

Stock code: 000029, 200029      Stock abbreviation: SPG A, SPG B      Announcement No.: 2026-011

# Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.

## Abstract of 2025 Annual Report

### I. Important notes

The summary of the annual report is extracted from the full text of the annual report. In order to fully understand the Company's operating results, financial status and future development plans, investors should carefully read the full text of the annual report on the media designated by the CSRC.

All directors attended the board meeting at which this report was considered.

Prompt of a modified report

Applicable  Not applicable

Proposed profit distribution plan or the proposal for capitalization of reserves to increase share capital for the reporting period deliberated by the Board of Directors

Applicable  Not applicable

Whether to convert capital reserves to capital shares

Yes  No

The company's profit distribution plan approved by the board of directors this time is: based on 1,011,660,000 shares, a cash dividend of 0.35 yuan (tax included) will be distributed to all shareholders for every 10 shares, and 0 shares (tax included) will be given as bonus shares. The capital reserve will not be converted into share capital. This Report has been prepared in both Chinese and English. In case of any discrepancy, the Chinese version shall prevail. Table of Contents .Important Notice, Table of contents and Definitions II. Company Profile & Financial Highlights.

Proposed profit distribution plan for preferred shares for the reporting period resolved by the Board of Directors

Applicable  Not applicable

### II. Basic information of the Company

#### 1. Company profile

Stock name	SPG, SPG-B	Stock code	000029 ( 200029 )
Stock exchange	Shenzhen Stock Exchange		
Contact person and contact information	Secretary of the Board of Directors	Securities affairs representative	
Name	Luo Yi	Hong Lu	
Office address	47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China	47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China	
Fax	( 86 755 ) 82294024	( 86 755 ) 82294024	
Tel.	( 86 755 ) 25108897	( 86 755 ) 25108837	
E-mail	spg@sfjt.sihc.com.cn	spg@sfjt.sihc.com.cn	

## 2. Introduction to main business or products during the reporting period

The Company focuses on the development of residential properties. Its projects for sale are mainly located in Shenzhen and Shantou, including SF Cui Lin Yuan in Shenzhen and Tianyue Bay in Shantou. The Company is specialised in residential real estate development, with on-sale projects mainly distributed in Shenzhen and Shantou. These include Cuilinyuan in Shenzhen and Tianyuewan in Shantou.

## 3. Key accounting data and financial indicators

### (1) Major accounting data and financial indicators in the past three years

Whether the Company needs to retroactively adjust or restate the accounting data of previous years

Yes  No

Unit: RMB

	As at the end of 2025	As at the end of 2024	Increase/decrease at the end of this year compared with the end of last year	As at the end of 2023
Total assets	3,882,782,985.57	5,987,780,656.67	-35.15%	6,485,312,507.46
Net assets attributable to shareholders of the listed company	3,612,323,196.38	3,512,112,493.42	2.85%	3,691,082,484.20
	2025	Year 2024	Increase/decrease this year compared with last year	Year 2023
Operating revenue	1,482,872,299.36	407,022,191.44	264.32%	530,887,720.68
Net profit attributable to shareholders of the listed company	99,956,003.75	-176,710,947.65	156.56%	-250,839,542.09
Net profit attributable to shareholders of listed companies after deducting non-recurring profit or loss	234,352,924.49	-197,979,921.69	218.37%	-267,984,286.36
Net cash flows from operating activities	-95,319,433.93	-127,403,949.79	25.18%	1,045,037,248.19
Basic earnings per share (RMB/share)	0.0988	-0.1747	156.55%	-0.2479
Diluted earnings per share (RMB/share)	0.0988	-0.1747	156.55%	-0.2479
Weighted average rate of return on net assets	2.81%	-4.91%	7.72%	-6.52%

**(2) Quarterly main accounting data**

Unit: RMB

	Q1	Q2	Q3	Q4
Operating revenue	330,053,200.67	307,313,020.68	261,486,861.10	584,019,216.91
Net profit attributable to shareholders of the listed company	72,421,123.75	30,606,522.67	42,090,029.10	-45,161,671.77
Net profit attributable to shareholders of listed companies after deducting non-recurring profit or loss	68,102,809.31	26,249,678.66	37,588,629.07	102,411,807.45
Net cash flows from operating activities	-18,784,578.27	-68,637,663.31	-4,582,204.79	-3,314,987.56

Whether the above financial indicators or their aggregate are significantly different from the financial indicators related to the Company's disclosed quarterly and semi-annual reports

Yes  No

**4. Share capital and shareholders****(I) Number of ordinary shareholders, number of preferred shareholders whose voting rights have been restored, and shareholdings of the top 10 shareholders**

Unit: shares

Total number of ordinary shareholders at the end of the reporting period.	38,034	Total number of ordinary shareholders at the end of the month before the disclosure date of the annual report	38,997	Total number of preferred shareholders whose voting rights have been restored at the end of the reporting period	0	Total number of preferred shareholders whose voting right is restored at the end of the month before the disclosure date of the annual report	0
Shareholdings of the top 10 shareholders (excluding shares lent through refinancing)							
Name of shareholder	Nature of shareholder	Shareholding ratio	Number of shares held	Number of shares held under restricted conditions	Pledge, marking or freezing		
					Share status	Number	
Shenzhen Investment Holdings Co., Ltd.	State-owned legal person	54.79%	554,247,280	0	Not applicable	0	
Shenzhen State-owned Equity Operation Management Co., Ltd.	Domestic non-state-owned legal person	6.35%	64,288,426	0	Not applicable	0	
Yang Jianmin	Domestic	1.02%	10,287,700	0	Pledged	3,890,000	

	natural person					
Hong Kong Securities Clearing Company Ltd. (HKSCC)	Overseas legal person	0.70%	7,038,483	0	Not applicable	0
Wang Yulan	Domestic natural person	0.62%	6,228,591	0	Not applicable	0
Zhang Xiujuan	Domestic natural person	0.46%	4,696,600	0	Not applicable	0
He Qiao	Domestic natural person	0.39%	3,968,100	0	Not applicable	0
Wang Jinghua	Domestic natural person	0.31%	3,100,000	0	Not applicable	0
Wang Zhengying	Domestic natural person	0.29%	2,961,900	0	Not applicable	0
Zhang Tianxue	Domestic natural person	0.28%	2,830,283	0	Not applicable	0
Notes to shareholders' related relationship or persons acting in concert	Among the top 10 shareholders of the Company, Shenzhen State-owned Equity Management Co., Ltd. is a wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd. The Company does not know whether there exists associated relationship among the other shareholders, or whether they are persons acting in concert as prescribed in the <i>Administrative Measures for the Acquisition of Listed Companies</i> .					
Shareholders participating in margin financing and securities lending business (if any)	Among the top 10 shareholders, the shareholder ranked 3rd holds 6,180,200 shares in a credit securities account, the 6th ranked shareholder holds 4,600,000 shares in a credit securities account, the 7th ranked shareholder holds 3,112,986 shares in a credit securities account, and the 9th ranked shareholder holds 2,961,900 shares in a credit securities account.					

Participation of shareholders holding more than 5% of the shares, the top 10 shareholders and the top 10 shareholders of unrestricted tradable shares in refinancing business and lending shares

Applicable  Not applicable

Changes of the top 10 shareholders and the top 10 shareholders of unrestricted tradable shares compared with the previous period due to refinancing lending/repayment

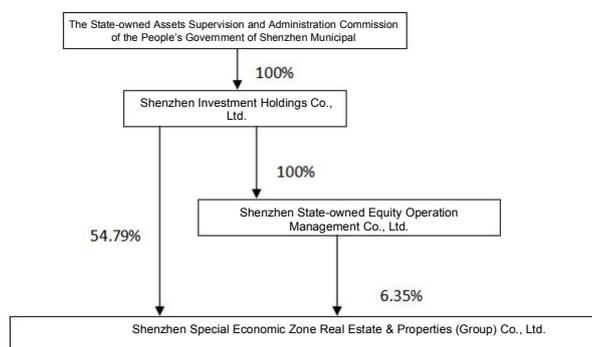
Applicable  Not applicable

**(2) Total number of preferred shareholders of the Company and shares held by top 10 preferred shareholders**

Applicable  Not applicable

The Company had no preferred shareholders during the reporting period.

(3) Disclose the property rights and control relationship between the company and the actual owner in the form of a block diagram



## 5. Bonds existing on the approval date of the annual report

Applicable  Not applicable

## III. Important matters

For details, please refer to the full text of the Company's 2025 Annual Report.