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Mingfa Group (International) Company Limited

明發集團（國際）有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 00846)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2024

The board (the “**Board**”) of directors (the “**Directors**”) of Mingfa Group (International) Company Limited (the “**Company**”) is pleased to announce the unaudited results of the Company and its subsidiaries for the six months ended 30 June 2024.

This announcement complies with the relevant requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) in relation to information to accompany preliminary announcement of the interim results.

The interim report of the Company for the six months ended 30 June 2024 will be published and made available for viewing on the websites of the Company (<http://www.ming-fa.com>) and the Stock Exchange (www.hkexnews.hk) in due course.

By order of the Board
Mingfa Group (International) Company Limited
POON WING CHUEN
Company Secretary

Hong Kong, 30 August 2024

As at the date of this announcement, the Board comprises:

Executive Directors:

*Mr. Ng Man Fung Walter and
Mr. Zhong Xiaoming*

Non-Executive Director:

Dr. Lam, Lee G. (Chairman of the Board)

*Independent Non-Executive
Directors:*

*Mr. Lau Kin Hon, Mr. Chu Kin Wang Peleus and
Mr. Chan Sing Lai*



明发集团
MINGFA GROUP

Mingfa Group (International) Company Limited

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(incorporated in the Cayman Islands with limited liability)

Stock code : 846

2024
INTERIM REPORT



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Corporate Information

BOARD OF DIRECTORS

Executive Directors

Mr. Ng Man Fung Walter
Mr. Zhong Xiaoming

Non-Executive Director

Dr. Lam, Lee G. (*Chairman*)

Independent Non-Executive Directors

Mr. Lau Kin Hon
Mr. Chu Kin Wang Peleus
Mr. Chan Sing Lai

COMPANY SECRETARY

Mr. Poon Wing Chuen (*FCCA*)

AUDIT COMMITTEE

Mr. Chu Kin Wang Peleus
(*chairperson of the committee*)
Mr. Lau Kin Hon
Mr. Chan Sing Lai

NOMINATION COMMITTEE

Mr. Chan Sing Lai
(*chairperson of the committee*)
Mr. Lau Kin Hon
Mr. Chu Kin Wang Peleus

REMUNERATION COMMITTEE

Mr. Lau Kin Hon
(*chairperson of the committee*)
Mr. Chu Kin Wang Peleus
Mr. Chan Sing Lai

RISK MANAGEMENT COMMITTEE

Mr. Chan Sing Lai
(*chairperson of the committee*)
Mr. Lau Kin Hon
Mr. Chu Kin Wang Peleus

AUTHORISED REPRESENTATIVES

Mr. Ng Man Fung Walter
Mr. Poon Wing Chuen (*FCCA*)

REGISTERED OFFICE

Vistra (Cayman) Limited
P.O. Box 31119 Grand Pavilion
Hibiscus Way, 802 West Bay Road
Grand Cayman, KY1-1205
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Corporate Information

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PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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Hong Kong

COMPANY'S WEBSITE

<http://www.mingfa.com>

STOCK CODE ON THE STOCK EXCHANGE OF HONG KONG LIMITED (MAIN BOARD)

846

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Royal Bank of Canada Trust Company
(Cayman) Limited
4th Floor, Royal Bank House
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Grand Cayman KY1-1110
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

PRINCIPAL BANKERS

Hang Seng Bank Limited
Bank of China (Hong Kong) Limited

LEGAL ADVISER AS TO HONG KONG LAWS

DeHeng Law Offices (Hong Kong) LLP
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5 Queen's Road Central
Hong Kong

AUDITOR

BDO Limited
25th Floor, Wing On Centre
111 Connaught Road Central
Hong Kong

Financial Highlights

	Unaudited		
	For the six months ended 30 June		
	2024	2023	Percentage of (decrease)
Revenue (RMB million)	3,815.4	5,511.2	(30.8)%
Profit attributable to equity holders of the Company (RMB million)	6.7	343.8	(98.1)%
Basic and diluted earnings per share (RMB cents)	0.1	5.6	(98.2)%

The board (“**Board**”) of directors (“**Directors**”) of Mingfa Group (International) Company Limited (“**Company**”) announces the unaudited condensed consolidated interim results of the Company and its subsidiaries (“**Group**”) for the six months ended 30 June 2024 together with comparative amounts for the corresponding period in 2023.

Management Discussion and Analysis

RESULTS

The unaudited consolidated revenue of the Group decreased by approximately 30.8% to approximately RMB3,815.4 million (corresponding period in 2023: approximately RMB5,511.2 million) for the six months ended 30 June 2024.

During the period under review, the unaudited consolidated profit attributable to equity holders of the Company was approximately RMB6.7 million (corresponding period in 2023: approximately RMB343.8 million), representing a decrease of approximately 98.1% compared to the corresponding period in 2023.

The unaudited basic and diluted earnings per share were RMB0.1 cents for the six months ended 30 June 2024 (corresponding period in 2023: RMB5.6 cents), representing a decrease of 98.2% compared to the corresponding period in 2023.

The Board does not recommend the payment of any interim dividend for the six months ended 30 June 2024 (corresponding period in 2023: Nil).

INDUSTRY REVIEW

The real estate market was still stagnant in the first half year of 2024. The PRC government has implemented certain measures to stabilize the market, focusing on easing restrictions in tier-2 and tier-3 cities. These new regulations aimed at curbing excessive speculation and promoting sustainable growth.

High debt levels create significant financial pressure on developers, leading to cash flow issues. This may result in project delay or even defaults on loans, disrupting ongoing developments. Financial instability among major developers may lead to increased market volatility. Potential property buyers are hesitant to buy residential properties for their own use or for investment in the volatile market.

Management Discussion and Analysis

BUSINESS REVIEW

Sales and Earnings

The unaudited consolidated revenue for the six months ended 30 June 2024 was approximately RMB3,815.4 million (corresponding period in 2023: approximately RMB5,511.2 million), representing a decrease of approximately 30.8%. The decrease in revenue was due to the decrease in gross floor area (“**GFA**”) delivered to buyers from 805,529.7 square metres (“**sq.m.**”) for the six months ended 30 June 2023 to 551,939.1 sq.m. for the six months ended 30 June 2024.

The unaudited consolidated gross profit for the six months ended 30 June 2024 was approximately RMB1,219.0 million (corresponding period in 2023: approximately RMB1,755.5 million), representing a decrease of approximately 30.6% due to the decrease in revenue.

Fair value losses of approximately RMB259.1 million on investment properties for the six months ended 30 June 2024 was mainly due to the downturn of market value in commercial properties (corresponding period in 2023: approximately RMB183.9 million).

Net other gain of approximately RMB39.3 million was incurred for the six months ended 30 June 2024 (net other losses for the corresponding period in 2023: approximately RMB169.4 million). Such increase was mainly due to the increase in exchange gain arising from currency translation of the offshore liabilities denominated in USD and HKD for the six months ended 30 June 2024.

Selling and marketing costs were approximately RMB226.6 million for the six months ended 30 June 2024, representing a decrease of 28.8% compared with the corresponding period in 2023 (corresponding period in 2023: approximately RMB318.5 million). The decrease was mainly due to the decrease in sales commission.

General and administrative expenses were approximately RMB308.5 million for the six months ended 30 June 2024, representing a decrease of 1.1% compared with the corresponding period in 2023 (corresponding period in 2023: approximately RMB305.3 million).

Interest expenses on borrowings including capitalised interest increased by 35.7% to approximately RMB58.9 million (corresponding period in 2023: approximately RMB43.4 million).

Management Discussion and Analysis

As a result of the foregoing factors, the unaudited consolidated profit attributable to the equity holders of the Company for the six months ended 30 June 2024 was approximately RMB6.7 million (corresponding period in 2023: approximately RMB343.8 million), representing a decrease of 98.1% compared with the corresponding period in 2023.

Regarding the recognised sales for the six months ended 30 June 2024, the ASP per sq.m. achieved by the Group was RMB6,146.1 per sq.m., representing a decrease of 1.9% from RMB6,267.1 per sq.m. for the corresponding period in 2023.

Contracted Sales

For the six months ended 30 June 2024, the Group achieved contracted sales of approximately RMB1,718.8 million (corresponding period in 2023: approximately RMB4,008.0 million). The ASP for the contracted sales had decreased by 9.2% to RMB6,385.0 per sq.m. during the period under review (corresponding period in 2023: approximately RMB7,030.0 per sq.m.).

Management Discussion and Analysis

Pre-sold Properties

As at 30 June 2024, the aggregated attributable GFA of pre-sold properties not yet delivered to buyers was 806,053 sq.m. (as at 31 December 2023: 1,063,351 sq.m.). Set out below are the details of the properties, the Group's interest and the attributable pre-sold GFA of the Group:

City	Property	Group's Interest	Attributable Pre-sold GFA (sq.m.)
Suining	Suining Shuiyun Taoyuan	100%	87,976
Qingyang	Qingyang Yangguang Qingcheng	100%	83,827
Zhangzhou	Zhangzhou Longhai Mingfa Mall	100%	65,132
Shenyang	Shenyang Mingfa Jinxiuhwa City	100%	61,877
Wujiang	Wujiang Mingfa Jiangwan New City	100%	55,917
Jinzhai	Jinzhai Mingfa City Square	100%	45,418
Liu'an	Ye Ji City Square	100%	38,668
Jinzhai	Jinazhai Yueshanyuefu	100%	36,910
Ma'anshan	Mingbo Yue City	100%	32,421
Laian	Mingfa North Station Meiyuan	100%	29,589
Nanjing	Nanjing Mingfa Shopping Mall	100%	28,892
Fengyang	Fengyang Shuiyun Yaju	100%	26,262
Shenyang	Shenyang Mingfa Mall	100%	23,374
Shenyang	Shenyang Mingfa Shanghe Shidai	100%	20,296
Fengyang	Fengyang Taoyuan Yashe	100%	17,478
Laian	Mingfa North Station Yayuan	100%	17,159
Ma'anshan	Ma'anshan Mingbo Tianyue Fu	90%	15,632
Nan'an	Nan'an Guozhong Garden	100%	10,240
Nanjing	Nanjing Mingfa Wealth Centre	100%	9,683
Nanjing	Nanjing Mingfa Riverside New Town	100%	9,468
Nanjing	Nanjing Mingfa International Business Centre	100%	8,014
Nanjing	Mingfa Nanjing Cross-strait Science and Technology Base	100%	6,295
Laian	Mingfa North Station New Town	100%	6,270
Others			69,255
Total			806,053

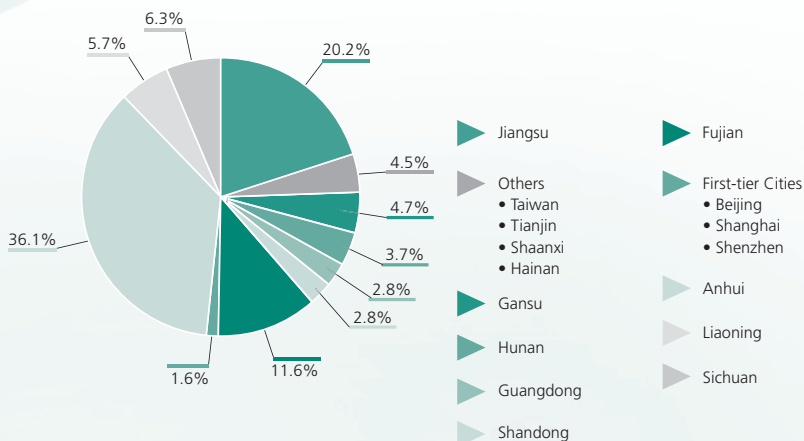
Management Discussion and Analysis

Summary of Land Bank

As at 30 June 2024, land reserves attributable to the Group decreased by 2.8% to approximately 17.2 million sq.m. (approximately 17.7 million sq.m. as at 31 December 2023), consisting of 132 projects (132 projects as at 31 December 2023) in total.

	Number of Projects	Attributable GFA (million sq.m.)
Completed projects	49	3.5
Projects under development	64	11.0
Projects for future development	19	2.7
Total	132	17.2

Total Land Bank by Province as at 30 June 2024



Management Discussion and Analysis

The following tables summarise the details of the Group's land reserves as at 30 June 2024:

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Completed Properties (held for sale/leasing) (Note 1)								
Xiamen Mingfa Seascape Garden	Located at Qianpu South 2 Road, Siming District, Xiamen, Fujian Province	Dec/2004	Residential/ Commercial/ Office	Completed	18,247	120	100%	120
Xiamen Mingfa Noble Place	Located at Jiangtou Residential, Huli District, Xiamen, Fujian Province	Dec/2004	Residential/ Commercial/ Office	Completed	5,529	1,287	100%	1,287
Xiamen Mingfa Garden	Located at Huanhuli South, Lvling Road, Siming District, Xiamen, Fujian Province	Apr/2005	Residential/ Commercial	Completed	18,697	13,527	100%	13,527
Xiamen Jianqun Elegant Garden	Located at north of Qianpu Lianqian East Road, Huli District, Xiamen, Fujian Province	Apr/2005	Residential/Office	Completed	10,257	1,418	100%	1,418
Xiamen Mingfa International New Town	Located at Qianpu Lianqian Road South, Siming District, Xiamen, Fujian Province	Feb/2002	Residential/ Commercial/ Office	Completed	26,016	5,435	100%	5,435
Xiamen Mingfa Shopping Mall	Located to the northwest of Jiahe Road and Lianqian Road, Siming District, Xiamen, Fujian Province	Oct/2007	Commercial/Office/ Hotel	Completed	166,775	1,619	70%	888
Xiamen Mingfa Town	Located at Lvling Road, Siming Industrial Park, Siming District, Xiamen, Fujian Province	Jan/2008	Residential/ Commercial	Completed	12,879	14,930	100%	14,930
Nanjing Mingfa Pearl Spring Resort	Located in Pearl Spring Resort, Pukou District, Nanjing, Jiangsu Province	Dec/2008	Residential/Hotel	Completed	112,973	5,054	100%	5,054

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Nanjing Mingfa Riverside New Town	Located in Taishan Village, Pukou District, Nanjing, Jiangsu Province	Now/2009	Residential/ Commercial	Completed	1,072,182	21,552	100%	21,552
Nanjing Mingfa Shopping Mall	Located at the intersection of Dingqiang Road and Yulan Road in Yuhuatai District, Nanjing, Jiangsu Province	Dec/2010	Commercial/Office/ Hotel	Completed	182,588	94,407	100%	94,407
Wuxi Mingfa Shopping Mall	Located in Sitou Village and Tangtou Village, Yangqiao Town, Huishan District, Wuxi, Jiangsu Province	Dec/2011	Residential/ Commercial/ Hotel	Completed	216,643	376,240	100%	376,240
Hefei Mingfa Shopping Mall	Located along the northeast side of the junction of Silihe Road and Dangshan Road, Luyang District, Hefei, Anhui Province	Dec/2011	Residential/ Commercial/ Office/Hotel	Completed	176,698	174,813	100%	174,813
Yangzhou Mingfa Shopping Mall	Located at the south of Yunhe Road East and west of Baolin Road, Guangling District, Yangzhou, Jiangsu Province	Dec/2011	Residential/ Commercial/ Hotel	Completed	145,267	223,478	100%	223,478
Nanjing Mingfa City Square	Located on Dingshan Road, Pukou District, Nanjing, Jiangsu Province	Dec/2012	Residential/ Commercial/ Office	Completed	128,683	68,222	100%	68,222
Honglai Mingfa Commercial Center	Located at Longlai District, Nanan, Fujian Province	Jun/2012	Residential/ Commercial	Completed	27,065	10,852	100%	10,852
Xiamen Mingfa Xiang Wan Peninsula	Located at east part of Xiang'an Road, Xiang'an, Fujian Province	Dec/2012	Residential/ Commercial	Completed	104,380	9,902	100%	9,902
Zhangzhou Mingfa Shopping Mall	Located at Longjiang Road East, north of Shuixian Street, west of No. 6 Road, Xipu Road South, Zhangzhou, Fujian Province	Dec/2013	Residential/ Commercial/ Office/Hotel	Completed	223,589	235,074	100%	235,074

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Xiamen Mingfa Harbor Resort	Located at south of Wu Yuan Wan Bridge, west of Huan Wan Road, and along the seaview strip of Huli District, Xiamen, Fujian Province	Dec/2013	Hotel	Completed	58,952	135,301	100%	135,301
Huai'an Mingfa Shopping Mall (Block C)	Located in Weihai East Road, Huai'an, Jiangsu Province	Dec/2014	Residential	Completed	51,345	1,892	100%	1,892
Nanjing Mingfa Pearl River International (G11)	Located at Jiangpu Street, east to Xianzhang Road, south to Jiangpu Secondary School, north to South River, west to Guihua Road, Pukou District, Jiangsu Province	Sep/2017	Residential	Completed	8,586	6,665	100%	6,665
Nanjing Mingfa New City Finance Building	Located in New Town Business Avenue North, Pukou District, Nanjing, Jiangsu Province	Dec/2017	Residential/ Commercial	Completed	59,042	9,563	100%	9,563
Nanjing Mingfa Cloud Mansion	Located in along the mountain road south, Jiangpu Street, Nanjing, Jiangsu Province	Sep/2017	Residential	Completed	32,787	2,938	40%	1,175
Jinzhai Mingfa City Square (Block G)	Located at New Town District, Meishan Town, Jinzhai County, Hefei, Anhui Province	Sep/2017	Residential/ Commercial	Completed	105,504	100,613	100%	100,613
Jinzhai Mingfa City Square (Block D)	Located at New City, Meishan Town, Jinzhai County, Anhui Province	Dec/2017	Residential/ Commercial	Completed	62,885	29,982	100%	29,982
Wuxi Mingfa International New Town	Located south of Yanqiao Town, Huishan District, Wuxi, Jiangsu Province	Jun/2017	Residential/ Commercial	Completed	258,297	53,571	100%	53,571

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Jinzhai Mingfa City Square (Blocks E, F)	Located at New City, Meishan Town, Jinzhai County, Anhui Province	Jun/2018	Residential/ Commercial	Completed	203,406	221,947	100%	221,947
Beijing Mingfa Mall	Located in Beizang Village, Daxing District, Beijing	Dec/2018	Residential/ Commercial	Completed	45,414	107,780	100%	107,780
Xiamen Mingfeng Town	Located at Lingdou Siming District, Xiamen, Fujian Province	Jul/2018	Commercial	Completed	19,190	74,693	100%	74,693
Zhenjiang Mingfa Xinjin Yuancheng	Located at east of the new road, Danbei Town, Danyang City, Jiangsu Province	Jan/2018	Residential/ Commercial	Completed	14,287	9,748	100%	9,748
Shenzhen Mingfa Guangming Xuan	Located at Tianliao Yulu Area, Guangming New District, Shenzhen, Guangdong Province	Dec/2018	Commercial	Completed	4,109	2,241	100%	2,241
Nanjing Mingfa Yuejingyuan G07	Located at Pukou south along the mountain road, east side of Nanjing University of Technology, Nanjing, Jiangsu Province	Oct/2018	Commercial	Completed	31,455	29,139	100%	29,139
Nanjing Mingfa Xiang Hill Garden	Located in along the mountain road to the south, Caiba Road East, Pukou District, Nanjing, Jiangsu Province	Dec/2019	Residential	Completed	115,876	67,460	100%	67,460
Jinzhai Mingfa City Square (Block AC)	Located at Jinzhai County Meishan Town New Town, Hefei, Anhui Province	Dec/2019	Residential/ Commercial	Completed	111,142	118,794	100%	118,794
Mingfa North Station New Town	Located in west side of Changjiang Road, Chahe Town, Lai'an County, Anhui Province	Jan/2020	Residential/ Commercial	Completed	65,335	356	100%	356

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Nanjing Rong Li	Located at Jiangpu Street, Puzhu Road North, Directional River Road East, Pukou District, Nanjing, Jiangsu Province	Dec/2019	Residential	Completed	132,937	55,175	51%	28,139
Taoyuan Guandi	Located in south side of Taochang Road, Hanshan County, Anhui Province	Dec/2020	Residential	Completed	43,868	2,792	100%	2,792
Zhangzhou Longhai Mingfa Mall (2011G17, 2011G18 Phase 1)	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Jul/2019	Residential/ Commercial	Completed	78,622	227,504	100%	227,504
Wujiang Mingfa Jiangwan New City (Phase 1)	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Jan/2019	Residential/ Commercial	Completed	298,289	503,971	100%	503,971
Zhongao Town Building	Located at south of Xiang'an District, Xiamen, Fujian Province	Apr/2021	Commercial	Completed	11,870	42,321	51%	21,584
Mingfa North Station Villas	Located at Chahe Town, Lai'an, Anhui Province	Aug/2020	Residential	Completed	66,350	44,511	100%	44,511
Nanjing Mingfa Yueshan Yuefu	Located at Pukou Jiangpu Street angle at University Avenue and Flower Industry, Nanjing, Jiangsu Province	Apr/2022	Residential	Completed	72,280	4,117	100%	4,117
Taoyuan Mansion	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2022	Residential	Completed	18,099	28,136	100%	28,136
Taoyuan Xi'an	Located in Gushi Town, Dangtu County, Anhui Province	Dec/2022	Residential/ Commercial	Completed	24,439	7,280	100%	7,280

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) <i>(Note 1)</i>	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Yangzhou Mingfa Jiangwan City	Located at east of Xuzhuang Road, north of Kaifa East Road, west of Liaojiagou Road, south of Ming Cheng Road, Yangzhou, Jiangsu Province	Dec/2023	Residential	Completed	158,238	5,524	100%	5,524
Nanjing Mingfa Wealth Center	Located in New City Headquarters Avenue on the north side of 05 plots, Pukou District, Nanjing, Jiangsu Province	Dec/2023	Commercial/Office	Completed	56,694	53,150	100%	53,150
Jinzhai Yueshan Yuefu (Blocks 40, 41)	Located at Jinzhai County, Meishan Town New Town, Hefei, Anhui Province	Dec/2023	Residential/ Commercial	Completed	133,332	50,468	100%	50,468
Sihong Shuiyun Taoyuan Garden	Located in east of Radish Li Road, north of Sizhou Street, Sihong County, Suqian, Jiangsu Province	Dec/2023	Residential/ Commercial	Completed	84,200	36,508	100%	36,508
Siyang Mingfa Shoufu	Located at Zhongxing Town Siyang, Suqian, Jiangsu Province	Dec/2023	Residential/ Commercial	Completed	103,972	263,823	70%	184,676
Mingfa North Station Meiyuan	Located at Chahe Town, Lai'an, Anhui Province	Dec/2023	Residential/ Commercial	Completed	64,377	84,164	100%	84,164
Sub-total					5,243,642	3,640,056		3,510,642

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Properties under development (Note 2)								
Zhenjiang Jinxiu Yinshan	Located in the centre of Zhenjiang City, Jiangsu Province	Dec/2025	Residential/ Commercial/ Hotel	Approximately 90% of construction has been completed	296,702	84,203	100%	84,203
Huai'an Mingfa Shopping Mall (Block A)	Located in Shenzhen South Road, Huai'an, Jiangsu Province	Dec/2025	Commercial	Approximately 90% of construction has been completed	133,110	169,569	100%	169,569
Shenyang Mingfa Jinxiu Hua City	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2025	Residential/ Commercial	Approximately 90% of construction has been completed	61,222	165,827	100%	165,827
Taizhou Mingfa International Mall (Phase 1)	Located in Gaogang District, Taizhou, Jiangsu Province	Dec/2025	Residential/ Commercial	Approximately 85% of construction has been completed	292,487	143,081	100%	143,081
Taizhou Mingfa International Mall (Phase 2)	Located in Gaogang District, Taizhou, Jiangsu Province	Dec/2025	Residential/ Industrial	Approximately 75% of construction has been completed	237,075	102,868	100%	102,868
Shanghai Mingfa Shopping Mall	Located in east of Hu Yi Highway, Baiyin Road of south, boundary of west, Gaotai Road North, Shanghai	Dec/2025	Commercial	Approximately 70% of construction has been completed	53,779	17,880	100%	17,880
Pingliang Mingfa European City	Located in west of Water Bridge, north of Linjing Road, Kongdong District, Pingliang, Gansu Province	Dec/2025	Residential	Approximately 85% of construction has been completed	117,594	12,566	60%	7,540
Changsha Mingfa Shopping Mall	Located in Star Cheng Town, Wangcheng County, Changsha, Hunan Province	Dec/2025	Residential/ Commercial	Approximately 75% of construction has been completed	285,594	636,943	100%	636,943

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Huizhou Mingfa Gaobang New City	Huizhou City West Train Station, Guangdong Province	Dec/2025	Residential	Approximately 80% of construction has been completed	332,335	601,589	80%	481,271
Tianjin Binhai Mingfa Shopping Mall	Located in Tanggu Marine Hi-Tech Development Zone, Tianjin	Dec/2025	Commercial	Approximately 75% of construction has been completed	209,048	348,975	100%	348,975
Wujiang Mingfa Jiangwan New City (Phase 2)	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 80% of construction has been completed	506,829	1,060,347	100%	1,060,347
Quanzhou Mingfa International Huachang City	Located at Neicuo Village, Guanqiao Town, Nanan, Fujian Province	Dec/2025	Residential/ Commercial	Approximately 80% of construction has been completed	276,120	620,167	100%	620,167
Guang'an Mingfa Mall (Blocks GC2013-45)	Located in Bridge Group, Guan'an, Sichuan Province	Dec/2025	Residential/ Commercial	Approximately 85% of construction has been completed	76,153	159,123	100%	159,123
Shandong Zibo World Trade Center	Located in People's road to the north, Shanghai Road to the east, Zhangdian District, Zibo, Shandong Province	Dec/2025	Residential/ Commercial	Approximately 75% of construction has been completed	156,696	240,052	100%	240,052
Shenyang Creative Industrial Estate	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2025	Residential/ Commercial	Approximately 80% of construction has been completed	154,024	135,707	100%	135,707
Zhangzhou Longhai Mingfa Mall (2011G15, 2012G15 Phase 2)	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Dec/2025	Residential	Approximately 75% of construction has been completed	63,127	16,540	100%	16,540

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Mingfa MingBo Town	Located at Bowang Town Bowang District, Ma'anshan, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 75% of construction has been completed	101,504	45,015	100%	45,015
Taoyuan New Town	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2025	Residential	Approximately 80% of construction has been completed	109,452	103,912	100%	103,912
Taoyuan Mingzhu	Located in Shengzhouhu Road, Chizhou, Anhui Province	Dec/2025	Residential	Approximately 80% of construction has been completed	99,943	6,101	100%	6,101
Jinse Shui'an	Located in north side of Huaihe Road, Jinhui County, Huai'an, Jiangsu Province	Dec/2025	Residential/ Commercial	Approximately 75% of construction has been completed	289,236	167,237	100%	167,237
Wujiang Mingfa Jiangwan New City (Phase 3)	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 65% of construction has been completed	615,764	1,078,849	100%	1,078,849
Nanjing International Business Center	Located in Software Service Center High Tech Development Zone, Nanjing, Jiangsu Province	Dec/2025	Commercial	Approximately 60% of construction has been completed	62,015	330,847	80%	264,677
Taoyuan Xiangsong	Located in North New District, Dongzhi County, Chizhou, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 70% of construction has been completed	36,590	20,288	100%	20,288
Taoyuan Fudi	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2025	Residential	Approximately 70% of construction has been completed	66,262	63,023	51%	32,142
Taoyuan Guanlan	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2025	Residential	Approximately 65% of construction has been completed	55,481	58,847	51%	30,012

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) <i>(Note 1)</i>	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Guang'an Mingfa City Complex Project (ChaMa Road B1-1 Block)	Located in Binjiang Road, Guang'an District, Guan'an, Sichuan Province	Dec/2025	Residential/ Commercial	Approximately 70% of construction has been completed	76,363	156,305	100%	156,305
Zhangpu Mingfa Xiangshan Wan	Located in Houcai Village, Qianting Town, Zhangpu County, Zhangzhou, Fujian Province	Dec/2025	Residential/ Commercial	Approximately 60% of construction has been completed	46,885	85,493	90%	76,859
Wuhu Chungu Xi'an	Located in new city east of Chengdong, Fanchang County, Wuhu City, Anhui Province	Dec/2025	Residential	Approximately 75% of construction has been completed	64,607	976	100%	976
Mingfa Nanjing Cross-strait Science and Technology Base	Located in the channel of Science and Technology Industrial Park, Pukou District, Nanjing, Jiangsu Province	Dec/2025	Industrial	Approximately 50% of construction has been completed	119,564	90,161	100%	90,161
Mingfa North Station Center	Located at Chahe Town, Lai'an, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 80% of construction has been completed	69,757	263,647	100%	263,647
Hecheng Shoufu	Located at Liyang Town, Ma'anshan, Anhui Province	Dec/2025	Residential	Approximately 80% of construction has been completed	26,918	9,494	100%	9,494
Mingfa Huguangshanse Yihao	Located at Xiangquan Town, Ma'anshan, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 55% of construction has been completed	132,362	146,406	100%	145,234
Nanjing Mingrong Garden	Located in Puzhu Road, Jiangpu Street, Pukou District, Nanjing, Jiangsu Province	Dec/2025	Commercial	Approximately 45% of construction has been completed	26,530	64,560	100%	64,560

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
new project in Nanjing Pukou G30	Located at north of Nanjing University of Technology, south along the mountain road, Pukou, Nanjing, Jiangsu Province	Dec/2025	Commercial	Approximately 40% of construction has been completed	32,843	56,824	100%	56,824
Taohua Yuanzhu	Located at Xingyuan Road Zibo, Shandong Province	Dec/2025	Residential	Approximately 70% of construction has been completed	156,691	139,309	100%	139,309
Mingfa Internet Industrial Park	Located at Xingyuan Road Zibo, Shandong Province	Dec/2025	Commercial	Approximately 50% of construction has been completed	67,156	100,735	100%	100,735
Moli Anju	Located in east of Changxing Road and north of Yingshanjiang Avenue, Jinniu Lake New City, Tianchang, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 75% of construction has been completed	48,073	1,654	100%	1,654
Xingyue City	Located in west of Ring Road East, north of Zhangyang Avenue, west of City Road West, Fengxian, Xuzhou, Jiangsu Province	Dec/2025	Residential/ Commercial	Approximately 45% of construction has been completed	320,779	407,027	70%	284,919
Mingfa City Lights	Located in Jinzhai Modern Industrial Park, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 55% of construction has been completed	107,417	121,555	100%	121,555
Mingbo Yue City	Located at Bowang Town, Bowang District, Ma'anshan, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 45% of construction has been completed	67,600	52,956	100%	52,956
Dingyuan Mingfa Shuiyun Taoyuan	Located at Kaoshan Road, Dingyuan Town, Chizhou, Anhui Province	Dec/2025	Residential	Approximately 55% of construction has been completed	69,333	6,853	100%	6,853

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Shenyang Mingfa Square	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2025	Residential/ Commercial	Approximately 55% of construction has been completed	119,154	195,437	100%	195,437
Yangguang Qingcheng (Block 1)	Located at Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 50% of construction has been completed	112,183	13,007	100%	13,007
Dingyuan Mingfa Wealth Center	Located at south of Qi Ji Guang Avenue, Dingyuan Town, Chizhou, Anhui Province	Dec/2025	Commercial/Office	Approximately 50% of construction has been completed	24,439	146,636	100%	146,636
Mingfa Software Valley	Located in north of Beijing East Road, east of Qianjiang Road, Xinyi, Xuzhou, Jiangsu Province	Dec/2025	Commercial	Approximately 35% of construction has been completed	46,548	88,000	60%	52,800
Xinyi Mingfa Zhongyang Lake CBD	Located in Zhongshan Road, Xinyi High-Tech Zone, Xuzhou, Jiangsu Province	Dec/2025	Residential/ Commercial	Approximately 35% of construction has been completed	76,473	126,555	100%	126,555
Hainan Mingfa Modern Service Industry Industrial Park	Located in Haikou Comprehensive Bonded Area, Haikou, Hainan Province	Dec/2025	Industrial	Approximately 30% of construction has been completed	57,600	57,600	100%	57,600
Peixian Mingfa Noble Place	Located in east side of Zhenxing Road, Zhanghuang Town, Peixian, Xuzhou, Jiangsu Province	Dec/2025	Residential/ Commercial	Approximately 30% of construction has been completed	37,676	74,935	100%	74,935
Mingfa Taoyuan Mingzhu C1 Zone	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Residential	Approximately 30% of construction has been completed	154,082	385,206	100%	385,206
Mingfa Yan'an Zhi Xing	Located in Yan'an new area, Yan'an, Shanxi Province	Dec/2025	Residential/ Commercial	Approximately 45% of construction has been completed	79,116	261,207	100%	261,207

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Suining Shuiyun Taoyuan	Located in north of North Road, west of Wenxue North Road, Suining County, Xuzhou, Jiangsu Province	Dec/2025	Residential/ Commercial	Approximately 45% of construction has been completed	130,571	352,936	60%	154,461
QingYang Yangguang Qingcheng (Block 3)	Located at Qibuquan Road, Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 45% of construction has been completed	57,269	55,243	100%	55,243
Mingfa Yuhong Commercial and Residential Project	Located at Zaohua Street, Yuhong District, Shenyang, Liaoning Province	Dec/2025	Residential	Approximately 30% of construction has been completed	235,526	423,948	100%	423,948
new project in Ma'anshan MingPu	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2025	Industrial	Approximately 30% of construction has been completed	31,258	46,888	100%	46,888
new project in Ma'anshan MingLin	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2025	Residential/ Commercial/ Industrial	Approximately 30% of construction has been completed	106,963	162,975	100%	162,975
Fengyang Shuiyun Yaju	Located at the east side of Gongchen Temple Road and on the south side of Ruyi Road, Fengyang Town, Chuzhou, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 50% of construction has been completed	65,484	81,711	100%	81,711
Longhai Mingfa Square (原: Zhangzhou Longhai Mingfa Mall (2011G16, 2012G13, 2012G14 Phase Three))	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Dec/2025	Residential	Approximately 40% of construction has been completed	105,188	315,564	100%	315,564
Fengxian International Hotel	Located in west of Ring Road East, north of Zhangyang Avenue, west of City Road West, Fengxian, Xuzhou, Jiangsu Province	Dec/2025	Residential/ Commercial	Approximately 45% of construction has been completed	22,316	55,791	70%	39,054

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
QingYang Yangguang Qingcheng (Block 4)	Located at Tianzhu Road, Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 40% of construction has been completed	37,552	75,104	100%	75,104
Liu'an Yeji Minghui City	Located in west of Zhanqian Road, south of Weiming Road, east of Changqing Road and north of Shihe Road, Yeji District, Liu'an, Anhui Province	Dec/2025	Residential/ Commercial	Approximately 40% of construction has been completed	150,070	245,060	100%	245,060
Fengyang Taoyuan Yashe	Located at the west side of Gongchengmiao Road and on the north side of Fengle West Road, Fengyang Town, Chuzhou, Anhui Province	Dec/2025	Commercial	Approximately 20% of construction has been completed	34,338	87,626	100%	87,626
Maanshan Mingbo Tianyue Fu	Located at the southwest corner of the intersection of Yuhe Road and Taihang Road in Bowang Town, Bowang District, Ma'anshan	Dec/2025	Residential	Approximately 20% of construction has been completed	32,569	71,122	90%	64,010
Nan'an Guozhong Huayuan	Located in Furong New City Community, Meishan Town, Nan'an City	Apr/2026	Residential/ Commercial	Approximately 20% of construction has been completed	55,654	126,535	100%	126,535
Maanshan Mingbo Junyue Fu	Located at the southwest corner of the intersection of Yuhe Road and Hangyang Road in Bowang Town, Bowang District, Ma'anshan	Jun/2025	Residential	Approximately 20% of construction has been completed	30,765	52,301	90%	47,071
new project in Hainan Danzhou	Located in Plot 54 Nada Konggui, Danzhou City, Hainan Province	Sep/2025	Residential	Vacant	66,541	119,774	60%	71,864
Sub-total					7,990,356	11,714,674		11,020,866

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Properties with land use rights certificate for future development (Note 3)								
Lanzhou Mingfa Zhongke Ecological Park	Located in southwest of Weijia Village, Gansu Province	Dec/2025	Residential	Vacant	1,371,786	1,371,786	51%	699,611
Taiwan Taoyuan Block 169	Located in Air Passenger Park, Taoyuan, Taiwan	Dec/2025	Commercial	Vacant	16,110	38,663	100%	38,663
Shenyang Mingfa Wealth Center	Located at Qing Nian Street, Heping District, Shenyang, Liaoning Province	Dec/2025	Commercial	Vacant	5,468	54,677	100%	54,677
Jurong Zidong Square	Located at the east side of Ninghang North Road and the west side of Chigang Road, Jurong, Jiangsu Province	Dec/2025	Residential/ Commercial	Vacant	53,892	296,406	100%	296,406
Mingfa Huguangshan Erhao	Located at Xiangquan Town Ma'anshan, Anhui Province	Dec/2025	Residential	Vacant	108,972	108,972	100%	108,972
new project in Jurong 2017-2-1-08	Located in Huanhu Road, Jurong, Jiangsu Province	Dec/2025	Commercial	Vacant	9,265	13,989	100%	13,989
QingYang Yangguang Qingcheng (Block 2)	Located at Qi Bu Quan Road, Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/ Commercial	Vacant	52,388	136,207	100%	136,207
new project in Suzhou Wenjin Yuan	Located in Southeast corner of Huaihe Road and Xichang Road in Yongqiao District, Suzhou City	Sep/2025	Residential	Vacant	29,098	151,309	100%	151,309
Sub-total					1,646,978	2,172,009		1,499,834

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Properties with signed land use rights contract for future development (Note 4)								
Hong Six Highway Rebuilding Project	Located at Xixia Village, Honglai Town, Nanan, Fujian Province	Dec/2025	Residential/ Commercial	Vacant	22,784	92,298	100%	92,298
Kangyang Town	Located in Jiangjun Road, Jinzhai, Anhui Province	Dec/2025	Residential/ Commercial	Vacant	64,539	103,263	100%	103,263
new project in Bazhong (2020-1-1-4-7)	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Residential	Vacant	141,811	323,169	100%	323,169
new project in Bazhong (2020-1-1-1-3)	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Hotel	Vacant	23,970	35,955	100%	35,955
new project in Bazhong (2020-1-2-1-3)	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Commercial	Vacant	19,089	22,906	100%	22,906
new project in Liu'an Yeji 2021-26	Located at East of Liulin Avenue, south of Wanshou Road, west of Donglou Road and north of Shihe Road Yeji District, Liu'an, Anhui Province	Jan/2025	Residential	Vacant	90,313	162,563	100%	162,563
new project in Liu'an Yeji 2021-27	Located at East of Liulin Avenue, south of Wanshou Road, west of Donglou Road and north of Shihe Road Yeji District, Liu'an, Anhui Province	Jan/2025	Residential	Vacant	90,756	163,360	100%	163,360
new project in Mingfa North Station Tianyu	Located at Chahe Town, Lai'an, Anhui Province	Aug/2025	Residential/ Commercial	Vacant	108,395	113,815	100%	113,815

Management Discussion and Analysis

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
new project in Chuzhou Mingrong Guanhu Yaju	Located to the northeast of the intersection of Xijian Road and Huanhu Road in Langya District, Chuzhou City, Anhui Province	Dec/2025	Residential	Vacant	30,923	43,292	100%	43,292
new project in Lanzhou	Located in the southern part of Shidong Town, Gaolan County, Lanzhou City, Gansu Province	Dec/2029	Residential	Vacant	110,000	186,546	51%	95,138
Sub-total					702,580	1,247,167		1,155,759
					15,583,555	18,773,906		17,187,101

Notes:

- Completed properties refer to the properties in respect of which (a) the certificates of completion, (b) the permits for commencement of construction works, and (c) the land use rights certificates had been obtained as at 30 June 2024.
- Properties under development refer to the properties in respect of which (a) the permits for commencement of construction works and (b) the land use rights certificates had been obtained as at 30 June 2024.
- The site area is in respect of the whole property (regardless of GFA that have been sold).
- The approximate leasable and saleable GFA and attributable GFA have excluded the GFA that have been sold/leased.

Management Discussion and Analysis

Summary of Properties Held by the Group for Investment

The following table summarises the details of the Group's major properties held for investment as at 30 June 2024:

Property	Location	Existing usage	Attributable GFA	Term of leases	Percentage of interest in the Properties attributable to the Group
Beijing Mingfa Mall	Located at Bizang Village, Daxing District, Beijing	Residential/ Commercial	62,581	3–10 years	100%
Changsha Mingfa Shopping Mall	Located in Star Cheng Town, Wangcheng County, Changsha, Hunan Province	Commercial	131,561	20 years	100%
Hefei Mingfa Shopping Mall	Located along the northeast side of the junction of Silihe Road and Dangshan Road, Luyang district, Hefei, Anhui Province	Commercial	167,049	15–20 years	100%
Jinzhai Mingfa City Square	Located at New Town District, Meishan Town, Jinzhai County, Hefei, Anhui Province	Commercial	59,074	2–15 years	100%
Nanjing Mingdao School	Located at Yayuan Road, Jiangbei New District, Nanjing, Jiangsu Province	Commercial	59,353	6 years	100%
Nanjing Mingfa Cross-Strait Science and Technology Base	Located in the channel of science and technology industrial park	Commercial	5,491	3 years	100%
Nanjing Mingfa New City Finance Building	Located in New Town Business Avenue North, Pukou District, Nanjing, Jiangsu Province	Commercial	1,454	3–5 years	100%
Nanjing Mingfa Riverside New Town	Located in Taishan village, Pukou district, Nanjing, Jiangsu Province	Commercial	78,939	3–9 years	100%
Nanjing Mingfa Shopping Mall	Located at the intersection of Dingqiang Road and Yulan Road in Yuhuatai district, Nanjing, Jiangsu Province	Commercial	152,572	10–15 years	100%

Management Discussion and Analysis

Property	Location	Existing usage	Attributable GFA	Term of leases	Percentage of interest in the Properties attributable to the Group
Nanjing Mingfa Yuejingyuan	Located at Pukou south along the mountain road, east side Nanjing University of Technology	Commercial	2,627	1-8 years	100%
Pingliang Mingfa European City	Located in Water bridge West, Linjing Road North, Kongdong District, Pingliang, Gansu Province	Commercial	5,120	1-3 years	60%
Quanzhou Mingfa Hotel	Located in Licheng District, Jiangnan Torch Village, Quanzhou, Fujian Province	Hotel	4,755	5 years	100%
Sihong Shuiyun Taoyuan Garden	Located in Radish Li Road East, North of Sizhou Street, Sihong County, Suqian, Jiangsu Province	Commercial	6,266	3-10 years	100%
Taizhou Mingfa International Mall	Located in Gaogang District, Taizhou, Jiangsu Province	Commercial	16,608	10 years	100%
Tianjin Mingfa City Complex	Located in Tanggu Marine Hi-Tech Development Zone · Tianjin	Commercial	62,631	Under construction	100%
Wuxi Mingfa International New Town	Located at south of Yanqiao Town, Huishan District, Wuxi, Jiangsu Province	Commercial	—	3 years	100%
Wuxi Mingfa Shopping Mall	Located in Sitou Village and Tangtou Village, Yanqiao town, Huishan district, Wuxi, Jiangsu Province	Commercial	282,681	15-20 years	70%
Xiamen Lianfeng Furniture Park	Located on Honglian Road, Siming district, Xiamen, Fujian Province	Industrial	26,120	20 years	100%
Xiamen Mingfa Group Mansion	Located at Qianpu Industrial Park, Xiamen, Fujian Province	Commercial	39,531	5-6 years	100%
Xiamen Mingfa Harbour Resort	Located at south of Wu Yuan Wan Bridge, west of Huan Wan Road, and along the seaview strip of Huli District, Xiamen, Fujian Province	Commercial	45,419	3 years	100%

Management Discussion and Analysis

Property	Location	Existing usage	Attributable GFA	Term of leases	Percentage of interest in the Properties attributable to the Group
Xiamen Mingfa Hotel	Located at No. 413 Lianqian East Road, Xiamen, Fujian Province	Hotel	12,441	10 years	100%
Xiamen Mingfa Industrial Park	Located at No.2 Honglian Road West, Siming District, Xiamen, Fujian Province	Industrial	62,131	8-15 years	100%
Xiamen Mingfa Shopping Mall	Located to the northwest of Jiahe Road and Lianqian Road, Siming district, Xiamen, Fujian Province	Commercial	126,613	8-20 years	70% -100%
Xiamen Mingfa Technology Park	Located in Kaiyuan Xing'an Industrial Park, Tong'an district, Xiamen, Fujian Province	Industrial	11,588	18 years	100%
Yangzhou Mingfa Shopping Mall	Located at the south of Yunhe Road East and west of Baolin Road, Guangling District, Yangzhou, Jiangsu Province	Commercial	61,867	15 years	100%
Zhangzhou Longhai Mingfa Mall	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Commercial	2,831	10 years	100%
Zhangzhou Mingfa Shopping Mall	Located at Longjiang Road East, Shuixian Street North, No.6 Road West, Xindu Road South, Zhangzhou, Fujian Province	Commercial	112,416	12-19 years	100%
Zhenjiang Jinxiu Yinshan	Located in the centre of Zhenjiang City, Jiangsu Province	Commercial	2,880	15.5 years	100%
Mingbo Yue City	Located at Bowang Town, Bowang District	Commercial	2,185	15 years	100%
			1,604,785		

PROSPECT AND OUTLOOK

In light of the volatile market conditions, the Group continues to adopt prudent financial policies in carrying out its business. Furthermore, the Group will keep an eye on the on-going economic conditions, government policies and market demand, and adjust its strategies.

The Group has concentrated on property development in Yangtze Area, particularly in Nanjing and certain cities in Anhui. Approximately 56.3% of land bank was located at Jiangsu and Anhui province as at 30 June 2024.

Management Discussion and Analysis

FINANCIAL REVIEW AND ANALYSIS

For the six months ended 30 June 2024, revenue generated by the Group was approximately RMB3,815.4 million (corresponding period in 2023: approximately RMB5,511.2 million), representing a decrease of approximately 30.8% as compared to the corresponding period in 2023. The decrease in revenue was due to the decrease in gross floor area ("GFA") delivered to buyers from 805,529.7 square metres ("sq.m.") for the six months ended 30 June 2023 to 551,939.1 sq.m. for the six months ended 30 June 2024.

Revenue generated from various segments is analysed as follows:

For the six months ended	Commercial	Residential	Properties Investment and	Hotel	Others	Total
	Properties RMB'million	Properties RMB'million	Management RMB'million	RMB'million	RMB'million	RMB'million
30 June 2024	175.0	3,217.3	267.2	140.5	15.4	3,815.4
30 June 2023	185.9	4,862.4	272.2	176.1	14.6	5,511.2

Revenue generated from the properties sector in aggregate contributed to approximately 88.9% of the Group's revenue. Revenue generated from the commercial sector decreased by 5.9% for the six months ended 30 June 2024 as compared to the corresponding period in 2023. Revenue generated from the residential properties sector decreased by 33.8% for the six months ended 30 June 2024 as compared to the corresponding period in 2023. Such a decrease in revenue generated from residential properties was mainly due to the decrease of GFA delivered to buyers from 785,146.3 sq.m. in the six months ended 30 June 2023 to 527,153.2 sq.m. in the six months ended 30 June 2024.

Revenue generated from the properties investment and management sector decreased by 1.8% from RMB272.2 million for the six months ended 30 June 2023 to RMB267.2 million for six months ended 30 June 2024.

Revenue generated from the hotel sector decreased by 20.2% from RMB176.1 million for the six months ended 30 June 2023 to RMB140.5 million for the six months ended 30 June 2024. The decrease in hotel revenue was mainly due to the economic downturn.

Management Discussion and Analysis

CAPITAL STRUCTURE

As at 30 June 2024, the Group had aggregate cash and cash equivalents (excluding restricted cash) of approximately RMB1,218.5 million (31 December 2023: approximately RMB1,779.2 million). The Group had restricted cash of approximately RMB34.3 million as at 30 June 2024 (31 December 2023: approximately RMB57.3 million). Bank loans and other borrowings of the Group repayable within one year and after one year were approximately RMB284.3 million and RMB1,859.9 million respectively as at 30 June 2024 (31 December 2023: approximately RMB456.6 million and RMB2,058.6 million respectively). The cash and cash equivalents of the Group were mainly denominated in Renminbi as at 30 June 2024.

FINANCIAL RATIOS

Set out below are the major financial ratios of the Group:

	As at 30 June 2024	As at 30 June 2023
Gross profit margin	31.9%	31.9%
Operating profit margin	10.1%	14.7%
Net profit margin	0.9%	5.6%
Current ratio	1.1	1.1
Total liabilities to total assets	72.1%	71.5%
Bank loans and other borrowings to shareholders' funds	12.2%	12.5%
Non-current bank loans and other borrowings to total assets	2.8%	3.0%
Gearing ratio*	4.6%	0%

* Defined as net debt (total borrowings less cash and cash equivalents and restricted cash) divided by the sum of shareholders' funds and net debt.

Corporate Governance and Other Information

PLEDGE OF ASSETS

As at 30 June 2024, investment properties of the Group with net book value of approximately RMB435.0 million (31 December 2023: approximately RMB2,181.0 million), the leasehold interests in land of approximately RMB259.4 million (31 December 2023: approximately RMB276.2 million), completed properties held for sale of approximately RMB2,703.3 million (31 December 2023: approximately RMB2,057.9 million) and no properties under development (31 December 2023: approximately RMB237.2 million) and no buildings (31 December 2023: approximately RMB539.7 million) were pledged to secure the banking facilities of the Group. No cash (31 December 2023: RMB3.6 million) was pledged to banks as security for project construction as at 30 June 2024.

CAPITAL COMMITMENTS

As at 30 June 2024, the contracted capital commitments of the Group were approximately RMB17,345.0 million (31 December 2023: approximately RMB18,246.6 million), which were mainly capital commitments for property development. It is expected that the Group will finance such commitments from internally generated funds and resources.

GUARANTEES AND CONTINGENT LIABILITIES

As at 30 June 2024, the contingent liabilities of the Group was approximately RMB4,897.3 million (31 December 2023: approximately RMB6,962.7 million), which were mainly guarantees given by the Group in favour of certain banks for the grant of mortgage loans to buyers of the Group's properties. Such guarantees will be released following the completion of transfer of property title by the Group to the buyers.

FOREIGN EXCHANGE RISK

As at 30 June 2024, the balance of the bank deposits maintained by the Group (including restricted bank balances) consisted of Renminbi, Hong Kong dollars and US dollars in the respective proportions of 99.5%, 0.4% and 0.1% (31 December 2023: Renminbi, New Taiwan dollars and Hong Kong dollars accounted for 97.2%, 2.5% and 0.3% respectively of the total bank balances of the Group). The bank loans and other borrowings as at 30 June 2024 and 31 December 2023 maintained by the Group were denominated in Renminbi.

Corporate Governance and Other Information

The sales, purchases, bank borrowings and other borrowings of the Group for the six months ended 30 June 2024 were made mainly in Renminbi, Hong Kong dollars and US dollars. It is expected that the majority of future development and transactions carried out by the Group will be made and transacted either in Renminbi, Hong Kong dollars or US dollars. The Group will convert bank balances in Hong Kong dollars and US dollars into Renminbi as and when required in order to minimize any foreign exchange risk. The Group did not adopt any foreign exchange hedging instruments to hedge against foreign exchange risk for the six months ended 30 June 2024 as the hedging cost was comparable to the corresponding risk.

INTEREST RATE RISK

As at 30 June 2024, the majority of the bank borrowings of the Group were floating rate borrowings and were denominated in Renminbi, whereby any upward fluctuations in interest rates will increase the interest costs of the Group in connection with such loans or any new loans obtained by the Group calculated on a floating interest rate basis. The Group currently does not use any derivative instruments to hedge against its interest rate risk.

FUNDING AND TREASURY POLICY

The Group utilises cash flows generated from operating activities and bank loans to finance its operations, construction and capital expenditure, to increase its land banks, to discharge its debt and to ensure the continuous growth of the Group's business.

CREDIT POLICIES

The Group has policies in place to ensure that sales of properties are made to purchasers with appropriate financial strength and an appropriate percentage of down payment. Credit is normally granted to anchor tenants with sufficient financial strength. It also has other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. Other receivables mainly comprise deposits made to government agencies for property development purposes which are to be recovered upon completion of the development, and advances to business partners for business cooperations. The Group closely monitors these deposits and advances to ensure actions are taken to recover these balances in the case of any risk of default.

SUBSEQUENT EVENTS

Saved as the abovementioned, there was no matter between the balance sheet date (i.e. 30 June 2024) and the date of this report that would cause a material impact on the Group.

Corporate Governance and Other Information

SUBSTANTIAL SHAREHOLDERS

As at 30 June 2024, the total issued share capital of the Company was 6,093,451,026 ordinary shares.

As at 30 June 2024, the interests or short position of those persons, other than the Directors or chief executives of the Company in the shares, underlying shares and debentures of the Company which has been disclosed to the Company pursuant to Part XV of the SFO, or which have been recorded in the register of interests required to be kept by the Company under section 336 of the SFO, are listed as follows:

Name	Nature of Interest	Total Number of Ordinary Shares ^(Note 1)	Approximate Percentage of Interest in the Company
Galaxy Earnest Limited	Beneficial owner	5,086,500,000 (L)	83.47%
Ms. Chen Bihua	Interest of a controlled corporation and interest of spouse ^(Note 2)	5,100,000,000 (L)	83.70%

Notes:

- (1) The letter "L" denotes a long position in the shares or underlying shares.
- (2) Ms. Chen Bihua held long interest in 5,100,000,000 shares in the Company, comprising:
 - (a) 13,500,000 shares beneficially owned by Mr. Wong Wun Ming (deceased), spouse of Ms. Chen Bihua. Ms. Chen Bihua is therefore deemed to be interested in such 13,500,000 shares pursuant to the Securities and Futures Ordinance; and
 - (b) 5,086,500,000 shares held by Galaxy Earnest Limited. Galaxy Earnest Limited is owned as to 55% by Growing Group Limited, a company wholly-owned by Ms. Chen Bihua. Ms. Chen Bihua is therefore deemed to be interested in such 5,086,500,000 shares of the Company pursuant to the Securities and Futures Ordinance.

To the best knowledge of the Company, Mr. Wong Wun Ming passed away on 7 July 2022.

Save as disclosed above, as at 30 June 2024, no person, other than the Directors or chief executives of the Company, had any interest or short position in the shares, underlying shares and debentures of the Company which has been disclosed to the Company pursuant to Part XV of the SFO, or which have been recorded in the register of interests required to be kept by the Company under Section 336 of the SFO.

Corporate Governance and Other Information

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SECURITIES

As at 30 June 2024, the total number of issued shares of the Company was 6,093,451,026 ordinary shares.

None of the Directors or chief executives of the Company had any interest or short position in the shares, underlying shares and debentures of the Company or any associated corporation (within the meaning of Part XV of SFO), as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company or the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("**Model Code**").

HUMAN RESOURCES

As at 30 June 2024, the Group employed 3,427 staff (31 December 2023: 3,804 staff). The decrease in staff was mainly due to the streamlining the operations in response to the market conditions. For the six months ended 30 June 2024, the unaudited total staff costs of the Group including directors' emoluments were approximately RMB151.9 million (corresponding period in 2023: approximately RMB174.4 million), representing a decrease of 12.9%. The staff costs include basic salary and welfare expenses, whereby employees' welfare includes medical insurance plan, pension plan, unemployment insurance plan, training and pregnancy insurance plan. The Group has provided various training opportunities to employees in order to enhance the competitiveness of the employees and the Company, including training for accounting teams and other training in relation to the latest group reporting requirements and standards. The Group's employees are employed according to the terms and provisions of their employment contracts and the Group normally conducts a review of the remuneration packages and performance appraisal once every year with its employees, the results of which will be applied in the annual salary review for considering the grant of annual bonus or not and in the promotion assessment. The Group also studies and compares its remuneration packages with those of its peers and competitors, and will make adjustments whenever necessary so as to maintain its competitiveness in the employment market.

DIVIDEND POLICY

The Board approved and adopted a dividend policy on 9 July 2019 which sets out the approach in deciding whether to propose a dividend and in determining the dividend amount, with an aim to strike a balance between maintaining sufficient capital to develop and operate the business of the Group and rewarding the shareholders of the Company ("**Shareholders**").

Corporate Governance and Other Information

The declaration and payment of dividends by the Company is also subject to any restrictions under the Companies Laws of the Cayman Islands, any applicable laws, rules and regulations and the articles of association of the Company. The Company may in its full discretion decide not to declare dividend due to various reasons, including but not limited to maintaining or adjusting the capital structure and reserving more capital to capture opportunities.

The declaration and payment of future dividend under this policy are subject to the Board's determination that the same would be in the best interests of the Group and the Shareholders as a whole.

In deciding whether to propose dividends and in determining the dividend amount, the Board shall take into account, the following factors, inter alia:

- (a) the Company's operating results, actual and expected financial performance;
- (b) retained earnings and distributable reserves of the Company and each of the subsidiaries of the Group;
- (c) the level of the Group's debts to equity ratio, return on equity and the relevant financial covenants;
- (d) any restrictions on payment of dividends that may be imposed by the Group's lenders;
- (e) the Group's expected working capital requirements, capital expenditure requirements and future expansion plans;
- (f) the Group's actual and future operations and liquidity position;
- (g) general economic conditions, business cycle of the Group's business and other internal and external factors that may have an impact on the business or financial performance and position of the Company; and
- (h) any other factors that the Board deems appropriate and relevant.

SIGNIFICANT INVESTMENTS

The Group did not have any significant investments during the six months ended 30 June 2024.

Corporate Governance and Other Information

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any listed securities of the Company during the six months ended 30 June 2024.

MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES

The Group had no material acquisition or disposal of subsidiaries during the six months ended 30 June 2024.

CORPORATE GOVERNANCE PRACTICES

The Directors recognise the importance of incorporating the elements of good corporate governance in the management structures and internal control procedures of the Group so as to achieve effective accountability to the Shareholders as a whole. The Board has strived to uphold good corporate governance and adopted sound corporate governance practices. Throughout the six months ended 30 June 2024, the Company had complied with all code provisions in the Corporate Governance Code set out in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities on the Main Board of The Stock Exchange of Hong Kong Limited (“**Listing Rules**”).

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted a code of conduct regarding the directors’ securities transactions on terms no less than the required standard set out in the Model Code in Appendix C3 to the Listing Rules. Having made specific enquiries with the Directors, all of the Directors have confirmed that they had complied with the required standards set out in the Model Code and the Company’s code of conduct regarding the Directors’ securities transactions for the six months ended 30 June 2024.

DISCLOSURE OF CHANGES IN INFORMATION OF DIRECTOR(S)

Pursuant to rule 13.51B(1) of the Listing Rules, the changes of information of Director(s) are as follows:

Dr. Lam, Lee G. (“**Dr. Lam**”) has resigned (i) as a non-executive director of Jade Road Investments Limited (Stock Code: JADE, listed on the London Securities Exchange) effective from 8 July 2024; (ii) as an independent non-executive director of Greenland Hong Kong Holdings Limited (Stock Code: 8228) effective from 17 May 2024; (iii) as an executive director of USPACE Technology Group Limited (Stock Code: 1725) effective from 10 May 2024; (iv) as an independent non-executive director of Kidsland International Holdings Limited (Stock Code: 2122) effective from 18 April 2024; (v) as an independent non-executive director of Huarong International Financial Holdings Limited (Stock Code: 993) effective from 31 March 2024; (vi) as an independent non-executive director of CSI Properties Limited (Stock Code: 497) effective from 28 March 2024.

Corporate Governance and Other Information

Mr. Chu Kin Wang Peleus resigned as an independent non-executive director of Silk Road Logistics Holdings Limited (Stock Code: 988) effective from 19 April 2024.

AUDIT COMMITTEE

The audit committee of the Company (“**Audit Committee**”) consists of three independent non-executive Directors, namely Mr. Chu Kin Wang Peleus (the chairperson of the Audit Committee), Mr. Lau Kin Hon and Mr. Chan Sing Lai. The Audit Committee has reviewed the accounting principles and practices adopted by the Group, the interim results and the unaudited condensed consolidated interim financial statements for the six months ended 30 June 2024.

On behalf of the Board

LAM, Lee G.

Chairman

30 August 2024

Condensed Consolidated Interim Financial Statements

Condensed Consolidated Interim Statement of Profit or Loss

For the six months ended 30 June 2024

	Notes	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Revenues	4	3,815,378	5,511,227
Cost of sales		(2,596,369)	(3,755,691)
Gross profit		1,219,009	1,755,536
Fair value losses on investment properties		(259,123)	(183,924)
Other income and other losses	14	39,304	(169,434)
Net (provision for)/reversal of impairment loss on financial assets		(79,651)	30,829
Selling and marketing costs		(226,632)	(318,493)
General and administrative expenses		(308,534)	(305,301)
Operating profit		384,373	809,213
Finance income	16	5,291	12,393
Finance costs	16	(546)	(816)
Finance income — net	16	4,745	11,577
Share of results of			
— Associated companies		4,481	(11,188)
— Joint ventures		4,708	6,225
		9,189	(4,963)
Profit before income tax	15	398,307	815,827
Income tax expense	17	(363,329)	(507,466)
Profit for the period		34,978	308,361
Attributable to:			
Equity holders of the Company		6,665	343,818
Non-controlling interests		28,313	(35,457)
		34,978	308,361
Earnings per share for profit attributable to equity holders of the Company (RMB cents)			
— Basic	19	0.1	5.6
— Diluted	19	0.1	5.6

Condensed Consolidated Interim Statement of Other Comprehensive Income

For the six months ended 30 June 2024

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Profit for the period	34,978	308,361
Other comprehensive income		
<i>Item that may be reclassified subsequently to profit or loss</i>		
— Currency translation differences	7,818	3,924
Total comprehensive income for the period	42,796	312,285
Attributable to		
Equity holders of the Company	14,483	347,742
Non-controlling interests	28,313	(35,457)
	42,796	312,285

Condensed Consolidated Interim Statement of Financial Position

As at 30 June 2024

	Notes	As at 30 June 2024 RMB'000 (Unaudited)	As at 31 December 2023 RMB'000 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment		2,731,849	2,896,624
Investment properties		13,373,400	13,552,000
Goodwill		7,169	7,169
Investments in associated companies		1,904,901	1,900,420
Investments in joint ventures		2,464,683	2,459,975
Deferred income tax assets		160,059	282,639
Other financial assets	6	27,550	27,550
Prepayments for land use rights	5	163,413	282,554
Total non-current assets		20,833,024	21,408,931
Current assets			
Properties under development		16,154,255	18,786,509
Completed properties held for sale		21,817,146	21,557,935
Inventories		46,537	53,419
Trade and other receivables and prepayments	7	4,696,334	4,965,192
Contract costs		79,838	110,266
Prepaid income taxes		671,490	612,897
Amounts due from related parties, joint ventures and associated companies		628,830	592,504
Amounts due from non-controlling interests	8	765,736	743,612
Restricted cash	9	34,338	57,289
Cash and cash equivalents		1,218,481	1,779,200
Total current assets		46,112,985	49,258,823
Total assets		66,946,009	70,667,754

Condensed Consolidated Interim Statement of Financial Position

As at 30 June 2024

	Notes	As at 30 June 2024 RMB'000 (Unaudited)	As at 31 December 2023 RMB'000 (Audited)
LIABILITIES			
Current liabilities			
Trade and other payables	13	23,719,126	24,598,138
Contract liabilities		6,820,781	8,856,897
Amounts due to related parties, joint ventures and associated companies		7,436,132	7,408,692
Amounts due to non-controlling interests		595,239	616,284
Income tax payable		4,045,174	4,079,978
Borrowings	11	284,333	456,583
Lease liabilities		2,380	3,182
Total current liabilities		42,903,165	46,019,754
Net current assets		3,209,820	3,239,069
Total assets less current liabilities		24,042,844	24,648,000
Non-current liabilities			
Deferred government grants		1,035,669	1,037,802
Borrowings	11	1,859,884	2,058,551
Deferred income tax liabilities		2,482,532	2,531,642
Lease liabilities		3,426	4,568
Total non-current liabilities		5,381,511	5,632,563
Total liabilities		48,284,676	51,652,317
Net assets		18,661,333	19,015,437
EQUITY			
Capital and reserves attributable to equity holders of the Company			
Share capital	10	536,281	536,281
Reserves		16,997,194	16,982,711
Non-controlling interests		17,533,475	17,518,992
		1,127,858	1,496,445
Total equity		18,661,333	19,015,437

Condensed Consolidated Interim Statement of Changes in Equity

For the six months ended 30 June 2024

	Capital and reserves attributable to equity holders of the Company		Non-controlling interests RMB'000	Total RMB'000
	Share capital RMB'000	Reserves RMB'000		
Balance at 1 January 2023 (audited)	536,281	17,446,584	1,632,937	19,615,802
Comprehensive income				
Profit/(loss) for the period	—	343,818	(35,457)	308,361
Other comprehensive income				
— Currency translation differences	—	3,924	—	3,924
Total comprehensive income for the period	—	347,742	(35,457)	312,285
Transactions with owners				
Capital injection to subsidiaries by non-controlling interests	—	—	40,909	40,909
Acquisition of a subsidiary	—	—	2,286	2,286
Balance at 30 June 2023 (unaudited)	536,281	17,794,326	1,640,675	19,971,282
Balance at 1 January 2024 (audited)	536,281	16,982,711	1,496,445	19,015,437
Comprehensive income				
Profit for the period	—	6,665	28,313	34,978
Other comprehensive income				
— Currency translation differences	—	7,818	—	7,818
Total comprehensive income for the period	—	14,483	28,313	42,796
Transactions with owners				
Capital reduction of a subsidiary by non-controlling interests	—	—	(396,900)	(396,900)
Balance at 30 June 2024 (unaudited)	536,281	16,997,194	1,127,858	18,661,333

Condensed Consolidated Interim Statement of Cash Flows

For the six months ended 30 June 2024

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Net cash generated from operating activities	109,109	187,218
Net cash generated from investing activities	89,269	33,848
Net cash used in financing activities	(806,270)	(336,729)
Effect of foreign exchange rate changes on cash	47,173	(85,314)
Net decrease in cash and cash equivalents	(560,719)	(200,977)
Cash and cash equivalents at beginning of the period	1,779,200	2,875,412
Cash and cash equivalents at end of the period	1,218,481	2,674,435

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

1 GENERAL INFORMATION

Mingfa Group (International) Company Limited (the “Company”) was incorporated in the Cayman Islands on 27 November 2007 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 its registered office is the office of Vistra (Cayman) Limited, P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1205, Cayman Islands.

The principal activities of the Company and its subsidiaries (together, the “Group”) are property development, property investment and hotel operation in the People’s Republic of China (the “PRC”).

The Company’s shares listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 13 November 2009. Its immediate and ultimate holding company is Galaxy Earnest Limited (incorporated in the British Virgin Islands).

The condensed consolidated interim financial statements are presented in thousands of Renminbi (“RMB’000”), unless otherwise stated.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation

The condensed consolidated interim financial statements for the six months ended 30 June 2024 are prepared under the historical cost convention, as modified by the revaluation of investment properties and other financial assets which are carried at fair value, and in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The condensed consolidated interim financial statements should be read in conjunction with the annual consolidated financial statements of the Company for the year ended 31 December 2023, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the HKICPA.

These condensed consolidated interim financial statements have not been audited.

Adoption of new or amended standards

In the current interim period, the Group has applied for the first time the following amendments to HKFRSs that are relevant to and effective for the Group’s condensed consolidated interim financial statements for the annual period beginning on 1 January 2024.

- Lease Liability in a Sale and Leaseback (Amendments to HKFRS 16);
- Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (Revised) (Amendments to HKAS 1);
- Non-current Liabilities with Covenants (Amendments to HKAS 1);
- Supplier Finance Arrangements (Amendments to HKAS 7 and HKFRS 7).

The adoption of the above amendments to HKFRSs in the current period has no material effect on the amounts reported and/or disclosures set out in these unaudited condensed consolidated interim financial statements.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

New or amendments to HKFRSs that have been issued but are not yet effective

The following new or amended HKFRSs, potentially relevant to the Group's condensed consolidated interim financial statements, have been issued, but are not yet effective and have not been early adopted by the Group. The Group's current intention is to apply these changes on the date they become effective.

- Lack of Exchangeability (Amendments to HKAS 21)¹;
- Classification and Measurement of Financial Instruments (Amendments to HKFRS 9 and 7)²;
- Presentation and Disclosure in Financial Statements (HKFRS 18)³;
- Disclosures in Subsidiaries without Public Accountability (HKFRS 19)³;
- Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clauses (Amendments to Hong Kong Interpretation 5)³; and
- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to HKFRS 10 and HKAS 28)⁴.

¹ Effective for accounting periods beginning on or after 1 January 2025

² Effective for accounting periods beginning on or after 1 January 2026

³ Effective for accounting periods beginning on or after 1 January 2027

⁴ Effective for accounting periods to be determined

The directors are in the process of assessing the potential impact of the new or revised HKFRSs but are not yet in a position to determine whether the new or revised HKFRSs will have a material impact on the Group's performance and financial position and on the disclosures. The new or revised HKFRSs may result in changes to how the Group's performance and financial position are prepared and presented in the future.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

3 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of interim financial statements 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 expenses. Actual results may differ from these estimates.

In preparing these condensed consolidated interim financial statements, 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 consolidated financial statements of the Company for the year ended 31 December 2023.

4 REVENUES AND SEGMENT INFORMATION

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

As the majority of the Group's consolidated revenue and results are attributable to the market in the PRC and most of the Group's consolidated assets are located in the PRC, therefore no geographical information is presented.

The CODM assesses the performance of the operating segments based on a measure of revenue and operating profit. The information provided to the CODM is measured in a manner consistent with that in the consolidated financial statements.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

4 REVENUES AND SEGMENT INFORMATION (Continued)

(a) Segment information

The unaudited segment results for the six months ended 30 June 2024 are as follows:

	Property development — commercial RMB'000	Property development — residential RMB'000	Hotel RMB'000	Property investment and management RMB'000	All other segments RMB'000	Elimination RMB'000	Total RMB'000
Total segment revenues	174,967	3,217,301	140,489	267,227	15,394	—	3,815,378
Revenues	174,967	3,217,301	140,489	267,227	15,394	—	3,815,378
Operating profit/(loss)	32,586	636,103	(18,063)	(150,981)	(115,272)	—	384,373
Finance income — net							4,745
Share of results of associated companies	—	4,110	—	389	(18)	—	4,481
Share of results of joint ventures	3,090	3,405	—	(1,787)	—	—	4,708
Profit before income tax							398,307
Income tax expense							(363,329)
Profit for the period							34,978
Other segment information							
Capital and property development expenditure	566,910	2,926,109	1,070	75	16,333	—	3,510,497
Depreciation of property, plant and equipment	3,105	42,085	—	25,930	1,011	3,375	75,506
Depreciation of right-of-use assets under properties under development	—	18,496	—	—	—	—	18,496
Fair value losses on investment properties	—	—	—	259,123	—	—	259,123

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

4 REVENUES AND SEGMENT INFORMATION (Continued)

(a) Segment information (Continued)

The unaudited segment assets and liabilities as at 30 June 2024 are as follows:

	Property development — commercial RMB'000	Property development — residential RMB'000	Hotel RMB'000	Property investment and management RMB'000	All other segments RMB'000	Elimination RMB'000	Total RMB'000
Segment assets	10,121,359	76,475,304	2,194,215	13,209,626	22,707,766	(62,990,944)	61,717,326
Associated companies	—	261,469	—	1,296,887	346,545	—	1,904,901
Joint ventures	50,217	169,381	—	2,245,085	—	—	2,464,683
	10,171,576	76,906,154	2,194,215	16,751,598	23,054,311	(62,990,944)	66,086,910
Unallocated:							
Deferred income tax assets							160,059
Prepaid income taxes							671,490
Other financial assets							27,550
Total assets							66,946,009
Segment liabilities	6,990,520	86,369,723	151,468	2,252,906	6,839,080	(62,990,944)	39,612,753
Unallocated:							
Deferred income tax liabilities							2,482,532
Borrowings							2,144,217
Income tax payable							4,045,174
Total liabilities							48,284,676

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

4 REVENUES AND SEGMENT INFORMATION (Continued)

(a) Segment information (Continued)

The unaudited segment results for the six months ended 30 June 2023 are as follows:

	Property development — commercial RMB'000	Property development — residential RMB'000	Hotel RMB'000	Property investment and management RMB'000	All other segments RMB'000	Elimination RMB'000	Total RMB'000
Total segment revenues	185,890	4,862,410	176,142	272,155	14,630	—	5,511,227
Revenues	185,890	4,862,410	176,142	272,155	14,630	—	5,511,227
Operating profit/(loss)	48,177	1,064,859	(12,170)	(70,166)	(221,487)	—	809,213
Finance income — net							11,577
Share of results of associated companies	3	(386)	—	(3,202)	(7,603)	—	(11,188)
Share of results of joint ventures	(1)	6,012	—	214	—	—	6,225
Profit before income tax							815,827
Income tax expense							(507,466)
Profit for the period							308,361
Other segment information							
Capital and property development expenditure	1,013,065	2,369,475	589	6,399	9,557	—	3,399,085
Depreciation of property, plant and equipment	5,930	35,606	19,401	612	129	—	61,678
Depreciation of right-of-use assets under properties under development	—	16,919	—	—	—	—	16,919
Fair value losses on investment properties	—	—	—	183,924	—	—	183,924

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

4 REVENUES AND SEGMENT INFORMATION (Continued)

(a) Segment information (Continued)

The audited segment assets and liabilities as at 31 December 2023 are as follows:

	Property development — commercial RMB'000	Property development — residential RMB'000	Hotel RMB'000	Property investment and management RMB'000	All other segments RMB'000	Elimination RMB'000	Total RMB'000
Segment assets	11,689,757	76,535,984	2,162,670	13,569,071	22,497,025	(61,070,234)	65,384,273
Associated companies	—	257,359	—	1,296,498	346,563	—	1,900,420
Joint ventures	47,127	165,976	—	2,246,872	—	—	2,459,975
	11,736,884	76,959,319	2,162,670	17,112,441	22,843,588	(61,070,234)	69,744,668
Unallocated:							
Deferred income tax assets							282,639
Prepaid income taxes							612,897
Other financial assets							27,550
Total assets							70,667,754
Segment liabilities	8,282,147	86,223,148	127,122	2,115,179	6,848,201	(61,070,234)	42,525,563
Unallocated:							
Deferred income tax liabilities							2,531,642
Borrowings							2,515,134
Income tax payable							4,079,978
Total liabilities							51,652,317

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

4 REVENUES AND SEGMENT INFORMATION (Continued)

(b) Revenues

Revenues of the Group consists of the following income recognised during the period:

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Revenue from contracts with customer within the scope of HKFRS 15:		
• Property development — commercial	174,967	185,890
• Property development — residential	3,217,301	4,862,410
• Hotel	140,489	176,142
• Property investment and management — property management fee income	99,511	84,509
• All other segments	15,394	14,630
	3,647,662	5,323,581
Revenue from other sources		
• Property investment and management — rental income	167,716	187,646
	3,815,378	5,511,227

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

5 PREPAYMENTS FOR LAND USE RIGHTS

The Group had made prepayments for the acquisition of certain land use rights, the ownership certificates of which have not been obtained as at the end of the reporting period.

6 OTHER FINANCIAL ASSETS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Equity investments measured at fair value through other comprehensive income ("FVTOCI")		
— Non-current		
Unlisted equity shares (Note)	27,550	27,550
	27,550	27,550

Note:

Other financial assets represented unlisted equity investment of 10% in a PRC shareholding limited company engaging in micro-lending businesses and are stated at fair value. There is no significant change in fair value of the financial assets for the six months ended 30 June 2024 and the year ended 31 December 2023 from the investment cost. During the six months ended 30 June 2024, no dividend was declared by this entity and was received by the Group.

The Group classifies equity securities which are held as strategic investment not for trading, and which are elected irrevocably at initial recognition to recognise as FVTOCI in this category.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

7 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Trade receivables	800,633	1,018,722
Less: Provision for impairment of trade receivables (Note (a))	(698,465)	(659,615)
Trade receivables — net (Note (b))	102,168	359,107
Other receivables and prepayments	4,594,166	4,606,085
	4,696,334	4,965,192

As at 30 June 2024 and 31 December 2023, the fair values of trade and other receivables and prepayments approximate their carrying amounts.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

7 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

Notes:

- (a) Movement in provision for impairment of trade receivables is as follows:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Opening balance	659,615	514,202
Net provision for impairment losses during the period	38,850	145,413
Closing balance	698,465	659,615

- (b) Trade receivables mainly arose from leases of investment properties and property construction. Proceeds in respect of properties sold and leased and property construction are to be received in accordance with the terms of the related sales and purchase agreements, lease agreements and construction agreements.

The ageing analysis of trade receivables (net of impairment losses) of the Group, based on invoice dates, as of the end of the period is as follows:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Within 90 days	30,828	306,511
Over 90 days and within 1 year	52,076	43,934
Over 1 year and within 2 years	19,264	8,662
	102,168	359,107

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

8 AMOUNTS DUE FROM NON-CONTROLLING INTERESTS

The balance mainly comprises the followings:

- (i) Surplus funds distribution to non-controlling shareholders of certain group subsidiaries in proportion to their respective equity interests in the relevant subsidiaries pursuant to the terms of the relevant cooperation agreements on projects. The surplus funds were generated and distributed to the non-controlling shareholders prior to completion of the projects. When the relevant projects are completed, dividend payments to the non-controlling shareholders will be set off against the amount due from non-controlling shareholders; and
- (ii) Loan receivable from a non-controlling shareholder.

Except for a balance of RMB102,751,000 (31 December 2023: RMB102,751,000) due from a non-controlling interest, Xian Gongheng Zhiye Co Ltd., as at 30 June 2024 which is interest bearing at 7.15% (31 December 2023: 7.15%) per annum, unsecured and recoverable on demand, the remaining balances were unsecured, interest-free, repayable on demand and non-trade in nature.

9 RESTRICTED CASH

As at 30 June 2024, the Group has no cash (31 December 2023: RMB3,600,000) being restricted and deposited in banks as security for borrowings.

As at 30 June 2024, the Group's cash of approximately RMB33,163,000 and RMB1,175,000 (31 December 2023: RMB55,113,000 and RMB2,176,000) in certain banks was restricted due to court order in the cases related to construction contracts with the suppliers and foreclosures by the proprietor claims due to default of mortgage repayment by the property purchasers respectively.

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

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

10 SHARE CAPITAL

Details of share capital of the Company are as follows:

	Par value HK\$	Number of ordinary shares	Nominal value of ordinary shares HK\$	Equivalent RMB
Authorised:				
At 1 January 2023, 31 December 2023 and 30 June 2024	0.1	12,000,000,000	1,200,000,000	
Issued and fully paid:				
At 1 January 2023, 31 December 2023 and 30 June 2024	0.1	6,093,451,026	609,345,103	536,280,877

11 BORROWINGS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Borrowings included in non-current liabilities		
Bank borrowings — secured	2,144,217	2,515,134
Less: Amounts due within one year	(284,333)	(456,583)
	1,859,884	2,058,551
Borrowings included in current liabilities		
Current portion of long-term secured borrowings	284,333	456,583
Total	2,144,217	2,515,134

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

12 PLEDGED ASSETS

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Completed properties held for sale	2,703,349	2,057,987
Property, plant and equipment	—	539,696
Properties under development	—	237,154
Land use rights under properties under development	259,419	276,153
Investment properties	435,000	2,181,000
	3,397,768	5,291,990

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

13 TRADE AND OTHER PAYABLES

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Trade payables (Note)	14,723,026	16,490,657
Other payables	8,130,209	7,740,568
Other taxes payable	865,891	336,913
	23,719,126	24,598,138

Note:

The ageing analysis of trade payables, based on invoice dates, as of the end of the period is as follows:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Within 90 days	2,132,669	2,579,511
Over 90 days and within 1 year	4,596,286	6,051,428
Over 1 year	7,994,071	7,859,718
	14,723,026	16,490,657

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

14 OTHER INCOME AND OTHER LOSSES

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Government grants	226	391
Net exchange gains/(losses)	16,751	(116,638)
Loss from disposal of investment properties	(25,523)	(38,117)
Miscellaneous	47,850	(15,070)
	39,304	(169,434)

15 PROFIT BEFORE INCOME TAX

Profit before income tax is arrived at after charging the following:

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Staff costs — including directors' emoluments	151,877	174,431
Auditor's remuneration	1,973	1,988
Charitable donations	20	20
Depreciation of property, plant and equipment	75,506	61,678
Depreciation of right-of-use assets under properties under development	18,496	16,919
Cost of properties sold	2,316,663	3,448,677
Business tax and other levies on sales and construction of properties	10,309	26,617
Direct outgoings arising from investment properties that generate rental income	66,122	49,907
Short-term lease expenses	1,716	1,369
Hotel operating expenses	128,234	133,892

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

16 FINANCE INCOME AND COSTS

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Finance income		
— interest income on bank deposits and loan to a related party	5,291	12,393
Interest expenses on borrowings	58,884	43,396
Interest expenses on lease liabilities	546	816
Less: Interest capitalised	(58,884)	(43,396)
Finance costs	(546)	(816)
Net finance income	4,745	11,577

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

17 INCOME TAX EXPENSE

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Current income tax		
— PRC enterprise income tax	155,353	203,871
— PRC land appreciation tax	135,406	232,310
	290,759	436,181
Deferred income tax		
— PRC enterprise income tax	56,995	38,888
— PRC withholding income tax	15,575	32,397
	72,570	71,285
	363,329	507,466

(a) Hong Kong profits tax

No provision has been made for Hong Kong profits tax as the Group has no estimated assessable profit subject to Hong Kong profits tax during the six months ended 30 June 2024 (corresponding period in 2023: Nil).

Under the two-tiered profits tax regime, the first HK\$2 million of profits of qualifying corporations will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%.

(b) PRC enterprise income tax

PRC enterprise income tax is provided for at 25% (corresponding period in 2023: 25%) of the profits for the PRC statutory financial reporting purpose, adjusted for those items which are not assessable or deductible for the PRC enterprise income tax purpose.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

17 INCOME TAX EXPENSE (Continued)

(c) PRC land appreciation tax

PRC land appreciation tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of properties less deductible expenditures including costs of land use rights, borrowing costs, business taxes and all property development expenditures. The tax is incurred upon transfer of property ownership.

(d) PRC withholding income tax

According to the Enterprise Income Tax Law of the PRC and its detailed implementation regulations, starting from 1 January 2008, a 10% withholding tax will be levied on the immediate holding companies established outside the PRC when their invested entities in the PRC declare their dividends out of the profits earned after 1 January 2008. A lower 5% withholding tax rate may be applied, subject to the approval of local tax authorities, when the immediate holding companies are established in Hong Kong according to the tax treaty arrangement between the PRC and Hong Kong. The Group accrues for the PRC withholding income tax based on the tax rate of 5% for its immediate holding companies which are established in Hong Kong.

18 DIVIDENDS

The board of directors (the “Board”) of the Company does not recommend payment of any interim dividend for the six months ended 30 June 2024 (corresponding period in 2023: Nil).

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

19 EARNINGS PER SHARE

Basic and diluted

Basic earnings per share for the six months ended 30 June 2024 and 2023 are calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

As there were no dilutive options and other dilutive potential ordinary shares in issue during the six months ended 30 June 2024 and 2023, diluted earnings per share are the same as basic earnings per share.

	30 June 2024 (Unaudited)	30 June 2023 (Unaudited)
Profit attributable to equity holders of the Company (RMB'000)	6,665	343,818
Weighted average number of ordinary shares in issue (thousands)	6,093,451	6,093,451
Basic and diluted earnings per share (RMB cents)	0.1	5.6

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

20 CONTINGENT LIABILITIES

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Guarantees in respect of mortgage facilities for certain purchasers of the Group's properties (Note (a))	4,897,262	6,962,681
Guarantees in respect of banking facilities granted to associated companies (Note (b))	559,715	578,561
Guarantees in respect of banking facilities granted to a joint venture (Note (c))	435,850	445,900
	5,892,827	7,987,142

Notes:

- (a) The Group provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible to repay 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 relevant mortgage loans and ends when the Group obtained the "property title certificate" for the mortgagees, or when the Group obtained the "master property title certificate". The directors of the Company consider that in case of default in payments, 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 for the guarantees during the period/year.

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

20 CONTINGENT LIABILITIES (Continued)

Notes: (Continued)

- (b) As at 30 June 2024 and 31 December 2023, the Group provided guarantees of the following amount in respect of bank borrowing to an associated company:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Nanjing Software Valley Qichuang Communication Technology Co., Ltd	559,715	578,561

- (c) As at 30 June 2024 and 31 December 2023, the Group provided guarantees of the following amount in respect of bank borrowing to joint ventures:

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Wuxi Yueshang Aolai Co., Ltd	48,750	58,800
Nanjing Mingfa Technological and Commercial Town Construction Development Co., Ltd	387,100	387,100

21 COMMITMENTS

Commitments for capital and property development expenditure

	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Contracted but not provided for		
— Properties being developed by the Group for sale	16,580,267	17,533,786
— Land use rights	764,776	712,767
	17,345,043	18,246,553

Notes to the Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2024

22 RELATED PARTY TRANSACTIONS

(a) Transactions with related parties

Other than those disclosed elsewhere in these condensed consolidated interim financial statements, the Group had entered into the following major related party transactions:

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Rental income from a joint venture	25,485	25,505

(b) Key management compensation

	30 June 2024 RMB'000 (Unaudited)	30 June 2023 RMB'000 (Unaudited)
Salaries and other short-term employee benefits	4,057	4,116
Retirement scheme contributions	5	8
	4,062	4,124

23 APPROVAL OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The condensed consolidated interim financial statements set out on pages 39 to 68 were approved and authorised for issue by the Board on 30 August 2024.