheduled to delivery to the customers within next twelve months.

All of the above events and conditions indicated the existence of a material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern.

In view of such circumstances, the directors of the Company (the “**Directors**”) have given careful consideration to the future liquidity and performance of the Group and its available sources of financing in assessing whether the Group will have sufficient financial resources to continue as a going concern.

The following plans and measures have been taken to mitigate the liquidity pressure and to improve its financial position:

- (i) In respect of borrowings, the Group has been actively negotiating with all the lenders of the Defaulted Borrowings for renewal and extension for repayments of the remaining Defaulted Borrowings. The Directors are confident that the lenders (other than Zhaoqing Lender) will likely not exercise their rights to demand the Group's immediate repayment of the borrowings. Separately, the management of the Company has been working closely with its advisers and is engaged in ongoing discussion with the creditors of the Company to formulate a debt restructuring plan;
- (ii) In January 2025, the Group successfully exchanged its senior notes with an aggregate principal amount of US\$159 million (equivalent to RMB1,145 million) due 9 January 2025 with a newly issued senior note amounted to US\$174 million due on 6 January 2026 (the “**New Senior Notes**”). During the six months ended 30 June 2025, the Group successfully obtained written waiver from the lenders of New Senior Notes to waive the section of defaults and/or events of default of the New Senior Notes;

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

2. Basis of preparation and accounting policies (continued)

(a) Going concern basis (continued)

- (iii) The Group will continue to actively adjust pre-sales and sales activities to better respond to market needs, and make efforts to achieve the latest budgeted pre-sales and sales volumes and amounts. The Group will also continue to implement plans and measures to accelerate the pre-sales and sales of its properties under development and completed properties held for sale, and to speed up the collection of outstanding sales proceeds;
- (iv) As at 30 June 2025, the Group's restricted cash amounted to RMB87 million, which mainly represented the restricted pre-sale proceeds in designated bank accounts and can be used to settle certain construction payables or project loans subject to the approval of the local State-Owned Land and Resource Bureau. The Group will closely monitor the process of construction of its property development projects to ensure that construction and related payments are fulfilled, and that the relevant properties sold under pre-sale arrangement are completed and delivered to the customers on schedule as planned, so that the Group is able to release restricted cash to meet its other financial obligations; and
- (v) The Group will also continue to seek for other alternative financing and borrowings to finance the settlement of its existing financial obligations and future operating expenditure. The Group would pay attention to changes in the financing market and policies and promote or add new financing as appropriate; regularly take stock of and update the Group's asset position to ensure clear and complete financing resources. The Group would also seek assistance from the government to obtain diversified financing and deconsolidation methods.

The Directors have reviewed the Group's cash flow projections prepared by management, which cover a period of not less than twelve months from 30 June 2025. In the opinion of the Directors, in light of the above and taking into account the anticipated cash flows to be generated from the Group's operations as well as the above plans and measures, the Group will have sufficient working capital to meet its financial obligations as and when they fall due in the coming twelve months from 30 June 2025. Accordingly, the Directors consider that it is appropriate to prepare the interim condensed consolidated financial information on a going concern basis.

Notwithstanding the above, a material uncertainty exists as to whether the Group is able to achieve its plans and measures as described above. Whether the Group will be able to continue as a going concern would depend upon the Group's ability to generate adequate financing and operating cashflows through:

- (i) Successful negotiations with the Group's existing lenders in respect of the borrowings, including the syndicated loan, that were either in default or otherwise in cross default, so that the relevant lenders will not exercise their contractual rights to demand immediate repayment of the relevant defaulted borrowings or cross-defaulted borrowings and grant the relevant waiver to the Group;
- (ii) Continuous compliance the terms and conditions of the bank and other borrowings and, where applicable, successful negotiation with the lenders to obtain wavier or to revise the terms and conditions of the borrowings for the continuous compliance thereof as and when needed;

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

2. Basis of preparation and accounting policies (continued)

(a) Going concern basis (continued)

- (iii) Successful and timely extension and renewal of its bank and other borrowings and the New Senior Notes, upon maturity as well as obtaining new financing from financial institutions as and when needed. The Group's ability to obtain these financing depends on (1) current and ongoing regulatory environments and how the relevant policies and measures might affect the Group and/or the relevant financial institutions; (2) whether the lenders of existing borrowings agree the terms and conditions for such extension or renewal; and (3) the Group's ability to continuously comply with the relevant terms and conditions of its bank and other borrowings;
- (iv) Successfully adjust pre-sales and sales activities to achieve budgeted pre-sales and sales volumes and amounts, and successful implementation of the plans and measures to accelerate the pre-sales and sales of properties under developments and completed properties held for sale, and timely collection of the relevant sales proceeds;
- (v) Successful completion and delivery of properties to the customers on schedule such that restricted pre-sale proceeds in the designated bank accounts will be released to meet its other financial obligations as planned; and
- (vi) Successful in obtaining other additional sources of financing other than those mentioned above as and when needed.

Should the Group be unable to continue as a going concern, adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for further liabilities which might arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in this interim condensed consolidated financial information.

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

2. Basis of preparation and accounting policies (continued)

(b) Changes in accounting policies

The accounting policies adopted are consistent with those of the annual financial statements for the year ended 31 December 2024, as described in those annual financial statements, except the adoption of new and amended standards and interpretation as described below.

(i) New and amended standards and interpretation adopted by the Group

Amendments to HKAS 21 Lack of Exchangeability

The adoption of new and amended standards and interpretation did not have any material impact on the interim financial information.

(ii) New standards and amendments not yet adopted

The following new standards and amendments have been published that are no mandatory for the six months ended 30 June 2025 and have not been early adopted by the Group. These standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

		Effective for accounting periods beginning on or after
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments (amendments)	1 January 2026
HKFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
HKFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Hong Kong Interpretation 5	Hong Kong Interpretation 5 Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (amendments)	1 January 2027
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be determined

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

3. Estimates

The preparation of the interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing the interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual financial statements for the year ended 31 December 2024, except for the estimation of income tax using the tax rate that would be applicable to expected total annual earnings.

4. Financial risk management

4.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, cash flow and fair value interest rate risks), credit risk and liquidity risk.

The interim financial information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2024.

There have been no changes in the risk management department or in any risk management policies since year end.

5. Revenue and segment information

(a) Description of segments and principal activities

The executive directors, as the chief operating decision-maker (the "CODM") of the Group, review the Group's internal reporting in order to assess performance and allocate resources. Management has determined the operating segments based on these reports.

The Group is organised into four business segments: property development and sales, commercial property investment, hotel operations and property management.

As the CODM considers most of the Group's consolidated revenue and results are attributable to the market in the PRC, and the Group's consolidated non-current assets are substantially located in the PRC, no geographical information is presented.

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

5. Revenue and segment information (continued)

(b) Segment performance

The segment information provided to the executive directors for the reportable segments for the six months ended 30 June 2025 is as follows:

	Property development and sales Unaudited RMB'000	Commercial property investment Unaudited RMB'000	Hotel operations Unaudited RMB'000	Property management Unaudited RMB'000	Total Unaudited RMB'000
Segment revenue	384,309	–	17,601	26,647	428,557
Recognised at a point in time	384,309	–	–	–	384,309
Recognised over time	–	–	17,601	26,647	44,248
Revenue from other sources: rental income	–	3,980	–	–	3,980
Inter-segment revenue	–	(3,481)	(329)	(3,563)	(7,373)
Revenue from external customers	384,309	499	17,272	23,084	425,164
Gross profit/(loss) before impairment losses on completed properties held for sale and properties under development	24,588	215	(426)	6,087	30,464
Net impairment losses on completed properties held for sale and properties under development	(73,653)	–	–	–	(73,653)
Gross (loss)/profit after impairment losses on completed properties held for sale and properties under development	(49,065)	215	(426)	6,087	(43,189)
Selling and marketing expenses					(29,368)
Administrative expenses					(20,619)
Net impairment losses on financial assets					(64,112)
Other income					8,109
Other expenses					(191)
Other gains – net					31,593
Finance costs – net					(45,450)
Share of profit of investments accounted for using the equity method (Note 12)	236	–	–	–	236
Loss before income tax					(162,991)
Income tax expense					(27,606)
Loss for the period					(190,597)
Depreciation and amortisation recognised as expenses	4,449	–	4,025	98	8,572

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

5. Revenue and segment information (continued)

(b) Segment performance (continued)

The segment information provided to the executive directors for the reportable segments for the six months ended 30 June 2024 is as follows:

	Property development and sales Unaudited RMB'000	Commercial property investment Unaudited RMB'000	Hotel operations Unaudited RMB'000	Property management Unaudited RMB'000	Total Unaudited RMB'000
Segment revenue	2,250,430	–	33,698	31,481	2,315,609
Recognised at a point in time	2,250,430	–	–	–	2,250,430
Recognised over time	–	–	33,698	31,481	65,179
Revenue from other sources:					
rental income	–	5,483	–	–	5,483
Inter-segment revenue	–	(2,553)	(139)	(14,375)	(17,067)
Revenue from external customers	2,250,430	2,930	33,559	17,106	2,304,025
Gross profit before impairment losses on completed properties held for sale and properties under development	204,212	2,709	3,258	3,526	213,705
Net impairment losses on completed properties held for sale and properties under development	(165,805)	–	–	–	(165,805)
Gross profit after impairment losses on completed properties held for sale and properties under development	38,407	2,709	3,258	3,526	47,900
Selling and marketing expenses					(110,093)
Administrative expenses					(36,677)
Net impairment losses on financial assets					(64,556)
Other income					499
Other expenses					(414)
Other losses – net					(10,764)
Finance costs – net					(16,969)
Share of profit of investments accounted for using the equity method (Note 12)	434	–	–	–	434
Loss before income tax					(190,640)
Income tax credit					8,262
Loss for the period					(182,378)
Depreciation and amortisation recognised as expenses	8,021	–	7,752	139	15,912
Fair value losses on investment properties – net (Note 13)	–	(8,310)	–	–	(8,310)

Sales between segments are carried out at arm's length. The revenue from external parties reported to the CODM is measured in a manner consistent with that in the interim condensed consolidated statement of comprehensive income.

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

5. Revenue and segment information (continued)

(b) Segment performance (continued)

The segment assets and liabilities provided to the executive directors for the reportable segments as at 30 June 2025 is as follows:

	Property development and sales Unaudited RMB'000	Commercial property investment Unaudited RMB'000	Hotel operations Unaudited RMB'000	Property management Unaudited RMB'000	Total Unaudited RMB'000
Segment assets	5,999,667	32,810	77,816	12,579	6,122,872
Segment assets include:					
Investments accounted for using the equity method (<i>Note 12</i>)	525	–	–	–	525
Additions to non-current assets (other than financial assets and deferred income tax assets)	1,064	–	2	–	1,066
Segment liabilities	1,304,555	9,458	83,143	31,500	1,428,656

The segment assets and liabilities provided to the executive directors for the reportable segments as at 31 December 2024 is as follows:

	Property development and sales Audited RMB'000	Commercial property investment Audited RMB'000	Hotel operations Audited RMB'000	Property management Audited RMB'000	Total Audited RMB'000
Segment assets	6,571,329	60,558	81,039	23,347	6,736,273
Segment assets include:					
Investments accounted for using the equity method (<i>Note 12</i>)	739	–	–	–	739
Additions to non-current assets (other than financial assets and deferred income tax assets)	15	–	77	26	118
Segment liabilities	1,819,357	14,873	82,700	24,298	1,941,228

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

5. Revenue and segment information (continued)

(b) Segment performance (continued)

For the six months ended 30 June 2025, 1 single external customer's transaction generated revenue accounting for 10% or more of the Group's total revenue (for the six months ended 30 June 2024: nil).

There are no differences from the last annual financial statements in the basis of segmentation or in the basis of measurement of segment profit or loss.

(i) Segment assets

The amounts provided to the executive directors with respect to segment assets are measured in a manner consistent with that of the financial statements. These assets are allocated based on the operations of the segment.

The Group's deferred income tax assets are not considered to be segment assets but rather are managed on a central basis.

Segment assets are reconciled to total assets as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Segment assets	6,122,872	6,736,273
Unallocated:		
– Deferred income tax assets	231,699	230,467
Total assets	6,354,571	6,966,740

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

5. Revenue and segment information (continued)

(b) Segment performance (continued)

(ii) Segment liabilities

The amounts provided to the executive directors with respect to segment liabilities are measured in a manner consistent with that of the financial statements. These liabilities are allocated based on the operations of the segment.

The Group's current and deferred income tax liabilities and borrowings are not considered to be segment liabilities but rather are managed on a central basis.

Segment liabilities are reconciled to total liabilities as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Segment liabilities	1,428,656	1,941,228
Unallocated:		
– Current income tax liabilities	356,514	362,733
– Deferred income tax liabilities	320,067	294,883
– Short-term borrowings and current portion of long-term borrowings	3,296,462	2,672,539
– Long-term borrowings	–	580,000
Total liabilities	5,401,699	5,851,383

(c) Assets and liabilities related to contracts with customers

(i) The Group has recognised the following assets related to contracts with customers:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Sale commissions	65,673	64,633

Management expects the incremental costs, only including sale commissions, as a result of obtaining the property sale contracts are recoverable. The Group has capitalised the amounts and amortised when the related revenue are recognised. For the six months ended 30 June 2025, the amount of amortisation was RMB24,119,000 (six months ended 30 June 2024: RMB96,380,000). There was no impairment loss in relation to the costs capitalised.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

5. Revenue and segment information (continued)

(c) Assets and liabilities related to contracts with customers (continued)

(ii) The Group has recognised the following liabilities related to contracts with customers:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Contract liabilities related to sales of properties	236,582	402,447
Contract liabilities related to others	18,745	17,067
	255,327	419,514

The Group receives payments from customers based on billing schedule as established in contracts. Payments are usually received in advance of the performance under the contracts which are mainly from sales of properties.

(iii) The following table shows how much of the revenue recognised for the six months ended 30 June 2025 and 2024 related to carried-forward contract liabilities:

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
Revenue recognised that was included in the contract liabilities balance at the beginning of the period		
Sales of properties	178,856	2,156,479
Others	11,531	12,789
	190,387	2,169,268

The amount of unsatisfied performance obligation is approximately the same as the balance of contract liabilities, which are expected to be recognised in 1 to 3 years as at 30 June 2025 and 2024.

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

6. Expenses by nature

Expenses by nature included in cost of sales, selling and marketing expenses, administrative expenses and net impairment losses on completed properties held for sale and properties under development are analysed as follows:

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
Net impairment losses on completed properties held for sale and properties under development	73,653	165,805
Cost of properties sold – including construction cost, land cost and interest cost	361,194	2,014,827
Employee benefit expenses (including directors' emoluments)	32,743	43,656
Employee benefit expenditure – including directors' emoluments	36,597	48,895
Less: capitalised in properties under development	(3,854)	(5,239)
Commission fees	24,119	96,380
Hotel operations expenses	6,227	21,291
Depreciation and amortisation of property, plant and equipment, intangible assets and right-of-use assets	8,572	15,912
Advertising costs	1,648	5,034
Entertainment expenses	1,243	1,936
Taxes and other levies	2,489	26,605
Professional consulting fees	1,694	356
Office and travelling expenses	1,053	2,082
Auditor's remuneration	140	518
Others	3,565	8,493
Total	518,340	2,402,895

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

7. Other gains/(losses) – net

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
Reversal of legal expenses related to the compulsory auction of a building	32,958	–
Gains on disposals of investment properties and property, plant and equipment	218	163
Loss on disposal of an associate	(300)	–
Gain on disposal of a subsidiary	702	–
Fair value losses on investment properties (<i>Note 13</i>)	–	(8,310)
Net foreign exchange losses	(1,985)	(2,617)
	31,593	(10,764)

8. Finance costs – net

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
Finance costs		
– Interest expense on bank and other borrowings	119,624	134,231
– Interest expense on leases	1,599	3,266
– Net exchange losses/(gains) on foreign currency borrowings	12,603	(2,169)
Less:		
– Interest capitalised	(88,175)	(117,592)
	45,651	17,736
Finance income		
– Interest income from bank deposits	(201)	(767)
Finance costs – net	45,450	16,969

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

9. Income tax expense/(credit)

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
Current income tax		
– Corporate income tax	976	1,182
– Land appreciation tax	2,561	4,620
	3,537	5,802
Deferred income tax		
– Corporate income tax	24,069	(14,064)
	27,606	(8,262)

(a) PRC corporate income tax

The income tax provision of the Group in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for the period, based on the existing legislation, interpretations and practices in respect thereof. The corporate income tax rate applicable to the Group's entities located in Mainland China is 25%.

Pursuant to the Detailed Implementation Regulations for implementation of the Corporate Income Tax Law issued on 6 December 2007, dividends distributed from the profits generated by the PRC companies after 1 January 2008 to their foreign investors shall be subject to this withholding income tax of 10%, a lower 5% withholding tax rate can be applied when the immediate holding companies of the PRC subsidiaries are incorporated in Hong Kong and fulfil the requirements to the tax treaty arrangements between the PRC and Hong Kong. The Group has not accrued any withholding income tax for the undistributed earnings of its PRC subsidiaries as the Group does not have a plan to distribute these earnings out of the Mainland China in the foreseeable future.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

9. Income tax expense/(credit) (continued)

(b) PRC land appreciation tax ("LAT")

Pursuant to the requirements of the Provisional Regulations of the PRC on LAT effective 1 January 1994, and the Detailed Implementation Rules on the Provisional Regulations of the PRC on LAT effective on 27 January 1995, all income from the sale or transfer of state-owned land use rights, buildings and their attached facilities in the PRC is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value, with an exemption provided for sales of ordinary residential properties if their appreciation values do not exceed 20% of the sum of the total deductible items.

The Group has made provision of LAT for sales of properties according to the aforementioned progressive rate, except for certain group companies which calculate the LAT based on deemed tax rates in accordance with the approved taxation method obtained from tax authorities.

(c) Overseas income tax

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law, Cap 22 of Cayman Islands and accordingly, is exempted from Cayman Islands income tax. The Company's subsidiaries in the British Virgin Islands were incorporated under the BVI Business Companies Act of the British Virgin Islands and, accordingly, are exempted from British Virgin Islands income tax.

(d) Hong Kong profits tax

No provision for Hong Kong profits tax has been made in this interim condensed consolidated financial information as the Group's companies did not have assessable profit in Hong Kong for the six months ended 30 June 2025 (six months ended 30 June 2024: nil).

10. Loss per share

Loss per share is calculated by dividing the loss attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Six months ended 30 June	
	2025 Unaudited	2024 Unaudited
Loss attribute to owners of the Company (RMB'000)	(142,604)	(262,941)
Weighted average number of ordinary shares in issue (in thousand)	1,646,173	1,646,173
Loss per share – basic (RMB per share)	(0.09)	(0.16)
Loss per share – diluted (RMB per share)	(0.09)	(0.16)

The Company had no dilutive potential shares in issue, thus the diluted loss per share equals the basic loss per share.

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

11. Dividend

The board of directors of the Company has resolved not to declare the payment of interim dividend for the six months ended 30 June 2025 (six months ended 30 June 2024: nil).

12. Investments accounted for using the equity method

The amounts recognised in the statement of financial position are as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Investments in a joint venture (<i>Note (a)(i)</i>)	—	—
Investments in associates	525	739
	525	739

The amounts recognised in the statement of comprehensive income are as follows:

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
A joint venture (<i>Note (a)</i>)	—	—
Associates (<i>Note (b)</i>)	236	434
	236	434

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For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

12. Investments accounted for using the equity method (continued)

(a) A joint venture

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Opening balances	–	–
Additions	–	–
Share of results	–	–
Ending balances	–	–

- (i) The Group's interest in a joint venture is accounted using equity method. As at 30 June 2025, the Group's shares of losses of a joint venture exceeds its interests in the underlying entities, and the unrecognised share of losses of the joint venture amounted to RMB88,499,000 (31 December 2024: RMB79,443,000).

(b) Associates

The movement of investment in associates is as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Opening balances	739	645
Share of results	236	94
Addition	392	–
Disposal of an associate	(842)	–
Ending balances	525	739

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

13. Property, plant and equipment, right-of-use assets, investment properties and intangible assets

	Property, plant and equipment RMB'000	Right-of-use assets RMB'000	Investment properties RMB'000	Intangible assets RMB'000
Six months ended 30 June 2025 (Unaudited)				
Opening net book amount as at 1 January 2025	216,419	84,612	50,200	1,964
Additions	674	–	–	–
Disposals	(582)	–	(13,585)	–
Disposal of subsidiary	–	–	(5,415)	–
Depreciation/amortisation charges	(5,797)	(2,456)	–	(319)
Exchange difference	(4)	(14)	–	–
Closing net book amount as at 30 June 2025	210,710	82,142	31,200	1,645
Six months ended 30 June 2024 (Unaudited)				
Opening net book amount as at 1 January 2024	289,448	89,503	156,151	2,774
Additions	66	–	–	–
Disposals	(435)	–	–	–
Depreciation/amortisation charges	(10,436)	(5,080)	–	(396)
Fair value changes	–	–	(8,310)	–
Exchange difference	9	18	–	–
Closing net book amount as at 30 June 2024	278,652	84,441	147,841	2,378

- (a) As at 30 June 2025, property, plant and equipment with net book amounts totalling RMB158,872,000 (31 December 2024: RMB129,800,000) and right-of-use assets of RMB10,878,000 (31 December 2024: RMB11,090,000) were pledged as collateral for the Group's bank and other borrowings (Note 22).
- (b) As at 30 June 2025, property, plant and equipment mainly comprised hotels of RMB158,872,000 (31 December 2024: RMB129,800,000) which are located in the PRC.
- (c) As at 30 June 2025 and 31 December 2024, right-of-use assets mainly comprise the prepaid leases of land contracting fee on agricultural land and forest land, which are amortised under the contracting terms.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

13. Property, plant and equipment, right-of-use assets, investment properties and intangible assets (continued)

(d) Details of investment properties are as follows:

	Property category	Fair value at 30 June 2025	Valuation techniques	Unobservable inputs	Range of unobservable inputs (probability)	Relationship of unobservable inputs to fair value
Completed investment properties	Retail properties	RMB1,200,000	Term and reversionary method	Market rents (RMB/square metre)	124	The higher the market rents, the higher the fair value
				Term and reversionary yields	5.00%	The higher the term yields, the lower the fair value
Investment properties under construction	Land located in Lianhuashan Town, Panyu District, Guangzhou Province, the PRC	RMB30,000,000	Direct comparison	Market price (RMB/square metre)	1,790	The higher the market price, the higher the fair value
				Term and reversionary yields	5.00%	The higher the term yields, the lower the fair value

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

13. Property, plant and equipment, right-of-use assets, investment properties and intangible assets (continued)

(d) Details of investment properties are as follows: (continued)

		Fair value at 31 December 2024	Valuation techniques	Unobservable inputs	Range of unobservable inputs (probability)	Relationship of unobservable inputs to fair value
Completed investment properties	Retail properties	RMB1,200,000	Term and reversionary method	Market rents (RMB/square metre)	124	The higher the market price, the higher the fair value
				Term and reversionary yields	5.00%	The higher the term yields, the lower the fair value
Investment properties under construction	Land located in Lianhuashan Town, Panyu District, Guangzhou Province, the PRC	RMB30,000,000	Direct comparison	Market price (RMB/square metre)	1,790	The higher the market price, the higher the fair value
				Term and reversionary yields	5.00%	The higher the term yields, the lower the fair value
	Land located in Nancun Town, Panyu District, Guangzhou Province, the PRC	RMB5,400,000	Direct comparison	Market price (RMB/square metre)	2,350	The higher the market price, the higher the fair value
				Term and reversionary yields	5.00%	The higher the term yields, the lower the fair value
	Buildings	RMB13,600,000	Term and reversionary method	Market rents (RMB/square metre)	27	The higher the market price, the higher the fair value
				Term and reversionary yields	5.00%	The higher the term yields, the lower the fair value

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

14. Properties under development

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Properties under development expected to be completed:		
– Land use rights	2,077,170	2,077,156
– Contractual rights of land (Note (a))	155,963	155,963
– Construction costs	829,145	857,440
– Interests capitalised	1,009,434	912,547
	4,071,712	4,003,106
Less: provision for impairment of properties under development	(1,206,473)	(1,197,188)
	2,865,239	2,805,918

- (a) Contractual rights of land mainly represents the construction land acquired from the collective economic organisations, which will be transferred to land use rights in near future.
- (b) Properties under development are located in the PRC and expected to be completed, and available for sale within normal operating cycle.
- (c) The capitalisation rate of borrowings for the six months ended 30 June 2025 is 7.13% (six months ended 30 June 2024: 10.07%).
- (d) As at 30 June 2025, properties under development with net book value of RMB1,084,507,000 (31 December 2024: RMB1,025,241,000), were pledged as collateral for the Group's bank and other borrowings (Note 22).
- (e) As at 30 June 2025, the balance of provision in respect of write-down of the properties under development was amounted to RMB1,206,473,000 (31 December 2024: RMB1,197,188,000).

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

15. Completed properties held for sale

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Completed properties held for sale developed by the Group:		
Land use rights	951,984	1,187,416
Construction costs	1,219,959	1,575,931
Interests capitalised	204,487	229,496
	2,376,430	2,992,843
Less: provision for impairment of completed properties held for sale	(725,911)	(814,777)
	1,650,519	2,178,066

The completed properties held for sale are all located in the PRC.

As at 30 June 2025, completed properties held for sale with net book value of RMB1,021,916 (31 December 2024: RMB1,199,241,000), were pledged as collateral for the Group's bank and other borrowings (Note 22).

As at 30 June 2025, the balance of provision in respect of write-down of the completed properties held for sale was amounted to RMB725,911,000 (31 December 2024: RMB814,777,000).

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

16. Trade and other receivables and prepayments

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Included in current assets:		
Trade receivables – third parties (<i>Note (a)</i>)	42,806	40,878
Trade receivables – related parties (<i>Note (a)</i>)	97	97
Other receivables – third parties (<i>Note (b)</i>)	395,377	447,730
Other receivables – non-controlling interests (<i>Note (b)</i>)	332,901	323,579
Other receivables – related parties (<i>Note (b)</i>)	56,260	56,260
Prepayments for acquisition of land use rights (<i>Note (c)</i>)	202,561	202,561
Other prepayments (<i>Note (d)</i>)	86,280	75,363
	1,116,282	1,146,468
Less: impairment	(236,059)	(173,356)
Total	880,223	973,112
Less: non-current portion	(11,189)	(11,306)
Current portion	869,034	961,806

As at 30 June 2025 and 31 December 2024, the fair value of trade and other receivables approximated their carrying amounts.

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

16. Trade and other receivables and prepayments (continued)

(a) Details of trade receivables are as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Trade receivables – third parties	42,806	40,878
Trade receivables – related parties	97	97
Less: allowance for impairment	(36,251)	(22,273)
Trade receivables – net	6,652	18,702

Ageing analysis of trade receivables based on invoice date is as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Within 1 year	10,861	19,502
Over 1 year	32,042	21,473
Trade receivables – net	42,903	40,975

Trade receivables mainly arise from rental income, provision of construction services, hotel operations and property management services. Proceeds from sale of properties are generally received in accordance with the terms stipulated in the sale and purchase agreements.

The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9. As at 30 June 2025, a provision of RMB36,251,000 was made against the gross amounts of trade receivables (31 December 2024: RMB22,273,000).

The Group's trade receivables are denominated in RMB (2024: same).

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

16. Trade and other receivables and prepayments (continued)

(b) Details of other receivables are as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Deposits for acquisition of land use rights	205,310	262,373
Other receivables due from non-controlling interests (<i>Note (i)</i>)	332,901	323,579
Other receivables due from related parties	56,260	56,260
Others	190,067	185,357
	784,538	827,569
Less: allowance for impairment	(199,808)	(151,083)
Other receivables – net	584,730	676,486

- (i) Other receivables represent cash advances amounted to approximately RMB142,872,000 made to non-controlling interests, which are unsecured, interest free and repayable on demand, and the remaining amount mainly represent consideration due from a non-controlling shareholder of a subsidiary.
- (c) Amounts represent up-front payments for acquiring land use rights for property development. The amounts will be transferred to properties under development in the statement of financial position when the Group obtains contractual usage rights of the relevant lands.
- (d) Details of other prepayments are as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Prepayments for property development projects	74,241	63,149
Prepaid other taxes	4,985	5,528
Others	7,054	6,686
Other prepayments	86,280	75,363

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

17. Prepaid taxes

Details of prepaid taxes are as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Corporate income taxes	18,951	18,951
Land appreciation taxes	109,902	110,722
Value added taxes	77,251	69,441
	206,104	199,114

18. Restricted cash

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Guarantee deposits for construction of pre-sold properties (<i>Note (a)</i>)	81,158	117,138
Guarantee deposits for borrowings (<i>Note (b)</i>)	57	144
Others	6,164	16,475
	87,379	133,757
Denominated in:		
– RMB	86,113	132,472
– US\$	337	342
– Hong Kong Dollars (“ HK\$ ”)	929	943
	87,379	133,757

The directors of the Group are of the view that the restricted cash listed above will be released within the normal operating cycle.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

18. Restricted cash (continued)

- (a) In accordance with relevant documents, certain property development companies of the Group are required to place at designated bank accounts the pre-sale proceeds of properties received as the guarantee deposits for the constructions of related properties. The deposits can only be used for payments of construction costs of related property projects upon the approval of the local State-Owned Land and Resource Bureau. Such guarantee deposits will be released according to the completion stage of the related properties.
- (b) Pursuant to certain bank loan agreements, the Group is required to place certain cash deposits as securities for borrowings.

As at 30 June 2025, the Group has placed cash deposits of approximately RMB57,000 (31 December 2024: RMB144,000) with designated banks as security for bank borrowings (Note 22).

19. Cash and cash equivalents

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Cash at bank and in hand	128,394	154,932
Less: restricted cash	(87,379)	(133,757)
Cash and cash equivalents	41,015	21,175

Cash and cash equivalents are denominated in the following currencies:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Denominated in RMB	38,221	18,099
Denominated in HK\$	1,999	2,260
Denominated in US\$	795	816
	41,015	21,175

The conversion of RMB denominated balances into foreign currencies and the remittance of such foreign currencies denominated bank balances and cash out of the PRC are subject to relevant rules and regulations of foreign exchange control promulgated by the PRC government.

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

20. Share capital

	Number of ordinary shares	Nominal value of ordinary shares	Equivalent nominal value of ordinary shares	Total
Authorised				
As at 30 June 2025 (Unaudited) and 31 December 2024 (Audited)	2,500,000,000			
Issued and fully paid				
As at 30 June 2025 (Unaudited) and 31 December 2024 (Audited)	1,646,173,000	HK\$16,462,000	RMB14,746,000	RMB14,746,000

21. Other reserves and retained earnings

	Combined Reserves RMB'000	Statutory Reserve (Note (a)) RMB'000	Exchange Difference RMB'000	Total Reserves RMB'000	Accumulated losses RMB'000	Total RMB'000
Six months ended 30 June 2025 (Unaudited)						
Balance at 1 January 2025	1,185,913	160,836	(174,795)	1,171,954	(1,500,144)	(328,190)
Loss for the period	–	–	–	–	(142,604)	(142,604)
Other comprehensive income	–	–	28,112	28,112	–	28,112
Balance at 30 June 2025	1,185,913	160,836	(146,683)	1,200,066	(1,642,748)	(442,682)
Six months ended 30 June 2024 (Unaudited)						
Balance at 1 January 2024	1,509,313	155,665	(136,437)	1,528,541	(1,150,873)	377,668
Loss for the period	–	–	–	–	(262,941)	(262,941)
Other comprehensive loss	–	–	(13,268)	(13,268)	–	(13,268)
Balance at 30 June 2024	1,509,313	155,665	(149,705)	1,515,273	(1,413,814)	101,459

- (a) Pursuant to the relevant rules and regulation concerning foreign investment enterprise established in the PRC and the articles of association of certain PRC subsidiaries of the Group, those subsidiaries are required to transfer an amount of their profit after taxation to the statutory reserves fund, until the accumulated total of the fund reaches 50% of their registered capital. The statutory reserves fund may be distributed to equity holders in form of bonus issue.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

22. Bank and other borrowings

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Bank borrowings	1,892,080	1,885,880
Senior notes (<i>Note (a)</i>)	1,303,545	1,250,988
Other borrowings (<i>Note (b)</i>)	100,837	115,671
	3,296,462	3,252,539
Included in non-current liabilities:		
– Secured (<i>Notes (d) & (e)</i>)	1,812,069	1,851,392
– Unsecured (<i>Note (e)</i>)	34,150	52,000
Less: current portion of non-current liabilities	(1,846,219)	(1,323,392)
	–	580,000
Included in current liabilities:		
– Secured (<i>Notes (d) & (e)</i>)	80,010	34,488
– Unsecured (<i>Note (e)</i>)	1,370,233	1,314,659
Add: current portion of non-current liabilities	1,846,219	1,323,392
	3,296,462	2,672,539
Total borrowings	3,296,462	3,252,539

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

22. Bank and other borrowings (continued)

- (a) On 11 January 2024, the Company issued senior notes with nominal interest rate 9.5% due 9 January 2025 in an aggregate principal amount of US\$159,284,612 in Hong Kong (the “**2024 Notes**”). The issue of the 2024 Notes was related to the exchange offer of the senior notes amounting to US\$152,100,000 and its related interest expenses which was due on 11 January 2024. The 2024 Notes were listed on the Stock Exchange on 12 January 2024.

On 7 January 2025, the Company issued the New Senior Notes with nominal interest rate 9.5% due 6 January 2026 in an aggregate principal amount of US\$174,332,581 in Hong Kong. The issue of the New Senior Notes was related to the exchange offer of the existing 2024 Notes amounting to US\$159,284,612 and its related interest expenses which was due on 9 January 2025.

The above senior notes are guaranteed by certain subsidiaries of the Group.

- (b) As at 30 June 2025, four third parties offered loans to the Group, the expiring date is within one year, one of which amounted to HK\$57,000,000 was guaranteed by the Company and interest-free.
- (c) As at 30 June 2025, the Group's borrowings are denominated in the following currencies:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
RMB	1,467,344	1,489,004
HK\$	525,573	512,547
US\$	1,303,545	1,250,988
	3,296,462	3,252,539

- (d) As at 30 June 2025, bank and other borrowings totalling RMB1,892,079,000 (31 December 2024: RMB1,885,880,000) of the Group were secured by the following assets together with the Group's shares of certain subsidiaries:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Lands	10,878	11,090
Property, plant and equipment	158,872	129,800
Properties under development	1,084,507	1,025,241
Completed properties held for sale	1,021,916	1,199,241
Restricted cash	57	144
	2,276,230	2,365,516

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

22. Bank and other borrowings (continued)

- (e) The Group's unsecured borrowings of RMB1,404,383,000 (31 December 2024: RMB1,359,659,000) as at 30 June 2025 were guaranteed by certain subsidiaries or the ultimate controlling shareholder.

The Group's secured borrowings of RMB1,892,079,000 (31 December 2024: RMB1,885,880,000) as at 30 June 2025 were guaranteed by the Company, certain subsidiaries, the ultimate controlling shareholder or third parties.

- (f) The annual weighted average effective interest rates were as follows:

	Six months ended 30 June	
	2025 Unaudited	2024 Unaudited
Bank borrowings	6.00%	6.83%
Senior notes	9.91%	10.21%

- (g) The carrying amounts of the borrowings approximate their fair values as at 30 June 2025 and 31 December 2024 as the impact of discounting of borrowing with fixed interest rate is not significant or the borrowings carry floating interest rate.

23. Trade and other payables

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Trade payables (<i>Note (a)</i>)	688,474	889,690
Amounts due to non-controlling interests and their related parties (<i>Note (b)</i>)	48,736	55,303
Outstanding consideration payables for acquisitions	22,440	22,440
Deposits payable (<i>Note (c)</i>)	12,610	15,784
Factoring of trade payables	49,488	56,638
Accrued expenses	58,327	34,379
Salaries payable	13,574	13,608
Other taxes payable	91,133	90,041
Other payable due to related parties	105,659	220,319
Other payables (<i>Note (d)</i>)	9,213	50,131
	1,099,654	1,448,333

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

23. Trade and other payables (continued)

(a) Ageing analysis of trade payables based on recognition dates is as follows:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Within 90 days	20,043	250,003
Over 90 days and within 365 days	68,370	210,757
Over 365 days	600,061	428,930
	688,474	889,690

The Group's trade payables as at 30 June 2025 is denominated in RMB, US\$ and HK\$.

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
RMB	688,084	888,627
US\$	246	919
HK\$	144	144
	688,474	889,690

- (b) Amounts due to non-controlling interests and their related parties are interest free and repayable on demand.
- (c) The deposits payables mainly include: (i) the deposits from property purchasers of the Group; and (ii) quality guarantee and bidding deposit from constructors. The deposits are unsecured, interest free and repayable according to terms and conditions mutually agreed with the counter parties.
- (d) Other payables mainly represent payables to third parties, maintenance funds which are unsecured, interest free and repayable on demand.

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For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

24. Guarantee

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Guarantee in respect of mortgage facilities for certain purchasers (<i>Note (a)</i>)	1,589,891	1,482,235
Guarantees for a joint venture (<i>Note (b)</i>)	345,500	344,683

- (a) The Group has arranged bank financing for certain purchasers of the Group's property units and provided guarantees to secure obligations of such purchasers for repayments. Such guarantees terminate upon the earlier of (i) issuance of the real estate ownership certificate, which will generally be available within an average period of two to three years upon the completion of guarantee registration; or (ii) the satisfaction of mortgaged loan by the purchasers of properties.

Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties. The Group's guarantee period starts from the dates of grant of the mortgages.

The Group considers that in case of default in payments by purchasers, the net realisable value of the related properties can cover the repayment of the outstanding mortgage principals together with the accrued interest and penalty and therefore no provision has been made in the financial statements for the guarantees.

- (b) As at 30 June 2025, the Group had provided guarantees for borrowings of the Group's joint venture amounting to RMB345,500,000 (31 December 2024: RMB344,683,000), with a provision amounting to RMB26,704,000 (31 December 2024: RMB25,296,000) has been made in the financial statements for the guarantee.

25. Commitments

Commitments for property development expenditure:

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Contracted but not provided for: Property development activities	32,468	276,139

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

26. Related party transactions

The ultimate holding company of the Company is Sze Ming Limited, and the ultimate controlling shareholder of the Company is CHAN Sze Ming Michael, who owns 72.9% of the Company's shares.

(a) Name and relationship with related parties

Name	Relationship
CHAN Sze Ming Michael	Ultimate controlling shareholder
Nanjing Longguang Jingye Property Service Co., Ltd.* ("Nanjing Longguang")	Associate of the Group
Zhongshan Jingyue Investment Co., Ltd.* ("Zhongshan Jingyue")	Joint venture of the Group
Guangzhou Jinrui Real Estate Development Co., Ltd. ("Guangzhou Jinrui")	Related party of the Group

* The English names of the related parties represents the best effort by the management of the Group in translating their Chinese names as they do not have official English names.

(b) Transactions with related parties

The Group had the following transactions with related parties for the six months ended 30 June 2025:

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
(i) Guarantee provided by shareholder in respect of borrowings outstanding – ultimate controlling shareholder	893,629	945,234
(ii) Property management service fee charged by – Nanjing Longguang	1,399	–

The prices for the above transactions were determined in accordance with the terms of the underlying agreements.

Notes to the Interim Financial Information

For the six months ended 30 June 2025 (All amounts in RMB Yuan thousands unless otherwise stated)

26. Related party transactions (continued)

(c) Balances with related parties

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Amount due from related party		
Non-trade balances		
– Zhongshan Jingyue (Note (i))	51,943	51,943
– Guangzhou Jinrui (Note (i))	4,317	4,317

- (i) The amount due from a related party and amount due to a related party mainly represent the cash advances which are unsecured, interest-free and repayable on demand.

	As at 30 June 2025 Unaudited RMB'000	As at 31 December 2024 Audited RMB'000
Providing guarantees to related parties		
– Zhongshan Jingyue	345,500	344,683

(d) Key management compensation

Key management compensation for the six months ended 30 June 2025 and 2024 are set out below:

	Six months ended 30 June	
	2025 Unaudited RMB'000	2024 Unaudited RMB'000
Key management compensation		
– Salaries and other employee benefits	1,698	2,686
– Pension costs	12	15
	1,710	2,701