



深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

Stock Code: 604.HK

2023 Interim Results

August, 2023





深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

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深圳控股有限公司

SHENZHEN INVESTMENT LIMITED

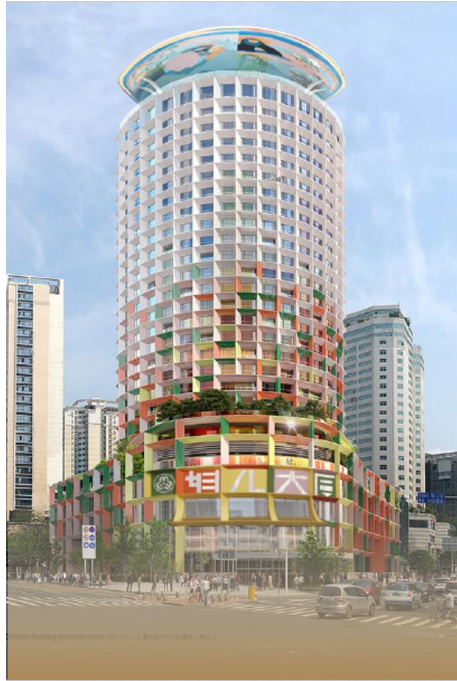
Results Highlights





1H2023 Overview

The Upper Coast
set the record for the
highest double
champion single-day



PPP Project
**Shenzhen Women
and Children Tower**
new appearance

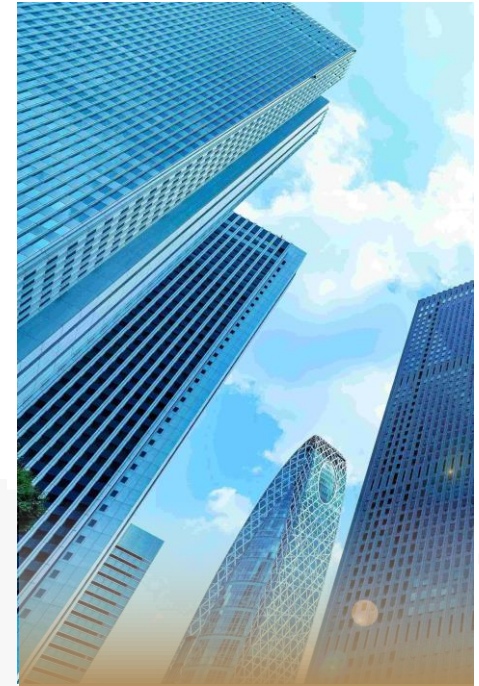
First in South China
Galleries Lafayette
department store
Grand opening



景居
JINGJU HOTEL

Independently-
operated hotel brand
[**JINGJU**]
released

**Operation and
manufacturing
separate spin-off**
submitted an application
for the listing





Performance Indicators

Revenue

HK\$ **6.06** billion

2022 Interim: HK\$15.5 billion

Gross Profit

HK\$ **2.08** billion

2022 Interim: HK\$6.95 billion

Overall Gross Profit Margin

34.4%

2022 Interim: 44.7%

FA Fair Value Changes

HK\$ **-80** million

Hengda investment in financial assets with a remaining balance of approximately 80.6 million was fully provided for

IP Fair Value Changes

HK\$ **280** million

Revenue of Associates and Joint Ventures

HK\$ **-320** million

2022 Interim: HK\$140 million

Net Profit

HK\$ **-120** million

2022 Interim: HK\$2.36 billion

Core Profit

HK\$ **-250** million

2022 Interim: HK\$2.65 billion

Dividend per share

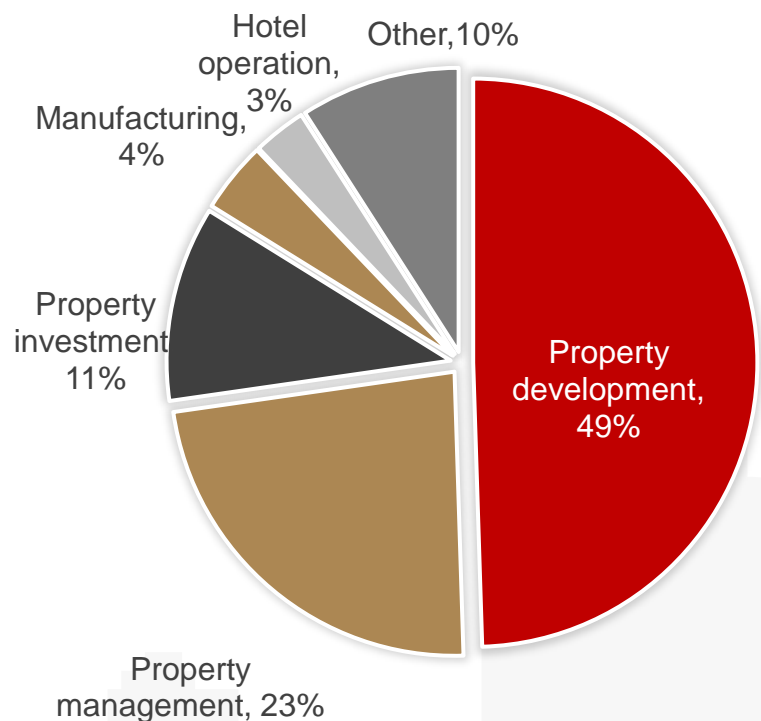
HK **2.0** cents

2022 Interim: HK3.0 cents



Performance Distribution

First half of 2023 Revenue Contribution



Segment turnover

	Turnover	Gross Profit Margin
Property Development	HK\$ 2.95 billion 77%↓	50% → 42%
Property Management	HK\$ 1.42 billion 11%↑	14% → 17%
Property Investment	HK\$ 690 million 25%↑	69% → 79%
Manufacturing	HK\$ 220 million 13%↓	22% → 20%

*Effect of Exchange Rate Fluctuation



Financial Position

New Financing

HK\$ **5** billion

Bank Loan

HK\$ **37.35** billion

Cash and cash equivalents

(Includes restricted funds)

HK\$ **15.15** billion

Cash to short-term debt ratio

1.73

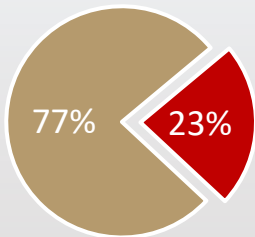
Gearing Ratio

(excluding advance receipts)

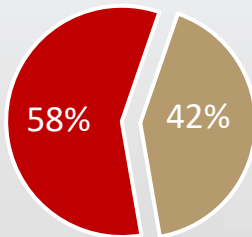
69%

Net gearing ratio

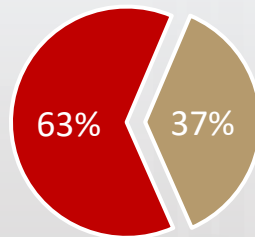
53%



Long-term /Short-term



RMB/HKD



Float/Fixed

Average Borrowing cost



* Fixed rate costs for new loans continued to decline, but HIBOR rose from 0.33% to 3.62% on average, resulting in an increase in overall interest rate costs



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Business Review





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Real Estate Business





Development Booked Mainly in the Second Half of the Year



	1H2023	1H2022	FY2022
Booked revenue	HK\$ 2.9 billion	HK\$ 12.9 billion ^{77%} ↓	HK\$ 25.7 billion
Booked area	120,000 m ²	320,000 m ² ^{63%} ↓	730,000 m ²
Completed area	0 m ²	120,000 m ²	1,130,000 m ²



Development Gross Profit Margin **42%**
Down 8 pts

- During 1H2023, there were no new projects completed, the booked parts came from sales of inventory, and the booked area decreased YoY
- During 1H2022, the gross profit margin of main booked Sky Park was over 60%, driving the development gross profit margin and sales as a whole reached as high as 50%

Main booked Projects





Satisfactory Contract Sales Performance

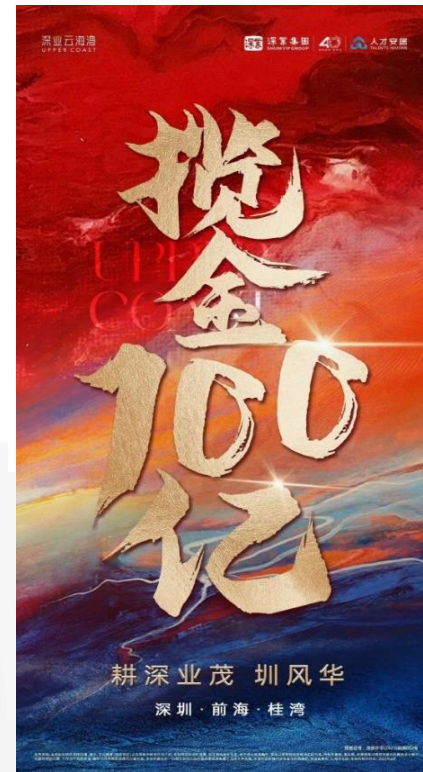
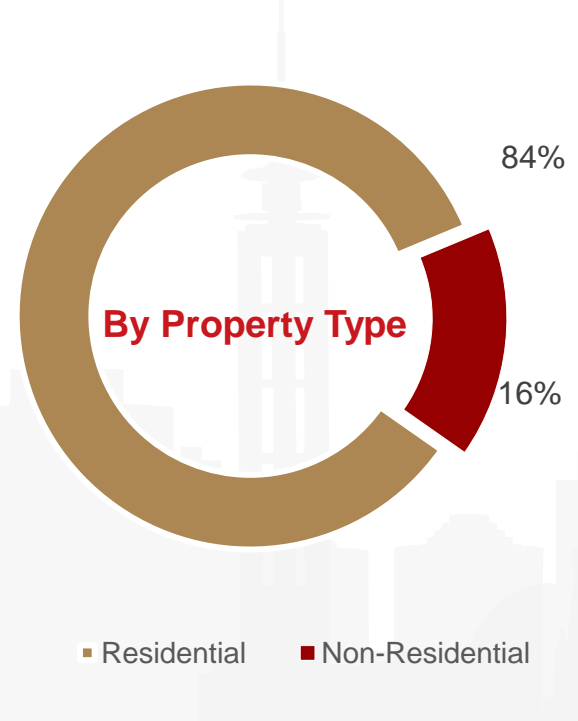
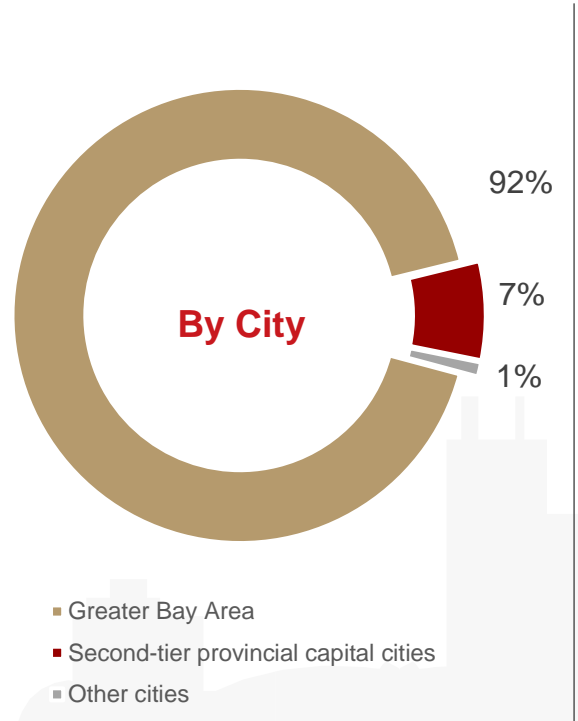
1H2023 Sales Performance

Achieved contracted sales
RMB **14.8 billion** **198%** ↑

Sales target completion rate
64%

Sales Highlights

sold on the opening day >90%	subscription amount Over RMB 10 billion	set the record highest single-day housing units sold and sales amount
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Select the Best Among the Best for Investment And Expansion (As of July 2023)



Shenzhen Longhua District A811-0347 Plot

Shareholding: 100%

Location: Shenzhen Longhua District Shenzhen North Station Commercial District

Type: Residential, hotel

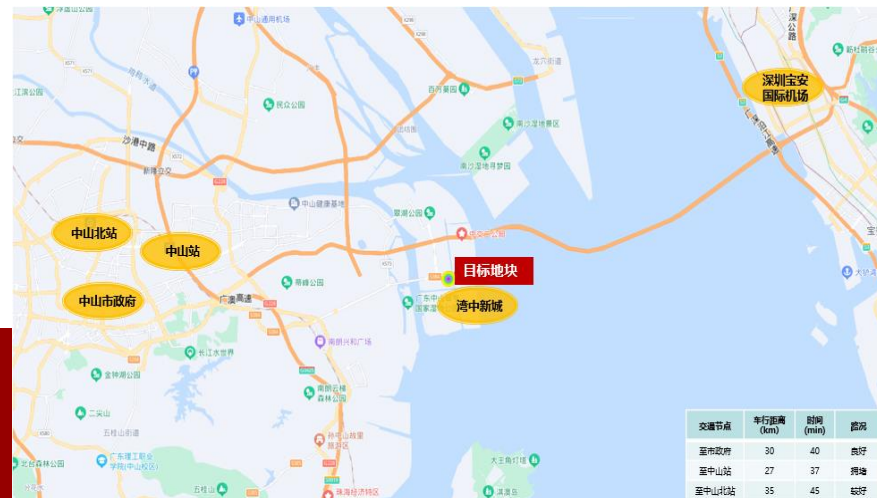
Site area: 10,118 m²

Capacity building area: 72,850 m² (hotel 37,130m², residential 33,550m²)

Investment amount: RMB1.441 billion

Land price: RMB19,780/m² (capacity building area)

Value: Approximately RMB2.7 billion



Zhongshan West Sanwei G28 Plot

Shareholding: 50%, cooperating with Vanke; consolidated by Shenzhen Investment

Location: Zhongshan Cuiheng New District Ma'andao

Type: Residential

Site area: 99,039 m²

Capacity building area: 198,077 m²

Investment amount: RMB1.98 billion

Land price: RMB10,000/ m²

Value: Approximately RMB4.9 billion

交通节点	车行距离 (km)	时间 (min)	路况
崖布政府	30	40	良好
至中山站	27	37	拥堵
至中山北站	35	45	通畅



Projects of Benefit Coordination and Urban Renewal Achieved Results

Guangming Baihua benefit coordination

- Expanded new benefit coordination project
- The implementation scope is 103 hectares

Guangming Shangcun benefit coordination

- The implementation scope is 131 hectares, and the expected reserve land is approximately 39 hectares
- Completed demolition of Longda north area
- Submitted the overall implementation plan for approval

Chegongmiao renewal unit

- Completed demolition negotiations

Taifu Square Phase 4&5

- Included in the urban renewal plan

Henggang south benefit coordination

- The implementation scope is 166 hectares, and the expected reserve land is over 35 hectares
- Submitted the overall implementation plan for approval



- 📍 Urban renewal projects
- 📍 Benefit coordination projects



Land Reserves

Land reserves with a capacity building area

6.59 million m²



Estimated value

RMB102 billion

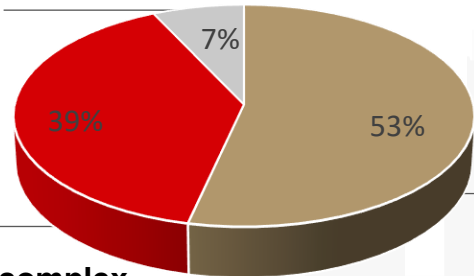


By region Capacity Building Area

Distribution of Land Reserves Capacity Building Area

Industrial, logistics and warehousing

492,000 m²

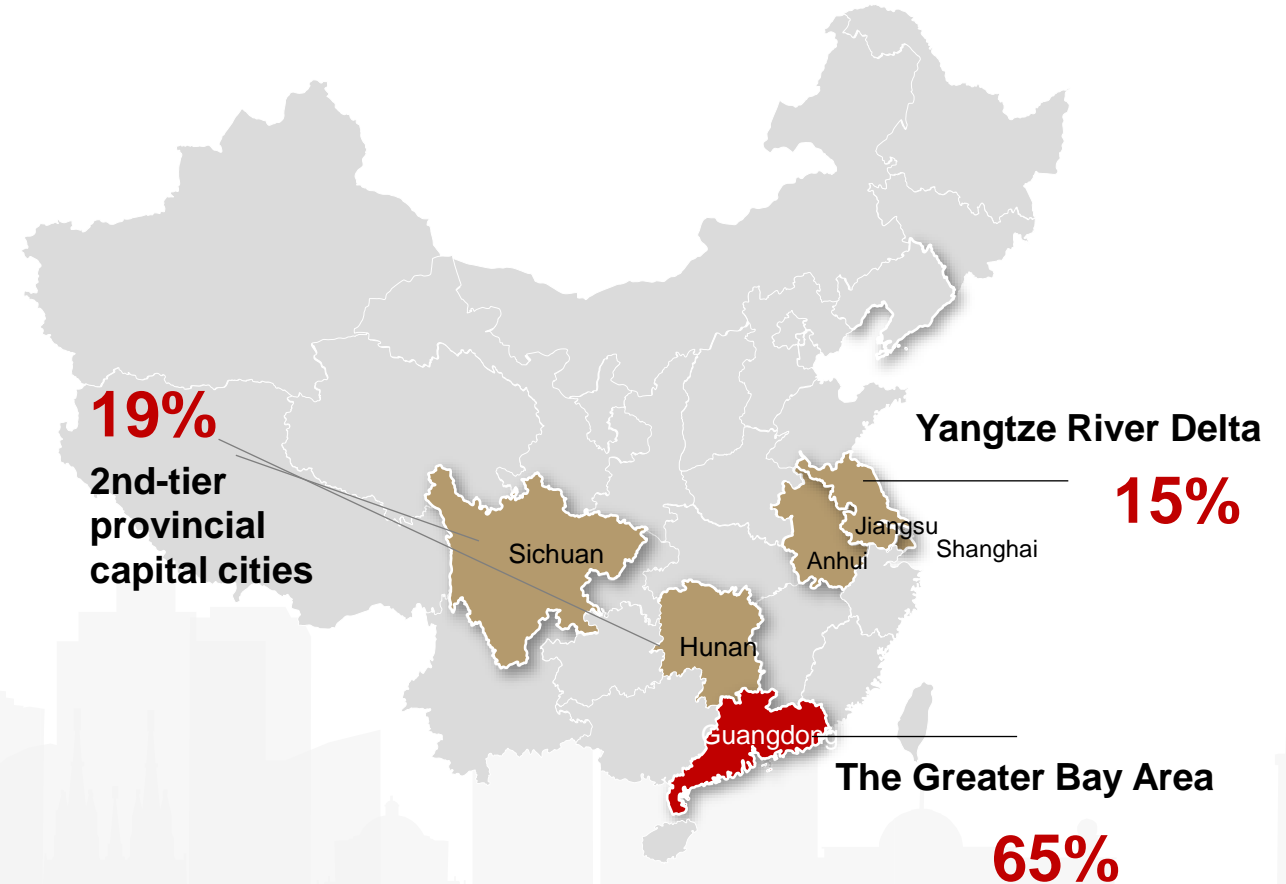


Commercial complex

2.558 million m²

Residential and commercial

3.523 million m²





Strong rebound in rental income

Property Investment
Income

HK\$ **690** million  25%

Property
Investment Gross
Profit Margin

79%  10%

Area of Property
Holdings

1.8 million m²

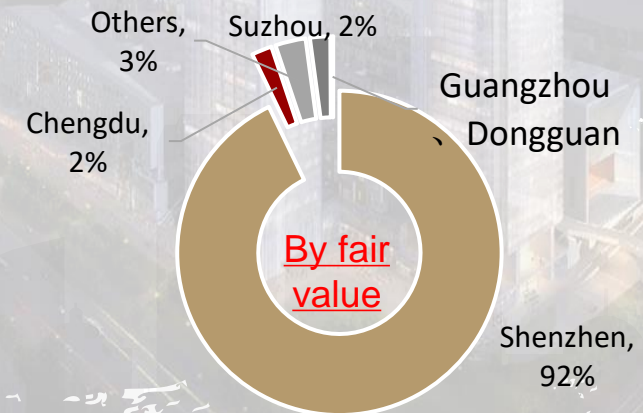
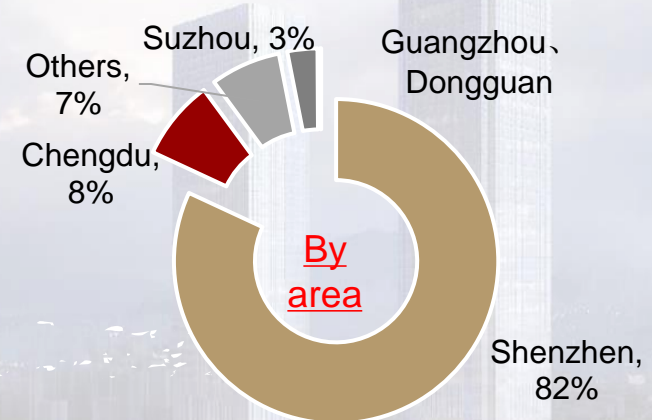
Fair Value of
Property Holding

HK\$ **34.3** billion

Fair Value
Changes

HK\$ **+280** million
Positive growth for the first time in the last three years

Distribution of properties





Hotel Operation Revenue Significantly Increase



The Group owns six hotels

During the 1H2023, the Group recorded revenue (under other operating categories) of **HK\$190 million**, up **62%** YoY

Mandarin Oriental Shenzhen

2023 Forbes Travel Guide Five-Star Award

LA LISTE First World Hotel Ranking-World's Best Hotels 2023

Release of self-operated hotel brand "Jingju Hotel"

The first flagship hotel opened officially in Shenzhen Women & Children's Tower on 9 June



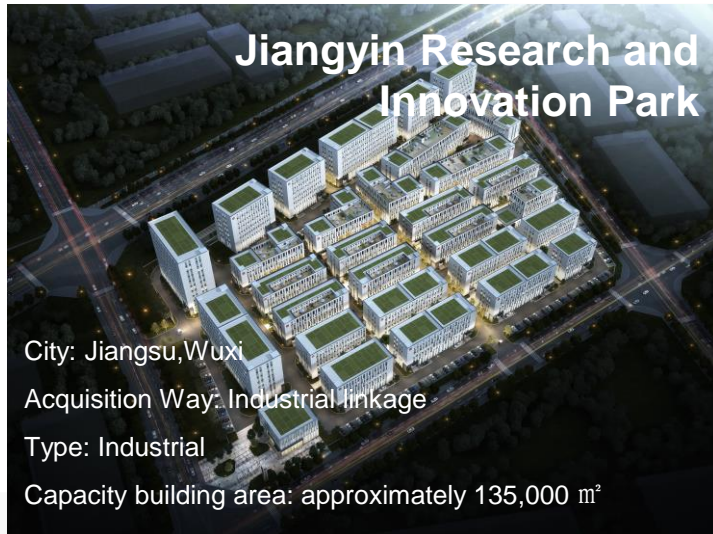
Industrial Park Business Develops Efficiently

Fixed-theme commercial industrial parks have been operating healthily

- Shum Yip Auto City, an intelligent travel industrial park in Shenzhen, continued to improve its brand image, maintaining an occupancy rate of over **96%**

The growth path for manufacturing commercial industrial parks has been increasingly mature

- The three industrial parks in the Yangtze River Delta have progressed well, with a cumulative contracted area of **17,000** m² in the first half of the year
- The sell-through rate of the Shenma Technology Park in Ma'anshan exceeded **80%**





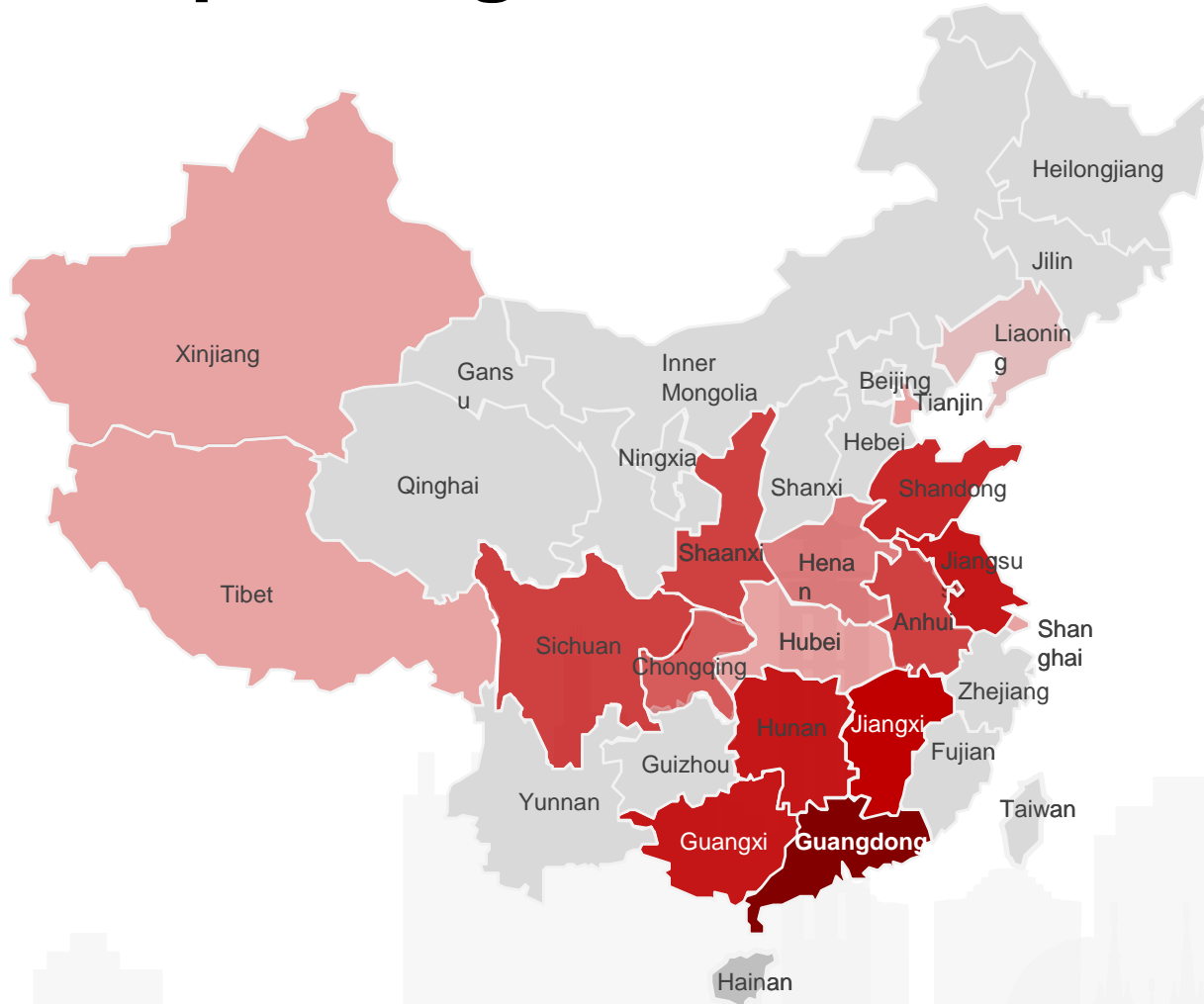
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Urban Integrated Operation





Deepen Its Presence in the Greater Bay Area While Expanding Across China



Nationwide

14 provinces Manage **477** projects
47 cities Manage an area of **71.83** million m²

Strategic Focus on the Greater Bay Area

City Service and Property Service TOP5 Enterprise in the Greater Bay Area

Accounting for **69%** Manage an area of **49.50** million m²
Projects: **254**

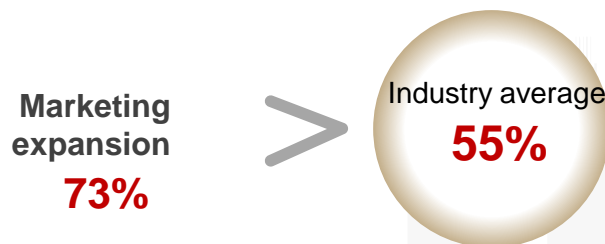
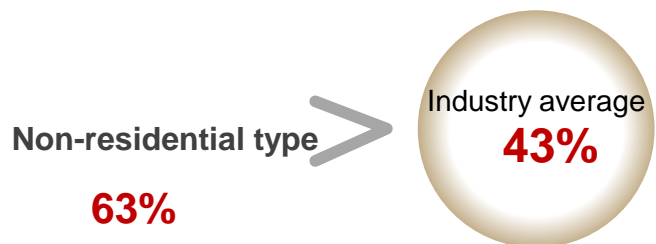
Expanding Across China

21 key first-tier and new first-tier and second-tier cities in China



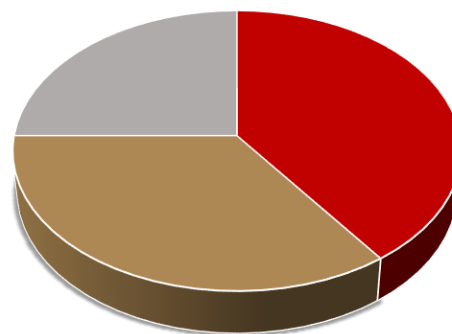
Rising Comprehensive Strength

Diversified portfolio of businesses and strong external expansion



Full service coverage

Revenue from property management
HK\$1.42 billion 11% ↑



- urban and industrial park property management
- residential property management
- commercial operation and property management services

Overall ranking keeps rising

Rank **17th** Among 2022 China TOP100 Property Service Enterprises —China Index Academy

Rank **7st** Among China State-owned Property Service Outstanding Enterprises —China Index Academy

Rank **6th** Among State-owned Property Service Enterprises in Comprehensive Strength —CPMRI

2022 China Diversified Business Mix Property Management, Commercial Operation and City Service Provider List **No.9** —Frost & Sullivan

2022 China State-owned Diversified Business Mix Property Management, Commercial Operation and City Service Provider List **No.5** —Frost & Sullivan



Make Another Breakthrough in Expansion of City Services

Maintain a strong market-oriented expansion

- Expanded **43** new operation projects, with net expansion (including joint ventures) of **9.46 million** m²
- Continuous efforts have been made in the city services segment to expand a number of high-quality public construction projects, including courthouse, emergency center and public primary and secondary school and kindergarten in Shenzhen
- The “city housekeeper” business tapped into a new area and a joint venture won the bid for the city service project in Yushan District, Ma’anshan, with total contract amount of **RMB150 million**

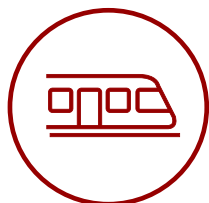
Part of expansion projects in 1H2023

	Community	Urban road cleaning services in Yushan District, Ma’anshan Property city services in Yuanling Street, Futian District
	Hospital	Shenzhen Emergency Medical Blood Information Three Center
	School	Shenzhen Longhua District Guanlan Experimental School Shenzhen Longhua District Zhixin Middle School Shenzhen Longhua District Runze Middle School ,etc
	Utilities	Shenzhen Intermediate People's Court Shandong Mobile (Zibo) Hainan Mobile (Provincial headquarters)



Urban Integrated Operation Business Recorded Excellent Performances

UpperHills



Connected to subway

100+

Activities

200K

Daily customer flow

40%↑

Hong Kong customer flow



Grand opening of the Galleries Lafayette

Sales amount reached over RMB1 million at the opening day
Full channel exposures exceeded 100 million times



11 Top 500 companies moving into the office building

The numbers of TOP 500 companies based in this building ranks 2nd in Shenzhen
Rental income and occupancy rate surges under passive economy

Shenzhen Women and Children Tower



Renovation

Revitalize the city's existing public service facilities, and set up a **women & children-friendly city model**

Zhongshan Bay Front



Collaboration with Top Brands

The global brand has announced its contract signing, aiming to build **Asia's first** international indoor IP theme park cluster



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Innovative Business





Effect-showing High-tech Agriculture Development

Agricultural park construction

5800 acres in total with continuous improvement of scale



Xinfeng project high folate cornfield



Shenshan Jinnong project canary rice field



Shantou Nanao project smart planting demonstration

Advance four-season agricultural tourism

Organize flower activities in the GBA and create **studying micro-holiday destinations**



Xinfeng · Four-season Riverside Garden



Dapeng · Four-season Riverside Garden



Nanao · Four-season Riverside Garden

High-end agricultural product sales platform



Shenzhen key agricultural leading enterprise

Integrate the full channels of B2B, B2C and O2O
Combine online sales, community boutique flagship, and corporate benefits together



“NONGWOFENG” Star Products



Accelerated Development of Advanced Manufacturing



National high-tech enterprise

57%

LCDs

* % of revenue from each type



Shenzhen "specialized and innovative" small and medium-sized enterprise



Vice-president unit of CODA

43%

Intelligent control products



Quality service provider of human-computer interaction display and intelligent control

Industry-leading technological innovation achievements

42 patents

16 software copyrights

Extensive high-quality domestic and international customer resources



Applications



Smart home



Industrial control and automation



OA Office



Intelligent vehicle



Smart healthcare



Significant Progress in Capital Operation

Spin-off of Urban Integrated Operation Business

Shum Yip Operations has submitted an application for the listing of H shares on the Stock Exchange of Hong Kong.



Spin-off of Advanced Manufacturing Business

Jinghua filed its GEM IPO application to Shenzhen Stock Exchange



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Corporate Management





Practice Social Responsibility and Implement Sustainable Development

Publishing ESG reports for
8 consecutive years

Maintaining a good MSCI
ESG rating

Honored with the “Best
ESG Award” at the China
Excellence IR Awards for two
consecutive years

E- Environmental

Set clear targets for carbon emissions, use of energy, use of water resources, waste consumption and green buildings

- **Carbon emissions / energy consumption:** By 2030 , the carbon emission intensity per unit of revenue will be reduced by 15% compared with **2022** , and the energy consumption will continue to be reduced
- **Water resources:** Continue to strengthen water-saving management and gradually carry out water-saving transformation of operating projects
- **Waste Consumption:** Improve the rate of garbage classification and comprehensive utilization, and standardize the collection, treatment and management of hazardous waste
- **Green building:**
By 2023 , 100% of all new projects will meet national green building standards
The green renovation of commercial projects held and operated reaches one-star rating standard for green renovation of existing buildings

S- Social

- "High-tech Agriculture" combines "Special Agricultural Tourism" to help rural revitalization
- Adhere to product quality and protect customer rights and interests
- Adhere to "people-oriented", protect employees' legitimate rights and interests, and pay attention to employee development

G- Governance

- Establish an effective ESG management system
- Promote sustainable operation management



Human Resource Building and Digital Construction Continue to Empower

Improve human resource



Continues to focus on the building of a talent team through **internal and external recruitment, combined with trainings and education**



Optimizes the organizational control of its subsidiaries, establishes a “**lean and adaptable, efficient and unified, and vigorous**” organizational control system



Deepens the reform of appraisal by adopting “**strong incentives and hard constraints**”, so as to effectively stimulate team vitality

Deepen digital empowerment



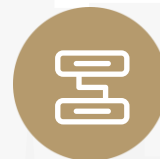
Continue to promote the construction and marketing of **2** technology support platforms and **8** common applications



IoT platforms have enabled **4** projects **with a total of 1280,000 m²** to achieve intelligent operation in Chegongmiao, Futian, Shenzhen



Financial reporting efficiency has **soared by 50%**, thus effectively controlling the risk of capital management



Achieve unified management and control of business processes, basic information, and remuneration data of more than **24000** employees of the Group



Corporate Culture

**Sunshine and Honesty, Innovation and Excellence,
Diligence and Commitment, Harmony and Sharing**



In celebration of the 40th anniversary of the establishment of Shum Yip Group, the Group held **“Loyalty Award”, “Pioneer Award”, “Craftsman Award” and “Elites Award”** respectively to reward a large number of courageous and dedicated employees and further stimulated the vitality of employee



Revised its official account and internal magazine as two strongholds for publicity, highlighting the **“future-oriented, society-oriented and grassroots-oriented”** cultural propaganda, allowing the values of respecting shareholders, customers and employees and giving back to society to be rooted in all areas of corporate management



Organized trainings for the newly-appointed middle level management to **accelerate the enhancement of the ability, confidence and motivation** of the wide management members



Organized various kinds of diversified cultural activities for employees, such as “Green Run in the Park”, ball games, photography and calligraphy competitions. Our rowing team won the champion of the Bright Science City Rowing Challenge; and our table tennis team won the group championship (mixed) of the state-owned enterprise table tennis competition in Shenzhen. Such team building activities **greatly improved our cohesiveness**





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Others





Associates and Joint Ventures Recorded Loss



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Taizhou Shum Yip Investment Development Limited

Business: To assist local government in primary land development
During the 1H2023:
• Made a loss of HK\$7.20 million

51%

Shenzhen Langtong Property Development Company Limited

Shenzhen Langtong and Shenzhen Metro Group jointly developed Shenzhen's Tanglang City Project
During the 1H2023:
• Made a profit of HK\$8.96 million

50%

Shenzhen Tianan Cyber Park (Group) Co., Ltd.

During the 1H2023:
• Made a loss of HK\$1.60 million

37.5%



27%

Stock Code: 1098.HK
During the 1H2023:
• Made a loss of HK\$330 million



15%

Stock Code: 1124.HK
It has no influence on the Company's financial Performances



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Business Plan





Promote the Completion and Delivery of Development Projects

9 projects*

1.25 million m²

Expected to increase 23% YoY

Will be completed in the second half of 2023

*Cloud Center (phase II)、Wuhan Taiyun Mansion、Natural City、Shum Yip North Shore and other projects

RMB **13.5** billion

Sold but not yet booked

RMB **19.2** billion

Products available to be sold





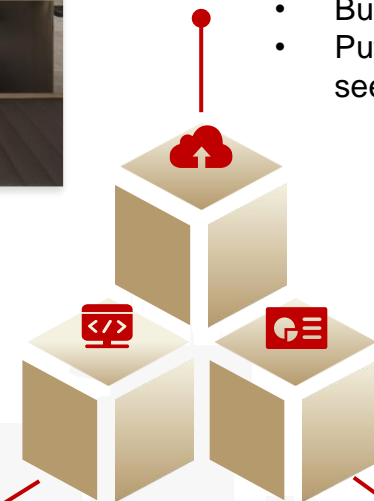
Constantly Polish Products and Services



Standardized R&D System

Product Dimension

- Card product line
- Build product system outline
- Put earnest money down on seed projects



Technology Dimension

- Find out difficult problems
- Refer corporate cases
- Technology standards and subjects

Management Dimension

- Research Shum Yip characteristic management system
- Set up management standards
- Support management action model

Residential Core Concept

H O M E

/Humanistic Community /

- Six-fold streamline
- Caring for all ages
- Communal living room
- Buoyant garden
- Children's dreaming campus

/Healthy Housing/

- Pleasant scale
- Growing space
- Double-view bacon
- Bright lift hall
- Sunlight basement
- Thick green view

/Modern Aesthetics/

- City sculpture
- Elegant facade
- Fine construction

/Comfortable Living /

- Multi security
- Feelingless passage
- Full signal

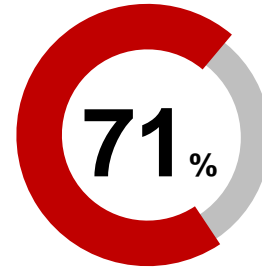


Ensure That Contract Sales Targets are Met and Expected to Increase By 20%



RMB **30 billion**

The available-for-sale product value for the second half of the year



Annual Sales target: RMB **23 billion**

Remaining RMB **6.7 billion**

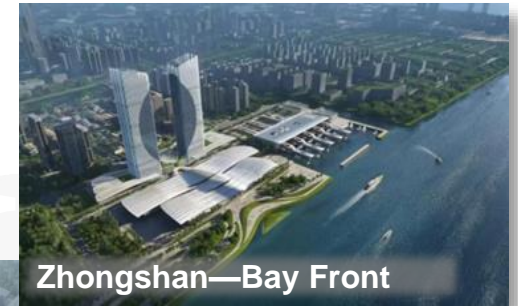
% of the annual sales target completed
(As of July 2023)



Shenzhen—Luxury Mansion



Shenzhen—Cloud Center



Zhongshan—Bay Front



Shanghai—Shenan Shangju



Chengdu—Luxury Mansion



Nnnjing—Nanwan Mansion



Focus on Benefit Coordination and Urban Renewal Projects



3 benefit coordination projects



4 urban renewal projects

Guangming Baihua benefit coordination

- Speed up land harvesting

Guangming Shangcun benefit coordination

- Promote the approval of the plan
- Carry out negotiations on substantive demolition

Chegongmiao renewal unit

- Promote the transformation of resources

Bagualing 6-1 plan

- Promote urban renewal plan

Sungang renewal unit

- Preparation work

Taifu Square Phase 4&5

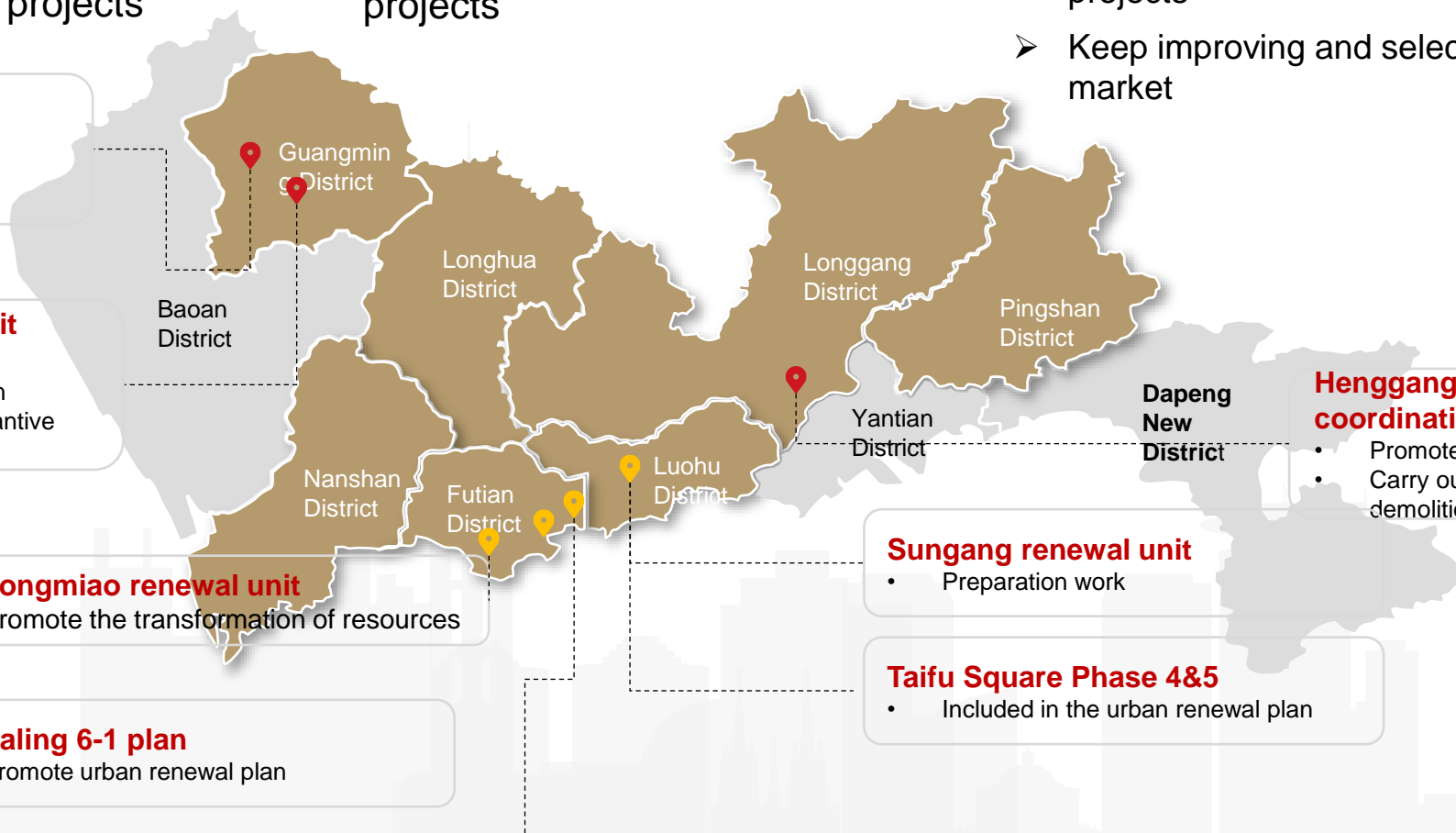
- Included in the urban renewal plan

Henggang south benefit coordination

- Promote the approval of the plan.
- Carry out negotiations on substantive demolition

Investment strategy

- Select marketable or strategic projects
- Promote benefit coordination and urban renewal projects
- Keep improving and select the best in the open market



- Urban renewal projects to be demolished
- ▲ Benefit coordination projects



Drive Rental Growth and Increase Property Value



Hold property area

1.8 million m²



01

Seize the good development momentum of commercial real estate in 1H2023, **plan more activities to increase customer flow, accelerate brand landing, improve the unit efficiency of merchants**, and further expand commercial rental income

02

Continue to increase office investment promotion efforts to attract high-quality enterprises

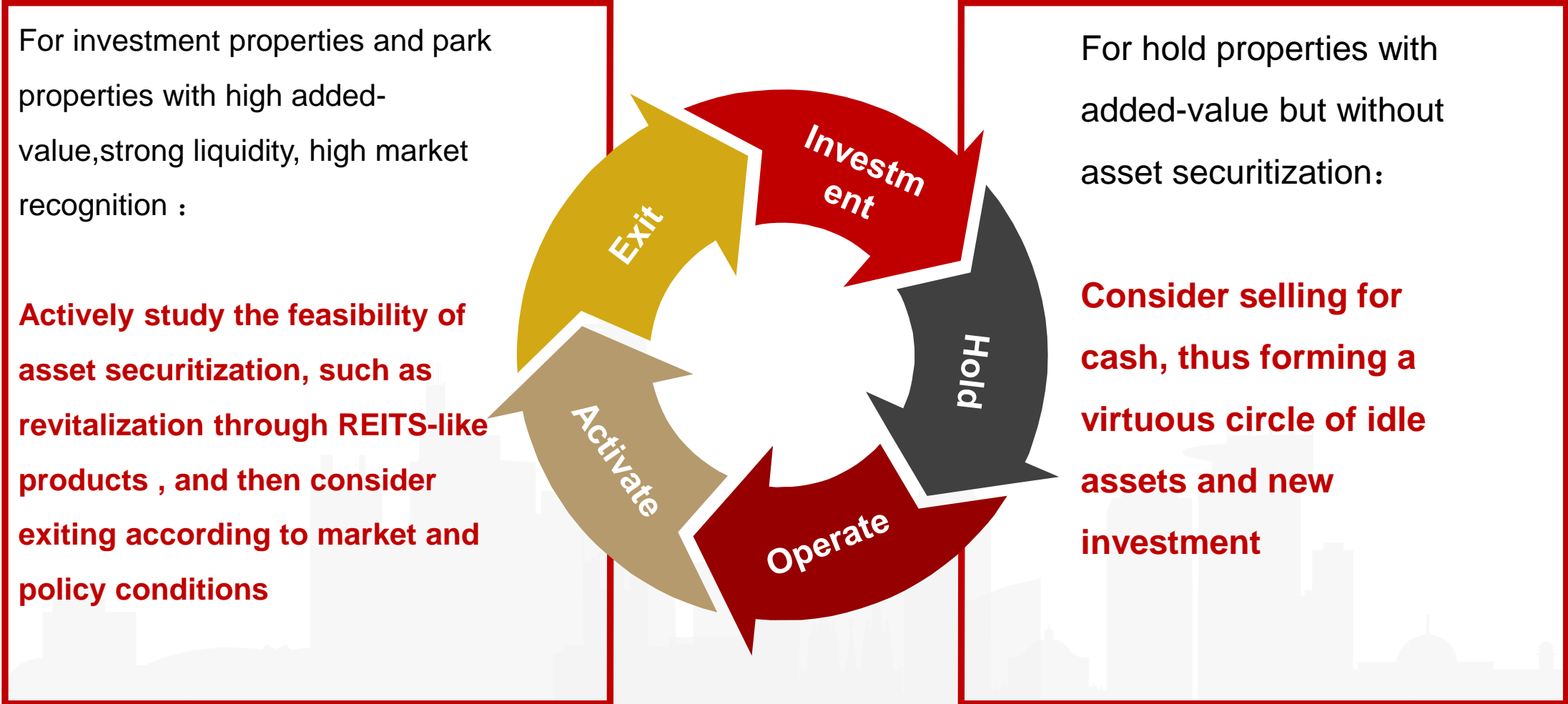
03

Promote the upgrading and leasing of old properties to drive rental growth and increase property value



Promote the Operation and Activation of Existing Assets

Give full play to the comprehensive operation advantages of the whole industrial chain, focus on improving operating efficiency, enhance asset value, and actively explore the activation of existing assets





Accelerate the Scale Development of Urban Integrated Operation

Consolidate Market Position Through Business Expansion

- Actively leverage the advantages of market expansion, so as to expand market share
- Bridge between "City Butler" and traditional properties, so as to realize efficient regional intensive expansion pattern
- Continue to pay attention to the merger and acquisition plan, so as to achieve large-scale expansion

Improve Customer Satisfaction Through Service Optimization

- Improve service quality following the "Shenxiang" series product manual
- Coordinate space resources and expand diversified value-added services
- Interact with the happiness business within the Group, and optimize service quality



Improve The Influence Of Business Operation Services

- Continue to improve the revenue from shopping malls and hotels through building a refined business management system and strengthening the control of the full value chain of commercial assets
- Continue to improve the influence of business operation services through cooperating with top brands

Enhance Management and Digital Construction

- Promote the optimization of organization management and control
- Expand digital functions, invest in service facilities, and optimize service support
- Strive to decrease costs and increase benefits, improve labor efficiency, and improve profitability



Give Priority to Enhance Business Operation

Hongkong-Shenzhen Integration



- Make full use of the advantages of UpperHills in fashion and city micro-holiday, etc., to attract Hongkonger to visit and consume in mainland China
- Promote the integration of Shenzhen-HongKong consumption, and vitalize the international consumption in the Guangdong-Hong Kong-Macao Greater Bay Area

Park economy



- Build a consumption scene of "park + business" and create a one-stop experience of visiting parks, camping and consumption, so as to meet the needs of people for compound social interaction
- Vitalize the park economy, expand the operation and management of cultural and sports facilities, and explore a new path of transformation and upgrading

Bay Front

Grand opening next year



- Steadily promote the early involvement, investment attraction and promotion of the design, construction and operation teams, and fully prepare for the grand opening in 2024



Leverage Advanced Manufacturing and High-tech Agriculture to Promote Business Transformation

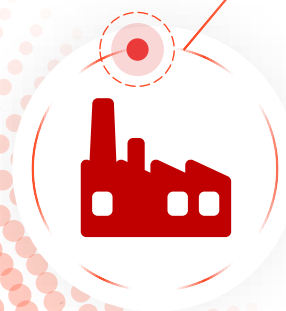
Advanced Manufacturing

Market outlook: Intelligent display controller is an essential device for intelligent IoT and intelligent development. Benefiting from IoT, the market for electronic control device products is broad, thereby promoting business development and growth in line with national strategy guidance

- Leverage the core advantages of the integration of "display + intelligent control", and expand and strengthen human-computer interaction business
- Actively expand downstream areas such as smart home and industrial control, expand market share, and consolidate core business moat
- Promote deployment of the overseas market and realize rapid expansion of overseas business



Innovative Business



High-tech Agriculture

Market outlook: Accelerate the construction of an "agricultural power" is an necessary requirement to meet the needs of the people for a better life. China has put forward higher requirements for improving the quantity, quality and diversity of agricultural product supply

- Promote the upgrading and transformation of the parks, and fully complete the construction of high-standard farmland and transformation of digital farmland
- Strengthen the connection between production and marketing and promote multiple forms of cooperation through joint production and joint operation
- Seek listing of agricultural tourism projects to achieve the integration of the three industries
- Enhance the brand influence of "NONGWOFENG", make great efforts in the omni-channel development and transformation of sales of agricultural products, and strive to hit a new high of sales revenue



Limited Diversification Layout, Synergistically Develop High-quality Development Among Business Sectors

Urban Integrated Operation Business

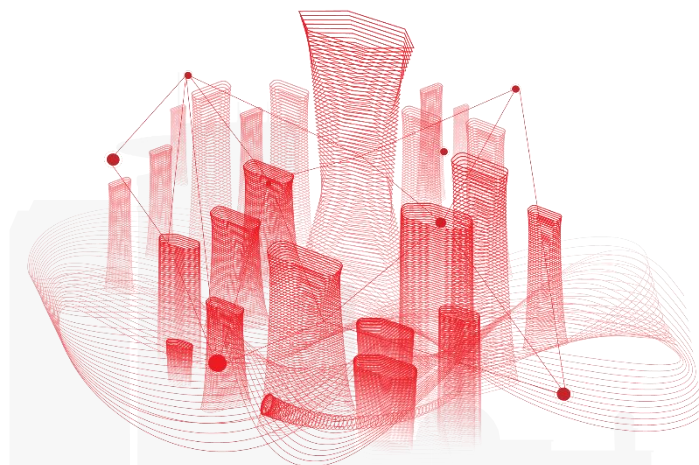
- Build the “Shum Yip” service brand
- Construct a urban operation service system
- Realize scale development and build new growth drivers

Real Estate Business

- Craft products and services
- Improve holding property operations
- Asset securitization
- Seize opportunities for coordination benefits
- Continue the construction of industrial cities

Innovative Business

- Enable technology to upgrade products and transform businesses
- Support the development of advanced manufacturing and agricultural technology business



Committed to transforming and upgrading itself into a technology-based industrial group with a focus on integrated urban development and operation, and investment services in the technology industry



Summary

Strive for Excellence with Great Determination and Vigor

In the face of the current industry situation, we are resolved to promote business transformation in a prudent and determined manner and is committed to transforming and upgrading ourself into a technology-empowered industrial group principally engaged in urban integrated development and operation, and technology industry investment service.

With unremitting efforts, the Group will forge ahead with high-quality development to make greater contributions to social economy and urban development, and create satisfactory returns for shareholders.





深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

Appendix





Consolidated Statement of Profit or Loss

	1H2022 HKD' million	1H2023 HKD' million
Revenue	15,534	6,058
Gross Profit	6,951	2,083
Overall Gross Profit Margin (%)	45%	34%
Change in fair value of investment properties	(24)	276
Change in fair value of financial assets	(284)	(78)
Share of profits from jointly-controlled entities and associates	141	(315)
Land appreciation taxes	(1,977)	(234)
Core profit*	2,650	(245)
Net loss accountable to equity shareholders	2,361	(117)
Earnings/(Loss) per share (HK cent)	26.53	(1.31)
Interim dividend per share (HK cent)	3	2

* Excluding the net effect of fair value changes in the Group's investment properties and financial assets, and changes in revaluation value of fixed assets.



Balance Sheet

	31 December 2022	30 June 2023
	HKD' million	HKD' million
Net assets (after non-controlling interests)	44,632	41,753
Total assets	163,468	165,342
Total liabilities	113,911	118,733
Cash (including restricted cash)	13,362	15,154
Bank loans and other borrowings	40,222	37,347
Amount due to direct holding company	3,154	3,178
Amount due to ultimate holding company	18,313	19,533
Book value per share (HKD)	5.02	4.69
Net gearing ratio	60.2%	53.2%



Property Sales Booked in 1H2023

Property Name	Type	City	Booked Area (sq.m.)	Net Sales (RMB' 0,000)
UpperHills	Office	Shenzhen	3,952	24,605.8
Terra Licheng	Innovative industrial building	Shenzhen	151	89.9
Zhifeng Tower	Office	Shenzhen	10,131	29,699.2
Taifu Square	Apartment	Shenzhen	945	4,802.4
Sky Park	Residential/ apartment	Shenzhen	1,320	12,787.6
Cloud Center	Residential	Shenzhen	25,327	102,335.4
Parkview Bay	Residential	Shenzhen	191	2,359.7
Shum Yip Moon River Palace	Residential	Guangzhou	95	273.2
Garden Hills	Residential/ commercial	Huizhou	14,099	10,835.5
Wanlin Lake	Residential/ commercial	Huizhou	2,122	735.3
Gaobangshan	Residential/ commercial	Huizhou	17,051	16,629.1
Bustling City	Residential	Foshan	951	2,179.6
Shum Yip City	Residential	Foshan	11,344	17,470.7
Euro-view Garden	Parking space	Dongguan	36	53.3
Starry Lakeshore	Residential	Dongguan	233	1,109.7



Property Sales Booked in 1H2023 (Continued)

Property Name	Type	City	Booked Area (sq.m.)	Net Sales (RMB' 0,000)
Ruicheng	Residential	Changsha	1,566	111.4
Heron Mansion	Residential	Changsha	1,394	2,010.6
Terra Nanhu Rose Bay	Villa	Wuhan	268	1,158.3
Shum Yip Huating	Residential	Chengdu	113	206.8
Yihu Rose Garden	Residential	Chengdu	322	304.0
Longwan Mansion	Residential	Nanjing	5,351	23,567.2
Splendid City Phase 3	Residential/ commercial	Taizhou	1,220	1,360.5
Royal Spring Garden	Villa	Ma'anshan	418	795.7
Ma'Anshan Shum Yip Huafu	Residential/ commercial	Ma'anshan	605	894.7
Shenma East China Industrial Technology Industrial Park	Plant	Ma'anshan	9,602	2,849.6
Parking space	Parking space		11,919	2,835.0
	Total		120,726	262,060.2



Contracted Sales in 1H2023

Property Name	City	Type	Sales Area (sq.m.)	Sales* (RMB' 0,000)
Natural City	Shenzhen	Residential	15,495	53,153.0
Sky Park	Shenzhen	Apartment	1,414	14,302.6
Cloud Center	Shenzhen	Residential	18,795	81,685.6
Shum Yip Taifu Square	Shenzhen	Apartment and office	1,178	6,479.7
UpperHills	Shenzhen	Office (including industrial R&D and warehousing)	3,636	23,496.6
Upper Coast	Shenzhen	Residential	98,228	901,394.4
Luxury Mansion	Shenzhen	Residential	3,198	23,111.2
Shum Yip Scenery Bay	Guangzhou	Residential	7,975	30,444.6
Shunde Shum Yip City	Foshan	Residential, commercial	9,670	15,237.7
Bustling City	Foshan	Residential	951	1,687.0
West Lake Sanli	Huizhou	Residential	22,823	16,823.0
Xiyue City	Huizhou	Residential	15,381	12,539.7
Wanlin Lake	Huizhou	Residential	1,384	227.3
Bay Front	Zhongshan	Residential, office	78,903	184,486.0



Contracted Sales in 1H2023 (Continued)

Property Name	City	Type	Sales Area (sq.m.)	Sales* (RMB' 0,000)
Nanwan Mansion	Nanjing	Residential	7,489	34,868.1
Jiangyin Shum Yip Technology Industrial Park	Nanjing	Office (including industrial R&D and warehousing)	1,977	1,067.5
Shum Yip Heron Mansion	Changsha	Commercial	991	1,425.3
Shum Yip Ruicheng Xihui	Changsha	Commercial	485	269.2
Shum Yip Tairong Mansion	Chengdu	Residential	8,680	17,885.9
Shum Yip North Shore	Chengdu	Residential	8,385	6,330.7
Qingbaijiang Shum Yip Taifu Square	Chengdu	Office	3,791	2,779.3
Taiyun Mansion	Wuhan	Residential	19,111	34,965.7
Changzhou Shum Yip Huafu	Changzhou	Parking space	116	27.2
Shum Yip Yunqi Garden	Taizhou	Residential	1,530	2,335.9
Shenyue Bay	Taizhou	Parking space	2,387	2,195.6
Ma'anshan Shum Yip Huafu	Ma'anshan	Commercial, parking space	2,206	2,519.9
Shenma East China Industrial Technology Industrial Park	Ma'anshan	Industrial	6,782	2,210.4
Others	-	-	1,709	4,956.4
Total			344,670	1,478,905.5



Land Bank

Province	City	Total GFA (sq.m.)	Area Proportion
Guangdong	Shenzhen	1,653,058	25.1%
	Guangzhou	234,826	3.6%
	Zhongshan	1,553,435	23.6%
	Huizhou	662,982	10.1%
	Dongguan	47,746	0.7%
	Foshan	82,757	1.3%
Hong Kong SAR	Tuen Mun	43,938	0.7%
Shanghai	Shanghai	189,131	2.9%
Anhui	Hefei	55,804	0.8%
	Ma'anshan	187,040	2.8%
Hubei	Wuhan	279,115	4.2%
Hunan	Changsha	125,673	1.9%
Sichuan	Chengdu	828,045	12.6%
Jiangsu	Nanjing	100,641	1.5%
	Jiangyin	134,976	2.0%
	Taizhou	298,359	4.5%
Liaoning	Shenyang	46,112	0.7%
Xinjiang	Kashgar	64,358	1.0%
Total		6,587,995	100.0%



New Construction Projects in 1H2023

Project Name	City	Type	New Construction Area (sq.m.' 0,000)
Shum Yip Tairui Mansion	Shenzhen	Residential	21.4
Luxury Mansion Phase 1	Shenzhen	Residential	13.8
Huizhou Wanlin Huafu Phase 1	Huizhou	Residential	15.9
Shanghai Huxi Shangju Phase 1	Shanghai	Residential	5.7
Chengdu Longquanyi Project North Land Plot	Chengdu	Complex	13.2
Changsha Luxiyunjing Phase 1	Changsha	Residential	9.6
Shum Yip Tairong Mansion	Chengdu	Residential	22.5
Jiangyin Research and Innovation Park Phase 1	Jiangyin, wuxi	Industrial	6.9
Total			109.0



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