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## **C&D INTERNATIONAL INVESTMENT GROUP LIMITED**

**建發國際投資集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1908)**

### **ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2024**

#### **FINANCIAL HIGHLIGHTS**

- For the year ended 31 December 2024, the Group, together with its joint ventures and associates, achieved the cumulative contracted sales attributable to the shareholders of the Company (the “Shareholders”) of approximately RMB103.36 billion with cumulative contracted sales GFA attributable to the Shareholders of approximately 5.048 million sq.m., representing a decrease by approximately RMB34.60 billion and approximately 1.616 million sq.m. respectively (approximately 25.1% and 24.3% respectively) as compared with the previous financial year.
- For the year ended 31 December 2024, cash collected from property development by the Group, together with its joint ventures and associates, totalled approximately RMB135.74 billion.
- For the year ended 31 December 2024, the Group’s total revenue amounted to approximately RMB142.99 billion, increased by approximately RMB8.56 billion or 6.4% as compared with the previous financial year. Revenue from property development business amounted to approximately RMB138.62 billion, increased by approximately RMB8.49 billion or 6.5% as compared with the previous financial year.
- For the year ended 31 December 2024, the profit attributable to the equity holders of the Company amounted to approximately RMB4.80 billion, decreased by approximately RMB230.87 million or 4.6% as compared with the previous financial year.
- The Group’s basic earnings per Share for the year ended 31 December 2024 was RMB2.38.
- The Board recommended payment of a final dividend of HK\$1.2 per Share for the Year, which will be payable in cash, but the Eligible Shareholders will be given the option of electing to receive the final dividend in the form of new Shares in lieu of cash in respect of part or all of the final dividend.

## ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2024

The board (the “Board”) of directors (the “Directors”) of C&D International Investment Group Limited (the “Company”) is pleased to announce the following consolidated results of the Company and its subsidiaries (collectively, the “Group”) for the year ended 31 December 2024 (the “Year”) together with the comparative figures for the year ended 31 December 2023.

### CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

*For the year ended 31 December 2024*

		2024	2023
	Notes	RMB'000	RMB'000
Revenue	4	142,986,284	134,429,975
Cost of sales		(124,013,843)	(119,513,516)
<b>Gross profit</b>		<b>18,972,441</b>	<b>14,916,459</b>
Other net gain	5	795,381	1,125,729
Loss on changes in fair value of investment properties		(364,658)	(51,776)
Administrative expenses		(4,979,931)	(2,851,394)
Selling expenses		(3,721,690)	(4,308,012)
Provision for expected credit losses allowance		(155,916)	(242,659)
Finance costs	6	(635,604)	(386,503)
Share of results of associates		79,568	399,157
Share of results of joint ventures		888,805	(18,293)
<b>Profit before income tax</b>	7	<b>10,878,396</b>	<b>8,582,708</b>
Income tax expense	8	(4,488,408)	(2,247,482)
<b>Profit for the year</b>		<b>6,389,988</b>	<b>6,335,226</b>

		2024	2023
	Notes	RMB'000	RMB'000
<b>Other comprehensive income</b>			
<b>Items that may be reclassified subsequently to profit or loss:</b>			
Currency translation differences		(37,011)	(9,928)
<b>Total comprehensive income for the year</b>		<b>6,352,977</b>	<b>6,325,298</b>
<b>Profit for the year attributable to:</b>			
— Equity holders of the Company		4,803,839	5,034,712
— Non-controlling interests		1,586,149	1,300,514
		<b>6,389,988</b>	<b>6,335,226</b>
<b>Total comprehensive income for the year attributable to:</b>			
— Equity holders of the Company		4,757,275	5,022,816
— Non-controlling interests		1,595,702	1,302,482
		<b>6,352,977</b>	<b>6,325,298</b>
<b>Earnings per share for profit attributable to the equity holders of the Company</b>			
Basic earnings per share	10	RMB2.38	RMB2.61
Diluted earnings per share	10	RMB2.21	RMB2.36

# **CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

*As at 31 December 2024*

		<b>2024</b>	<b>2023</b>
	<i>Notes</i>	<b><i>RMB'000</i></b>	<b><i>RMB'000</i></b>
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Property, plant and equipment		<b>511,736</b>	390,972
Right-of-use assets		<b>271,354</b>	355,773
Investment properties		<b>2,778,052</b>	1,668,273
Intangible assets		<b>731,623</b>	732,830
Interests in associates		<b>18,083,675</b>	18,979,601
Interests in joint ventures		<b>7,438,931</b>	6,654,509
Other financial assets		<b>111,538</b>	115,538
Deposits for land acquisitions		<b>64,166</b>	64,166
Deferred tax assets		<b>5,107,063</b>	7,055,412
		<b>35,098,138</b>	36,017,074
<b>Current assets</b>			
Inventories of properties, other inventories and other contract costs	<i>11</i>		
— Properties under development		<b>223,028,034</b>	254,715,815
— Properties held for sale		<b>21,739,904</b>	14,559,515
— Other inventories		<b>235,345</b>	55,321
— Other contract costs		<b>2,026,697</b>	1,591,877
Contract assets		<b>316,605</b>	259,915
Trade and other receivables	<i>12</i>	<b>16,135,726</b>	11,454,706
Amounts due from non-controlling interests		<b>48,685,189</b>	41,828,357
Other financial assets		<b>—</b>	1,000
Deposits for land acquisitions		<b>1,116,547</b>	6,712,005
Prepaid taxes		<b>6,842,047</b>	5,920,609
Cash at banks and on hand		<b>57,259,153</b>	54,161,319
		<b>377,385,247</b>	391,260,439
<b>Total assets</b>		<b>412,483,385</b>	427,277,513

		2024	2023
	Notes	RMB'000	RMB'000
<b>Current liabilities</b>			
Trade and other payables	13	32,730,657	34,164,477
Contract liabilities		159,457,346	190,922,483
Amounts due to related companies		21,355,737	18,918,766
Amounts due to non-controlling interests		6,996,648	6,181,704
Interest-bearing borrowings		6,124,502	5,922,005
Income tax liabilities		4,411,832	4,670,639
Lease liabilities		67,942	80,388
		<u>231,144,664</u>	<u>260,860,462</u>
<b>Net current assets</b>		<u>146,240,583</u>	<u>130,399,977</u>
<b>Total assets less current liabilities</b>		<u>181,338,721</u>	<u>166,417,051</u>
<b>Non-current liabilities</b>			
Loans from intermediate holding company		50,752,538	47,829,395
Lease liabilities		70,751	136,171
Interest-bearing borrowings		27,622,395	26,154,283
Deferred tax liabilities		388,144	1,358,333
		<u>78,833,828</u>	<u>75,478,182</u>
<b>Total liabilities</b>		<u>309,978,492</u>	<u>336,338,644</u>
<b>Net assets</b>		<u>102,504,893</u>	<u>90,938,869</u>
<b>EQUITY</b>			
Share capital	14	174,233	163,148
Reserves		25,385,637	21,293,331
<b>Equity attributable to the equity holders of the Company</b>		<u>25,559,870</u>	<u>21,456,479</u>
<b>Equity attributable to the subscriber of the perpetual loans</b>		<u>12,000,000</u>	<u>12,000,000</u>
<b>Equity attributable to owners of the parent</b>		<u>37,559,870</u>	<u>33,456,479</u>
Non-controlling interests		64,945,023	57,482,390
<b>Total equity</b>		<u>102,504,893</u>	<u>90,938,869</u>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For the year ended 31 December 2024*

## 1. GENERAL INFORMATION

C&D International Investment Group Limited (the “Company”) was incorporated in the Cayman Islands on 18 February 2011 as an exempted company with limited liability under Companies Law (Cap 22 of the Cayman Islands). The address of the Company’s registered office is P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1205, Cayman Islands and its principal place of business in Hong Kong is located at Office No. 3517, 35th Floor, Wu Chung House, 213 Queen’s Road East, Wanchai, Hong Kong. The Company’s shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 26 May 2014.

The Company’s functional currency is Hong Kong Dollars (“HK\$”). However, the consolidated financial statements are presented in Renminbi (“RMB”), as the Directors of the Company consider that RMB is the functional currency of the primary economic environment in which most of the Group’s transactions are denominated and settled in and this presentation is more useful for its current and potential investors. The consolidated financial statements are presented in thousands of RMB (“RMB’000”) unless otherwise stated.

The principal activity of the Company is investment holding. The Group is principally engaged in the businesses of property development, property management and other related services mainly in the People’s Republic of China (“PRC” or “China”).

Well Land International Limited (“Well Land”) is the Company’s immediate holding company which was incorporated in the British Virgin Islands (“BVI”) with limited liability; C&D Real Estate Corporation Limited\* (建發房地產集團有限公司) (“C&D Real Estate”) which was incorporated in the PRC with limited liability is the Company’s intermediate holding company and Xiamen C&D Corporation Limited\* (廈門建發集團有限公司) (“Xiamen C&D”) which was incorporated in the PRC with limited liability is the Company’s ultimate holding company.

The consolidated financial statements for the year ended 31 December 2024 were approved for issue by the Board on 26 March 2025.

\* *The English translation of the name of the companies established in the PRC are for reference only. The official names of these companies are in Chinese.*

## 2. BASIS OF PREPARATION

The annual consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”) which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the accounting principles generally accepted in Hong Kong. The consolidated financial statements also comply with the applicable disclosure requirements of Hong Kong Companies Ordinance and the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”).

These material accounting policies have been consistently applies to all the years presented unless otherwise stated. The adoption of amended HKFRSs and the impacts on the consolidated financial statements of the Group, if any, are disclosed in note 3.

## 2. BASIS OF PREPARATION (*Continued*)

The consolidated financial statements have been prepared on the historical cost basis, except for investment properties and financial assets at fair value through profit or loss which are stated at their fair values.

It should be noted that accounting estimates and assumptions are used in preparation of the consolidated financial statements. Although these estimates are based on management's best knowledge and judgement of current events and actions, actual results may ultimately differ from those estimates.

## 3. ADOPTION OF NEW AND AMENDED HKFRSs AND CHANGES IN ACCOUNTING POLICIES

### (i) Amended HKFRSs that are effective for annual periods beginning on 1 January 2024

In the current year, the Group has applied for the first time the following amended HKFRSs issued by the HKICPA, which are relevant to the Group's operations and effective for the Group's consolidated financial statements for the annual period beginning on 1 January 2024:

Amendment to HKFRS 16	Lease Liability in a Sale and Leaseback
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)
Amendments to HKAS 1	Non-current Liabilities with Covenants
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements

Except for those mentioned below, the adoption of the amended HKFRSs had no material impact on how the results and financial position for the current and prior periods have been prepared and presented.

#### **Amendments to HKAS 1 "Classification of Liabilities as Current or Non-current" ("2020 Amendments") and related amendments to Hong Kong Interpretation 5 and Amendments to HKAS 1 "Non-current Liabilities with Covenants" ("2022 Amendments")**

The amendments clarified the classification of debt and other liabilities as current or non-current, depending on whether an entity has a right to defer settlement of the liability for at least twelve months from the reporting date and this right has to be existed at the reporting date. Any expectations about events after the reporting period do not impact the assessment of the classification of the liabilities make at the reporting date as to the classification of the liability.

Covenants of a loan arrangement that an entity must comply with on or before the reporting date (even if the covenant is only assessed after the reporting date) affect the classification of that liability as current or non-current. Covenants that the entity is required to comply with after the reporting date do not affect the classification at the reporting date.

### 3. ADOPTION OF NEW AND AMENDED HKFRSs AND CHANGES IN ACCOUNTING POLICIES (*Continued*)

#### (i) Amended HKFRSs that are effective for annual periods beginning on 1 January 2024 (*Continued*)

The amendments also define “settlements” of a liability, which includes transfer of entity’s own equity instrument. However, if the holder’s conversion option in a convertible bond is classified as equity in accordance with HKAS 32 “Financial Instruments: Presentation”, the transfer of equity instruments by exercising the conversion option does not constitute settlement of liability and would be disregarded when determining whether the liability is current or non-current. If the holder’s conversion option is classified as liability, such option must be considered for the determination of current/non-current classification of a convertible bond.

The amendments are applied retrospectively.

Based on the Group’s outstanding liabilities as at 1 January 2024, the application of amendments did not result in reclassification of the Group’s liabilities.

#### (ii) Issued but not yet effective HKFRSs

At the date of authorisation of the consolidated financial statements, certain new and amended HKFRSs have been published but are not yet effective, and have not been adopted early by the Group.

HKFRS 18	Presentation and Disclosure in Financial Statements <sup>3</sup>
HKFRS 19	Subsidiaries without Public Accountability: Disclosures <sup>3</sup>
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments <sup>2</sup>
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>4</sup>
Amendments to HKAS 21	Lack of Exchangeability <sup>1</sup>
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards — Volume 11 <sup>2</sup>
Amendments to Hong Kong Interpretation 5	Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause <sup>3</sup>
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature — dependent Electricity <sup>2</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 January 2025

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2026

<sup>3</sup> Effective for annual periods beginning on or after 1 January 2027

<sup>4</sup> Effective date not yet determined



### 3. ADOPTION OF NEW AND AMENDED HKFRSs AND CHANGES IN ACCOUNTING POLICIES (*Continued*)

#### (ii) Issued but not yet effective HKFRSs (*Continued*)

The directors anticipate that all of the pronouncements will be adopted in the Group's accounting policy for the first period beginning on or after the effective date of the pronouncement. Information on new and amended HKFRSs that are expected to have impact on the Group's accounting policies is provided below. Other new and amended HKFRSs are not expected to have a material impact on the Group's consolidated financial statements.

#### **HKFRS 18 “Presentation and Disclosure in Financial Statements” (“HKFRS 18”) and related amendments to Hong Kong Interpretation 5**

HKFRS 18 replaces HKAS 1 “Presentation of Financial Statements” (“HKAS 1”). It carries forward many of the existing requirements in HKAS 1, with limited changes, and some HKAS 1 requirements will be moved to HKAS 8 “Accounting Policies, Changes in Accounting Estimates and Errors” and HKFRS 7 “Financial Instruments: Disclosures”.

HKFRS 18 will not impact the recognition and measurement of financial statements items but the presentation of them. It introduces three major new requirements, including:

- reporting newly defined subtotals (namely “operating profits” and “profits before financing and income tax”), and classifying items into five newly defined categories (namely “operating”, “investing”, “financing”, “income tax” and “discontinued operation”), depending on the reporting entity's main business activities, in the consolidated statement of profit or loss and other comprehensive income;
- Disclosure of management-defined performance measures (“MPMs”) in a single note to the financial statements; and
- enhanced guidance of aggregation and disaggregation of information in the financial statements.

Besides, narrow-scope amendments have been made to HKAS 7 “Statement of Cash Flows”, which includes:

- using “operating profit or loss” as the starting point for indirect method for the presentation of operating cash flows purposes; and
- the option for classifying interest and dividend cash flows as operating activities is eliminated.

In addition, there are consequential amendments to several other standards.

HKFRS 18, and the amendments to the other HKFRSs, are effective for annual period beginning on or after 1 January 2027 and must be applied retrospectively with specific transition provisions.

#### 4. REVENUE AND SEGMENT INFORMATION

The Group determines its operating segment based on the reports reviewed by the chief operating decision-maker that are used to make strategic decisions. The chief operating decision-maker has been identified as the Company's executive directors.

The Group is principally engaged in the businesses of property development and property management and other related services. The property development and property management and other related services businesses has been identified as a single segment on the basis for internal management reports that are regularly reviewed by the chief operating decision-maker. No separate analysis is presented.

As the chief operating decision-maker of the Company considers most of the Group's revenue and results are attributable to the market in the PRC, the Group's assets are substantially located inside the PRC, no geographical information is presented.

For the years ended 31 December 2024 and 2023, none of customers contributed 10% or more of the Group's revenue.

An analysis of the Group's revenue is as follows:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Property development	138,623,489	130,131,910
Property management and other related services ( <i>Note</i> )	<u>4,362,795</u>	<u>4,298,065</u>
	<u><b>142,986,284</b></u>	<u><b>134,429,975</b></u>

*Note:* The balance mainly comprises revenue from property management services of RMB2,086,933,000 (2023: RMB2,600,158,000), construction management services and entrusted construction services of RMB1,071,544,000 (2023: RMB1,147,590,000) and rental income from property leasing of RMB95,682,000 (2023: RMB80,877,000) of which rental income does not fall within the scope of HKFRS 15.

Disaggregation of revenue is as follows:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Timing of revenue recognition		
— A point in time	139,348,598	130,962,687
— Over time	<u>3,637,686</u>	<u>3,467,288</u>
	<u><b>142,986,284</b></u>	<u><b>134,429,975</b></u>

## 5. OTHER NET GAIN

	2024 RMB'000	2023 RMB'000
Interest income from:		
— Banks	567,321	914,221
— Loans to associates	44,509	39,019
— Loans to joint ventures	22,911	65,540
— Others	17,630	16,569
	<u>652,371</u>	<u>1,035,349</u>
Government subsidy income	27,270	19,893
Compensation income	74,819	52,549
(Loss)/Gain on changes in fair value of financial assets measured at fair value through profit or loss	(4,000)	13,643
Sundry income	44,921	4,295
	<u>795,381</u>	<u>1,125,729</u>

## 6. FINANCE COSTS

	2024 RMB'000	2023 RMB'000
Interest charges on:		
— Bank borrowings	906,268	1,115,755
— Loans from intermediate holding company	2,036,489	2,024,836
— Amounts due to non-controlling interests	21,848	170,042
— Amounts due to associates	33,190	48,153
— Receipts under securitisation arrangements	—	27,562
— Significant financing component of contract liabilities	4,842,798	5,959,802
— Finance charges on lease liabilities	5,850	4,560
	<u>7,846,443</u>	<u>9,350,710</u>
Total borrowing costs	7,846,443	9,350,710
Less: Interest capitalised	(7,210,839)	(8,964,207)
	<u>635,604</u>	<u>386,503</u>

Borrowing costs have been capitalised at various applicable rates ranging from 1.2% to 10% per annum (2023: 1.3% to 10% per annum).

## 7. PROFIT BEFORE INCOME TAX

Profit before income tax is arrived at after charging/(crediting):

	2024 RMB'000	2023 RMB'000
Auditor's remuneration		
— Audit services	3,003	2,962
— Non-audit services	283	288
Cost of properties sold	121,126,644	117,020,884
Depreciation:		
— Owned assets	44,571	46,287
— Right-of-use assets	93,529	91,164
Amortisation of intangible assets	9,170	13,418
Provision for expected credit loss ("ECL") allowance on loans to associates and joint ventures	56,256	106,907
Provision for ECL allowance on trade and other receivables	92,751	129,415
Provision for ECL allowance on amounts due from non-controlling interests	6,909	6,337
Net foreign exchange (gain)/loss	(9,687)	6,337
Lease charges on short-term leases	47,382	44,469
Provision for inventories of properties and other inventories	3,670,800	1,637,783

## 8. INCOME TAX EXPENSE

	2024 RMB'000	2023 RMB'000
<b>Current income tax</b>		
PRC corporate income tax ("CIT")		
— Current year	2,567,921	3,167,753
— Over-provision in respect of prior years	(63,847)	(68,007)
	2,504,074	3,099,746
PRC land appreciation tax ("LAT")	1,006,174	(110,226)
	3,510,248	2,989,520
<b>Deferred tax</b>	978,160	(742,038)
<b>Total income tax expense</b>	4,488,408	2,247,482

## **8. INCOME TAX EXPENSE** *(Continued)*

*Notes:*

### **(a) Hong Kong profits tax**

No Hong Kong profits tax has been provided as the Group did not derive any assessable profit arising in Hong Kong during the years ended 31 December 2024 and 2023.

### **(b) PRC CIT**

The income tax provision of the Group in respect of operations in the PRC has been calculated at the applicable tax rate on the estimated assessable profits for the year, based on the existing legislation, interpretations and practices in respect thereof.

PRC CIT has been provided on the estimated assessable profits of subsidiaries operating in the PRC at 25% (2023: 25%) for the year ended 31 December 2024.

### **(c) PRC LAT**

Under the Provisional Rules on LAT Implementation Rules of the PRC implemented on 27 January 1995, all gains from the sales or transfer of land use rights, buildings and their attached facilities in the PRC are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sale of properties less deductible expenditures including cost of land use rights, borrowing costs, business tax and all property development expenditures. There are certain exemptions available for the sale of ordinary residential properties if the appreciation values do not exceed 20% of the total deductible items (as defined in the relevant PRC tax laws). Sales of commercial properties are not eligible for such an exemption.

### **(d) PRC withholding income tax**

Pursuant to the Detailed Implementation Regulations for implementation of the new CIT Law issued on 6 December 2007, a 10% withholding income tax shall be levied on the dividends remitted by the companies established in the PRC to their foreign investors starting from 1 January 2008. Dividends coming from the profits generated by the PRC companies after 1 January 2008 shall be subject to this withholding income tax.

### **(e) Cayman Islands corporate tax**

Pursuant to the rules and regulations of Cayman Islands, the Group is not subject to any corporate tax in Cayman Islands for the years ended 31 December 2024 and 2023.

### **(f) British Virgin Islands (“BVI”) profits tax**

Pursuant to the rules and regulations of the BVI, the Group is not subject to any income tax in the BVI for the years ended 31 December 2024 and 2023.

## 9. DIVIDENDS

### (a) Dividends attributable to the year

	2024 RMB'000	2023 RMB'000
Proposed final dividend after the reporting date of HK\$1.2 per ordinary share (2023: HK\$1.3) (note)	<u>2,241,585</u>	<u>2,233,279</u>

*Note:*

Subsequent to 31 December 2024, the Board recommended the payment of a final dividend of HK\$1.2 per share for the year ended 31 December 2024, totalling HK\$2,420,613,000 (equivalent to approximately RMB2,241,585,000) with the eligible Shareholders being given an option to elect to receive the final dividend all in new shares, or partly in new shares and partly in cash, or all in cash. Such dividend is subjected to be approved by the shareholders at the forthcoming Annual General Meeting. The final dividend proposed after the reporting date has not been recognised as a liability as at 31 December 2024.

### (b) Dividends attributable to the previous financial year, approved and paid during the year

	2024 RMB'000	2023 RMB'000
Final dividend in respect of the previous financial year, of HK\$1.3 (2023: HK\$1.3) per ordinary share	<u>2,248,509</u>	<u>2,080,819</u>

The final dividend for the year ended 31 December 2023 totalling RMB2,248,509,000 (2023: final dividend for the year ended 31 December 2022 totalling RMB2,080,819,000) has been paid partly in new shares of the Company and partly in cash in July 2024. The number of ordinary shares settled and issued as scrip dividends were 121,493,505 (2023: 107,793,235) ordinary shares and the total amount of dividend paid as scrip dividends was RMB1,596,250,000 (2023: RMB1,699,540,000) while cash dividend amounted to RMB652,259,000 (2023: RMB381,279,000).

## 10. EARNINGS PER SHARE

### (a) Basic earnings per share

Basic earnings per share is calculated by adjusting the profit for the year attributable to the equity holders of the Company by the weighted average number of ordinary shares in issue during the year.

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
<b>Earnings</b>		
Profit for the year attributable to the equity holders of the Company	4,803,839	5,034,712
Distributions to the subscriber of perpetual loans	(535,419)	(695,581)
	<u>4,268,420</u>	<u>4,339,131</u>
Profit used to determine basic earnings per share		
Weighted average number of ordinary shares in issue (thousands)	1,792,205	1,663,504
	<u>1,792,205</u>	<u>1,663,504</u>
<b>Earnings per share (expressed in RMB per share)</b>	<u><u>RMB2.38</u></u>	<u><u>RMB2.61</u></u>

### (b) Diluted earnings per share

The restricted shares granted by the Company have potential dilutive effect on earnings per share. Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding by the assumption of the conversion of all potential dilutive ordinary shares arising from restricted shares granted by the Company (collectively forming the denominator for computing the diluted earnings per share). In addition, the profit attributable to equity holders of the Company (numerator) has been adjusted by the effect of the restricted shares granted by the Company's non wholly-owned subsidiary.

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
<b>Earnings</b>		
Profit for the year attributable to the equity holders of the Company	4,803,839	5,034,712
Dilution effect arising from restricted shares issued by non wholly-owned subsidiary	(5,488)	(7,974)
Distributions to the subscriber of perpetual loans, net of taxation	(535,419)	(695,581)
	<u>4,262,932</u>	<u>4,331,157</u>
Profit attributable to equity holders of the Company for the calculation of diluted earnings per share		
<b>Shares</b>		
Weighted average number of ordinary shares in issue (thousands)	1,792,205	1,663,504
Adjustments for restricted shares (thousands)	140,182	168,596
	<u>1,932,387</u>	<u>1,832,100</u>
Weighted average number of ordinary shares for the calculation of diluted earnings per share (thousands)		
	<u>1,932,387</u>	<u>1,832,100</u>
<b>Earnings per share (expressed in RMB per share)</b>	<u><u>RMB2.21</u></u>	<u><u>RMB2.36</u></u>

# **11. INVENTORIES OF PROPERTIES, OTHER INVENTORIES AND OTHER CONTRACT COSTS**

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Inventories of properties		
Properties under development	223,028,034	254,715,815
Properties held for sale	<u>21,739,904</u>	<u>14,559,515</u>
	<b>244,767,938</b>	269,275,330
Other inventories	235,345	55,321
Other contract costs	<u>2,026,697</u>	<u>1,591,877</u>
	<u><b>247,029,980</b></u>	<u>270,922,528</u>
Inventories of properties and other inventories	250,522,172	273,681,528
Less: Provision for inventories	<u>(5,754,234)</u>	<u>(4,406,198)</u>
	<u><b>244,767,938</b></u>	<u>269,275,330</u>

# **12. TRADE AND OTHER RECEIVABLES**

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
<b>Trade receivables (note (a))</b>		
From third parties	3,380,255	2,727,964
From related parties	128,715	23,854
Less: Loss allowance	<u>(276,964)</u>	<u>(193,563)</u>
	<u><b>3,232,006</b></u>	<u>2,558,255</u>
<b>Other receivables</b>		
Deposits (note (b))	5,201,681	1,593,541
Prepayments	86,562	121,276
Other receivables	866,874	997,144
Payments on behalf of property owners	48,853	35,267
Value-added-tax receivables	<u>6,777,684</u>	<u>6,217,807</u>
	<b>12,981,654</b>	8,965,035
Less: Loss allowance	<u>(77,934)</u>	<u>(68,584)</u>
	<u><b>12,903,720</b></u>	<u>8,896,451</u>
	<u><b>16,135,726</b></u>	<u>11,454,706</u>



## 12. TRADE AND OTHER RECEIVABLES (Continued)

Notes:

- (a) Trade receivables mainly arose from property development, property management and other related services. Trade receivables settled in accordance with the terms stipulated in the property sale and purchase agreements or service agreements.

Based on the invoice dates, the ageing analysis of the trade receivables, net of loss allowance, is as follows:

	2024 RMB'000	2023 RMB'000
0–30 days	1,840,753	1,606,463
31–90 days	7,355	239,289
91–180 days	444,524	82,008
181–365 days	165,538	247,256
Over 365 days	773,836	383,239
	<u>3,232,006</u>	<u>2,558,255</u>

Movements of the Group's loss allowance on trade receivables are as follows:

	2024 RMB'000	2023 RMB'000
Balance at 1 January	193,563	79,406
ECL allowances recognised during the year	<u>83,401</u>	<u>114,157</u>
<b>Balance at 31 December</b>	<u><b>276,964</b></u>	<u><b>193,563</b></u>

Movements of the Group's loss allowance on other receivables are as follows:

	2024 RMB'000	2023 RMB'000
Balance at 1 January	68,584	53,326
ECL allowances recognised during the year	<u>9,350</u>	<u>15,258</u>
<b>Balance at 31 December</b>	<u><b>77,934</b></u>	<u><b>68,584</b></u>

At each reporting date, the Group revised receivables for evidence of impairment on both individual and collective basic.

- (b) Deposits mainly included rental deposits, utilities deposits, miscellaneous project-related deposits, deposits for construction work and land bidding.

## 12. TRADE AND OTHER RECEIVABLES (Continued)

- (c) The Directors of the Group considered that the fair values of trade and other receivables are not materially different from the carrying amounts because these balances have short maturity periods on their inception.

## 13. TRADE AND OTHER PAYABLES

	2024 RMB'000	2023 RMB'000
<b>Trade payables (note (a))</b>	<b>25,851,482</b>	26,851,284
<b>Other payables</b>		
Receipts in advances and other payables	108,085	310,298
Interest payable	28,586	28,376
Salaries payable	955,979	1,059,912
Value-added-tax payable	938,856	798,083
Deposits received	717,576	936,436
Accrued expenses	2,111,069	1,982,387
Collection and payment on behalf of others	934,285	928,401
Payables in relation to restricted share incentive schemes	1,084,739	1,269,300
	<b>6,879,175</b>	7,313,193
	<b>32,730,657</b>	34,164,477

Notes:

- (a) The credit terms of trade payables vary according to the terms agreed with different suppliers. Included in trade payables are trade creditors with the following ageing analysis, based on invoice dates, as of the reporting date:

	2024 RMB'000	2023 RMB'000
0–30 days	16,515,253	10,674,788
31–60 days	1,997,491	2,824,192
61–90 days	1,138,791	1,952,943
Over 90 days	6,199,947	11,399,361
	<b>25,851,482</b>	26,851,284

- (b) The carrying values of trade and other payables are considered to be a reasonable approximation of their fair values.

## 14. SHARE CAPITAL

	2024		2023	
	Number of shares	Amount RMB'000	Number of shares	Amount RMB'000
<b>Authorised:</b>				
Ordinary shares of HK\$0.1 each				
At 31 December	<u>3,000,000,000</u>	<u>254,870</u>	<u>3,000,000,000</u>	<u>254,870</u>
<b>Issued and fully paid:</b>				
At 1 January	1,895,684,126	163,148	1,738,020,891	148,689
Issuance of shares in respect of restricted share incentive schemes (note (a))	–	–	49,870,000	4,531
Issuance of shares in respect of scrip dividend (note (b))	<u>121,493,505</u>	<u>11,085</u>	<u>107,793,235</u>	<u>9,928</u>
At 31 December	<u>2,017,177,631</u>	<u>174,233</u>	<u>1,895,684,126</u>	<u>163,148</u>

- (a) On 28 December 2023, the Company issued 49,870,000 restricted shares at a price of HK\$8.8 per share and recorded an amount of approximately HK\$438,856,000 (equivalent to RMB398,750,000) received from participants, which was included in other payables as payables in relation to restricted share incentive schemes.
- (b) On 21 March 2024, the Board declared the final dividend of HK\$1.3 per share (equivalent to approximately RMB1.20 per share) for the year ended 31 December 2023. The shareholders were provided with an option to receive the final dividend in form of scrip dividend. On 8 July 2024, 121,493,505 shares were issued at an issue price of HK\$14.4 per share to shareholders who elected to receive share in lieu of cash dividends pursuant to a scrip dividend scheme, totalling approximately HK\$1,749,506,000 (equivalent to approximately RMB1,596,250,000).

## 15. EVENT AFTER THE REPORTING DATE

There are no material subsequent events undertaken by the Company or by the Group after 31 December 2024 and up to the date of this announcement.

## **MANAGEMENT DISCUSSION AND ANALYSIS MARKET REVIEW**

### **MARKET REVIEW**

The year 2024 posed immense challenges for China's real estate industry. Macroeconomic cyclical adjustment, compounded by profound structural shifts within the sector, resulted in hesitant investment and consumption by customers, coupled with a pervasive wait-and-see sentiment. This has subjected property development companies to unprecedented pressure, marking 2024 as a harsh winter of severe trials for the industry.

From the perspective of the policy environment, the central government continued to introduce a series of accommodative fiscal and monetary stimulus measures in 2024, along with various policies aimed at stabilizing the property market and boosting consumption, which laid the groundwork for market stabilization. By the fourth quarter of 2024, under the support of these policies, the industry began to show signs of “bottoming out and stabilizing”.

From the perspective of industry demand, while the overall demand for real estate remains sufficient, structural shifts in demand have emerged. Customers are placing higher demands on housing quality, location, functionality, environment, supporting facilities and services, with the demand for improved housing in core areas becoming the dominant trend.

From the perspective of competitive landscape, property development companies are facing increasingly diversified competition, which has expanded from product and brand competition to include technology, supply chain, traffic, data and cultural competition. Consequently, property development companies with robust comprehensive capabilities in product quality, service excellence, and operational efficiency, will gradually emerge as competitive leaders.

### **BUSINESS REVIEW**

The Group is principally engaged in the business of property development, real estate industry chain investment services and emerging industry investment. During the Year, the main source of revenue for the Company was property development.

During the Year, the revenue of the Group was approximately RMB142,986.28 million, representing a year-on-year increase of approximately RMB8,556.31 million (approximately 6.4%) as compared with the previous financial year. The gross profit of the Group amounted to approximately RMB18,972.44 million, increased by approximately RMB4,055.98 million (approximately 27.2%) as compared with the previous financial year. Profit for the Year increased from approximately RMB6,335.23 million for the year ended 31 December 2023 to approximately RMB6,389.99 million in the Year. The profit attributable to the equity holders of the Company decreased by approximately RMB230.87 million (approximately 4.6%) to approximately RMB4,803.84 million as compared with the previous financial year.

## Property Development Business

During the Year, the Group's revenue from property development business was approximately RMB138,623.49 million, representing an increase of approximately RMB8,491.58 million as compared with the previous financial year and accounting for approximately 96.95% of the Group's total revenue for the Year. During the Year, the gross floor area ("GFA") of delivered properties was approximately 6.99 million sq.m., representing a decrease of approximately 1.53 million sq.m. as compared with the previous financial year.

The amount recognised for sales by city in 2023 and 2024 are set out in the following table:

City	Amount (RMB ten thousand)	
	2024	2023
Xiamen	2,683,843	1,306,963
Beijing	1,280,338	510,258
Shanghai	1,036,341	876,758
Chengdu	920,233	1,071,485
Ningbo	889,972	193,837
Fuzhou	791,793	561,908
Hangzhou	722,881	90,971
Quanzhou	688,173	747,207
Putian	585,458	331,029
Changsha	506,100	139,149
Zhangzhou	474,256	751,444
Nanchang	474,117	—
Ningde	434,505	465,300
Wuxi	398,896	867,998
Shaoxing	252,610	4,245
Longyan	249,369	282,244
Xuzhou	180,417	—
Guangzhou	146,213	89,643
Suqian	137,606	101,701
Jinan	128,615	155,984
Wenzhou	114,716	—
Nanning	87,601	698,412
Huangshi	84,697	22,246
Jiujiang	84,171	—
Zhuzhou	75,990	198,561
Huai'an	74,876	193,212

City	Amount (RMB ten thousand)	
	2024	2023
Lu'an	59,819	83,139
Shangrao	52,824	145,341
Nantong	42,553	337,093
Chongqing	37,337	179,061
Foshan	35,993	144,253
Nanping	20,825	250,536
Hefei	18,624	320,526
Suzhou	18,515	702,593
Jiangmen	17,786	164,771
Nanjing	13,790	271,887
Yiyang	8,934	117,897
Bengbu	8,630	91,753
Taizhou	7,764	85,867
Guiyang	7,421	279,881
Liuzhou	4,287	87,709
Shenzhen	1,584	—
Zhuhai	944	79,073
Wuhan	932	11,256
<b>Total</b>	<b>13,862,349</b>	<b>13,013,191</b>

### ***Contracted Sales***

During the Year, the Group, together with its joint ventures and associates, achieved the cumulative contracted sales attributable to the Shareholders of approximately RMB103.36 billion, representing a decrease of approximately 25.1% as compared to the previous financial year. As at 31 December 2024, the cumulative contracted sales GFA attributable to the Shareholders was approximately 5.048 million sq.m., representing a decrease of approximately 24.3% as compared to the previous financial year.

The amount and GFA for contracted sales attributable to the Shareholders by city in 2023 and 2024 are set out in the following table:

<b>City</b>	<b>2024</b>		<b>2023</b>	
	<b>Amount Sold</b> <i>(RMB ten thousand)</i>	<b>GFA Sold</b> <i>(sq.m.)</i>	<b>Amount Sold</b> <i>(RMB ten thousand)</i>	<b>GFA Sold</b> <i>(sq.m.)</i>
Hangzhou	<b>1,992,576</b>	<b>539,194</b>	1,339,295	389,145
Xiamen	<b>841,535</b>	<b>310,687</b>	1,493,637	369,395
Shanghai	<b>692,719</b>	<b>174,436</b>	1,485,821	344,208
Beijing	<b>674,175</b>	<b>162,657</b>	810,890	132,208
Chengdu	<b>572,396</b>	<b>228,445</b>	648,937	271,708
Suzhou	<b>486,712</b>	<b>228,502</b>	1,206,024	414,380
Quanzhou	<b>390,210</b>	<b>338,168</b>	462,639	372,560
Changsha	<b>368,972</b>	<b>235,547</b>	465,083	359,035
Nanjing	<b>311,545</b>	<b>94,901</b>	259,934	109,236
Wuxi	<b>311,293</b>	<b>168,773</b>	558,669	369,493
Taizhou	<b>271,875</b>	<b>133,914</b>	82,035	32,032
Wuhan	<b>261,386</b>	<b>79,802</b>	227,149	67,848
Foshan	<b>250,576</b>	<b>101,401</b>	111,336	79,876
Nanchang	<b>240,060</b>	<b>216,731</b>	104,426	77,750
Fuzhou	<b>228,320</b>	<b>98,316</b>	781,956	240,277
Wenzhou	<b>225,124</b>	<b>82,852</b>	84,421	31,891
Zhangzhou	<b>215,120</b>	<b>210,110</b>	338,504	354,018
Longyan	<b>197,807</b>	<b>178,613</b>	203,331	185,814
Guiyang	<b>153,774</b>	<b>161,308</b>	205,508	198,329
Ningbo	<b>152,271</b>	<b>47,962</b>	363,413	96,466
Putian	<b>140,376</b>	<b>108,644</b>	428,516	364,843
Jinan	<b>119,844</b>	<b>132,062</b>	163,185	173,558
Hefei	<b>97,329</b>	<b>40,056</b>	99,414	57,494
Nantong	<b>91,371</b>	<b>62,714</b>	139,405	91,914

City	2024		2023	
	Amount Sold (RMB ten thousand)	GFA Sold (sq.m.)	Amount Sold (RMB ten thousand)	GFA Sold (sq.m.)
Xuzhou	90,130	38,170	146,503	67,940
Nanning	83,214	102,715	323,150	271,932
Suqian	82,350	101,249	89,018	69,447
Chongqing	72,630	38,755	54,300	33,836
Lishui	70,672	30,578	31,354	12,002
Dongguan	70,491	16,020	—	—
Jiaxing	66,970	37,700	—	—
Zhuzhou	62,425	87,814	71,757	102,008
Guangzhou	58,808	21,252	111,962	31,714
Liuzhou	51,577	54,535	17,540	15,658
Huangshi	40,192	52,474	41,250	52,819
Nanping	39,120	46,171	77,287	95,557
Yiyang	35,738	59,048	39,934	66,882
Ningde	35,138	37,544	252,923	217,906
Bengbu	34,253	30,254	63,328	66,930
Huai'an	32,814	23,562	80,661	54,907
Jiangmen	32,538	38,801	91,582	96,090
Lu'an	19,867	28,700	30,304	42,855
Shangrao	15,782	29,612	59,466	88,070
Shaoxing	14,060	6,270	54,394	13,619
Zhuhai	13,526	14,993	8,618	6,919
Jiujiang	12,621	2,594	39,902	52,890
Yancheng	7,515	9,036	10,289	11,448
Yiwu	5,938	4,447	29,789	7,541
Shenzhen	—	—	6,774	1,900
<b>Total</b>	<b>10,335,735</b>	<b>5,048,089</b>	<b>13,795,613</b>	<b>6,664,348</b>



## ***Land Reserves***

As at 31 December 2024, the aggregate saleable GFA of land reserves of the Group was approximately 12.43 million sq.m., with a total of 311 projects in China.

The amount of saleable GFA and attributable GFA of land reserves by city in 2023 and 2024 are set out in the following table:

<b>City</b>	<b>2024</b>		<b>2023</b>	
	<b>Saleable GFA (sq.m.)</b>	<b>Attributable GFA (sq.m.)</b>	<b>Saleable GFA (sq.m.)</b>	<b>Attributable GFA (sq.m.)</b>
Shanghai	<b>953,918</b>	<b>653,788</b>	1,017,849	742,298
Xiamen	<b>928,890</b>	<b>815,099</b>	612,186	477,659
Hangzhou	<b>777,718</b>	<b>527,349</b>	428,508	284,615
Guiyang	<b>715,200</b>	<b>715,200</b>	746,692	746,692
Chengdu	<b>687,706</b>	<b>620,447</b>	446,296	315,444
Wuxi	<b>647,279</b>	<b>361,313</b>	886,857	544,412
Fuzhou	<b>578,376</b>	<b>381,619</b>	533,281	332,687
Nanchang	<b>599,882</b>	<b>496,154</b>	736,104	605,827
Changsha	<b>563,563</b>	<b>383,921</b>	720,336	566,839
Zhuzhou	<b>552,619</b>	<b>552,619</b>	651,178	651,178
Suzhou	<b>493,961</b>	<b>383,595</b>	789,550	624,998
Suqian	<b>377,543</b>	<b>377,543</b>	483,497	483,497
Wenzhou	<b>339,032</b>	<b>122,805</b>	504,070	216,041
Huai'an	<b>330,553</b>	<b>264,443</b>	359,998	287,999
Huangshi	<b>326,858</b>	<b>326,858</b>	408,940	408,940
Longyan	<b>253,133</b>	<b>208,004</b>	372,935	335,928
Quanzhou	<b>236,217</b>	<b>185,082</b>	630,133	530,817
Foshan	<b>235,426</b>	<b>205,147</b>	352,322	308,190
Beijing	<b>210,216</b>	<b>197,804</b>	412,497	380,401
Chongqing	<b>205,534</b>	<b>128,172</b>	260,064	168,494
Jinan	<b>204,117</b>	<b>170,089</b>	276,576	248,461
Taizhou	<b>200,840</b>	<b>136,486</b>	382,010	271,113
Putian	<b>188,963</b>	<b>102,153</b>	289,212	163,164
Nanjing	<b>155,703</b>	<b>120,403</b>	308,696	244,450
Zhangzhou	<b>128,205</b>	<b>85,998</b>	419,944	291,306
Wuhan	<b>128,128</b>	<b>115,255</b>	65,754	49,448
Yiyang	<b>127,879</b>	<b>127,879</b>	188,242	188,242

City	2024		2023	
	Saleable	Attributable	Saleable	Attributable
	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)
Jiangmen	126,834	66,984	182,199	105,077
Hefei	123,351	64,468	235,488	127,006
Nantong	121,878	117,172	180,609	173,048
Ningde	119,807	69,767	181,661	108,909
Yancheng	116,700	57,183	142,003	69,582
Nanning	112,406	98,093	187,056	158,044
Guangzhou	84,349	75,750	107,107	95,183
Ningbo	79,235	72,227	147,448	75,958
Yiwu	66,470	21,935	79,945	26,382
Nanping	63,010	43,920	128,969	90,056
Jiaxing	55,862	41,896	131,455	131,455
Bengbu	45,109	45,109	78,647	78,647
Dongguan	40,811	28,568	60,503	42,352
Xuzhou	35,742	23,546	122,002	68,170
Shaoxing	26,018	13,269	38,199	19,553
Lishui	21,667	21,667	52,245	52,245
Liuzhou	21,604	21,604	73,911	73,911
Zhuhai	21,040	21,040	40,346	40,346
Jiujiang	1,743	1,048	23,969	15,996
Shangrao	124	49	37,691	29,712
<b>Total</b>	<b>12,431,219</b>	<b>9,670,520</b>	<b>15,515,180</b>	<b>12,050,772</b>

## FINANCIAL REVIEW

### Revenue

The following table sets forth the Group's revenue from each of these segments and as a percentage of the total revenue for the relevant financial years:

	2024		2023	
	<i>RMB'000</i>	<i>%</i>	<i>RMB'000</i>	<i>%</i>
Property development	138,623,489	96.95	130,131,910	96.80
Property management and other related services ( <i>Note</i> )	<u>4,362,795</u>	<u>3.05</u>	<u>4,298,065</u>	<u>3.20</u>
<b>Total</b>	<b><u>142,986,284</u></b>	<b><u>100.00</u></b>	<b><u>134,429,975</u></b>	<b><u>100.00</u></b>

*Note:* Represents income from property management services, construction management services, entrusted construction services and other related services.

### *Property development*

Revenue from property development increased by approximately RMB8,491.58 million from approximately RMB130,131.91 million for the year ended 31 December 2023 to approximately RMB138,623.49 million for the Year. Saleable GFA delivered for each of the years ended 31 December 2023 and 2024 were approximately 8.52 million sq.m. and approximately 6.99 million sq.m., respectively. Although the saleable GFA delivered for the Year declined compared to the previous financial year, properties delivered in certain cities with higher unit selling price per square meter contributed to an increase in the revenue from property development for the Year.

### *Property management and other related services*

Revenue from property management and other related services for the Year amounted to approximately RMB4,362.80 million for the Year, representing an increase of approximately RMB64.73 million or 1.5% as compared with the previous financial year. As at 31 December 2024, the GFA under management of the Group reached approximately 75.5 million sq.m..

### **Cost of Sales, Gross Profit and Gross Profit Margin**

Cost of sales increased by approximately RMB4,500.32 million from approximately RMB119,513.52 million for the year ended 31 December 2023 to approximately RMB124,013.84 million for the Year. The gross profit amounted to approximately RMB14,916.46 million and RMB18,972.44 million for each of the years ended 31 December 2023 and 2024 respectively, representing a gross profit margin of approximately 11.1% and 13.3% respectively. The increase in gross profit margin was mainly due to the higher gross profit margin level of certain projects delivered during the Year as compared with the previous financial year.

### **Other Net Gain**

Other net gain decreased from approximately RMB1,125.73 million for the year ended 31 December 2023 to approximately RMB795.38 million for the Year. The decrease was mainly due to a decrease in bank interest income in the Year.

### **Borrowing Costs**

Borrowing costs incurred for the construction projects under development were capitalised during the Year. Other borrowing costs were expensed when incurred.

Total borrowing costs (excluding the significant financing component of contract liabilities and the finance charges on lease liabilities) decreased from approximately RMB3,386.35 million for the year ended 31 December 2023 to approximately RMB2,997.80 million for the Year. The decrease was mainly due to the slight decrease of the average financing interest rate as compared with the previous financial year.

### **Loss on Changes in Fair Value of Investment Properties**

The loss on changes in fair value of investment properties was approximately RMB364.66 million for the Year (2023: loss of approximately RMB51.78 million). The loss reflected the adjustments in the value of investment properties during the Year.

## **Administrative Expenses**

Administrative expenses increased by approximately RMB2,128.54 million to approximately RMB4,979.93 million for the Year from approximately RMB2,851.39 million for the year ended 31 December 2023. This was primarily due to an increase in the provision for inventories of properties during the Year as compared to the previous financial year.

## **Selling Expenses**

Selling expenses decreased by approximately RMB586.32 million to approximately RMB3,721.69 million for the Year from approximately RMB4,308.01 million for the year ended 31 December 2023. It was mainly due to the decrease in corresponding marketing expenses in line with the decrease in the amount for contracted sales during the Year.

## **Profit before Income Tax**

As a cumulative effect of the foregoing factors, the Group recorded a profit before income tax of approximately RMB10,878.40 million for the Year, representing an increase of approximately RMB2,295.69 million (approximately 26.7%) from a profit of approximately RMB8,582.71 million in the previous financial year.

## **Income Tax Expense**

Income tax expense increased from approximately RMB2,247.48 million in the previous financial year to approximately RMB4,488.41 million for the Year. The increase in income tax expense was mainly due to the increase in PRC land appreciation tax (“PRC LAT”) for the Year as compared with the previous financial year as a result of the better-than-expected results of the PRC LAT clearance for multiple projects for the previous financial year.

## **Profit for the Year Attributable to the Equity Holders of the Company**

The profit attributable to the equity holders of the Company decreased by approximately RMB230.87 million (approximately 4.6%) from approximately RMB5,034.71 million in the previous financial year to approximately RMB4,803.84 million for the Year.

## Liquidity and Financial Resources

The long-term funding and working capital required by the Group were primarily derived from income generated from core business operations, bank borrowings, loans from intermediate holding company and cash proceeds derived from receipt in advance from the pre-sale of properties, which were used to finance its business operations and investment in construction projects. The Group's liquidity position was well-managed during the Year.

The Group continued to adopt a prudent financing policy and sustain a sound capital structure with healthy cash flow. As at 31 December 2024, the Group's cash at banks and on hand amounted to approximately RMB57,259.15 million (as at 31 December 2023: approximately RMB54,161.32 million) while total assets and net assets (after deducting non-controlling interests) were approximately RMB412,483.39 million (as at 31 December 2023: approximately RMB427,277.51 million) and approximately RMB37,559.87 million (as at 31 December 2023: approximately RMB33,456.48 million) respectively. As at 31 December 2024, the Group's working capital amounted to approximately RMB146,240.58 million (as at 31 December 2023: approximately RMB130,399.98 million). As at 31 December 2024, the Group recorded net debt of approximately RMB32,581.09 million (as at 31 December 2023: approximately RMB30,595.49 million) with net debt to equity ratio of approximately 31.78% (as at 31 December 2023: approximately 33.64%). Cash and bank balances held by the Group of which about 99.6% was denominated in RMB, and about 0.4% was denominated in HK dollars.

As at 31 December 2024, the Group had (i) interest-bearing borrowings of approximately RMB33,746.90 million denominated in RMB which borne an interest rate ranging from 1.2% to 3.3% (as at 31 December 2023: approximately RMB32,076.29 million, with an interest rate ranging from 1.3% to 4.5875% per annum) per annum; (ii) loans from intermediate holding company of approximately RMB50,752.54 million denominated in RMB which borne an interest rate at 4.53% (as at 31 December 2023: approximately RMB47,829.40 million, with an interest rate at 4.53% per annum) per annum; (iii) the amounts due to non-controlling shareholders of the Company of approximately RMB1,301.51 million denominated in RMB which borne an interest rate ranging from 6% to 10% (as at 31 December 2023: approximately RMB1,364.96 million, with an interest rate ranging from 3.55% to 10% per annum) per annum; and (iv) the amounts due to associates and joint ventures of the Company of approximately RMB4,039.29 million denominated in RMB which borne an interest rate ranging from 1.9% to 4.75% (as at 31 December 2023: approximately RMB3,486.16 million, with an interest rate ranging from 3.43% to 4.75% per annum) per annum. No particular trend of seasonality was observed for the Group's borrowing requirements for the Year. Approximately 94.1% and 5.9% of the Group's borrowings carried interest on a floating rate basis and fixed rate basis, respectively.

The Group's gearing ratio (total borrowings divided by total equity) as at 31 December 2024 decreased to 87.6% (as at 31 December 2023: 93.2%) due to an increase in contribution from the non-controlling interests during the Year.

Of the total borrowings, approximately RMB11,465.3 million are repayable within one year while approximately RMB78,081.57 million are repayable after one year but within five years.

To manage liquidity risk, the Group monitors and maintains a level of cash and cash equivalents which the management considers to be adequate to finance the Group's operations and mitigate the effects of fluctuations in cash flow. The Group's management also monitors its net current assets/liabilities and the utilisation of borrowings to ensure efficient use of the available banking facilities and compliance with loan covenants.

### **Financial Guarantee Contracts**

The Group had arranged bank financing for certain purchasers of the Group's property units and provided guarantees to secure obligations of such purchasers for repayments. The balance as at 31 December 2024 was approximately RMB43,317.95 million (as at 31 December 2023: approximately RMB77,444.07 million). The decrease in balance was mainly attributable to the decrease of pre-sale real estate mortgage loan due to a decrease in newly launched property projects in the Year as compared with the previous financial year.

### **Capital Commitments**

Capital commitments were those contracts that were concluded but not provided for leasehold improvement, prepayments for intended projects that were concluded but not provided for allowance, nor for the construction of properties under development. The capital commitment balance was approximately RMB59,968.17 million as at 31 December 2024 (as at 31 December 2023: approximately RMB69,247.74 million). The decrease was mainly attributable to the decrease in construction of properties under development that were concluded but not provided for allowance during the Year as compared with 2023.

### **Pledge of Assets**

As at 31 December 2024, the Group's bank loan was secured by legal charges in respect of investment properties with a fair value of approximately RMB623 million (as at 31 December 2023: approximately RMB630 million) and properties under development with carrying value of approximately RMB46,440.12 million (as at 31 December 2023: approximately RMB43,975.36 million).

## **Capital Structure**

As at 31 December 2024, the Company's issued share capital was HK\$201,717,763.1, divided into 2,017,177,631 ordinary shares (the "Shares") of HK\$0.1 each (as at 31 December 2023: HK\$189,568,412.6, divided into 1,895,684,126 Shares).

## **Foreign Currency Exposure**

The business operations of the Company's subsidiaries were conducted mainly in the PRC with revenues and expenses denominated mainly in RMB.

As at 31 December 2024, except for the bank deposits denominated in foreign currencies, the Group did not have significant foreign currency exposure from its operations.

As the Directors considered the Group's foreign exchange risk to be insignificant, the Group did not use any financial instruments for hedging purposes during the Year.

## **Contingent Liabilities**

As at 31 December 2024, the Group did not have any material contingent liabilities (as at 31 December 2023: Nil).

## **Significant Investments, Material Acquisitions and Disposals of Subsidiaries, Joint Ventures and Associates**

During the Year, the Group did not hold any significant investment or significant securities investment as part of its asset portfolio, or had no material acquisition or disposal of subsidiaries, joint ventures and associates.

## **Future Plans for Material Investments or Capital Assets**

The Board currently does not have any future plans for material investments or capital assets.



## **Employees and Emolument Policy**

As at 31 December 2024, the Group employed a total of 22,069 full-time employees (as at 31 December 2023: 20,913 full-time employees). Total staff costs, including Directors' emoluments and share-based payments, of the Group were approximately RMB4,276.44 million for the Year (2023: approximately RMB3,889.88 million). The Group reviews the remuneration policies and packages on a regular basis and makes necessary adjustment that commensurate with the remuneration level in the industry. In addition to a basic monthly salary, year-end bonuses are offered to those staff with outstanding performance. The restricted share incentive schemes have been adopted to attract and retain eligible employees to contribute to the Group.

The same remuneration philosophy is also applicable to the Directors. Apart from benchmarking against the market, the Company reviews individual competence, contributions and the affordability of the Company in determining the exact level of remuneration for each Director.

## **KEY RISK FACTORS AND UNCERTAINTIES**

The property market in China is affected by a number of factors, such as changes in social, political, economic and legal environment and the government's undertakings of fiscal, economic, monetary, industrial and environmental policies. Changes in macro-economic conditions, consumer confidence, consumption spending, and consumption preferences may also affect the Group's business. As such, the Group, taking into account the market situations, implements locally differentiated investment and marketing strategies and nurtures a number of projects across different regional markets so as to reduce reliance on individual markets. In addition, the Group's operations are exposed to a variety of idiosyncratic risks in property development, property investment, and property related businesses. Default by buyers and partners, manual and systematic negligence or mistake in internal processes, and other external factors may have impact on operation. The Epidemic may also have negative influences on the property industry operations and consumers' property preferences, if there are any changes as to the situation in relation to the Epidemic. In addition to the aforesaid factors, other risk factors and uncertainties may exist.

## **EVENTS AFTER REPORTING PERIOD**

Details of material events affecting the Group after 31 December 2024 are set out in note 15 to this announcement.

## FUTURE DEVELOPMENT PROSPECT

In 2025, the Group will adhere to the guiding principle of “Upholding Fundamentals while Driving Innovation, Enhancing Quality and Efficiency (守正創新、提質增效)”, striving for innovation, quality and breakthroughs. With innovation as the core and development as the guiding principle, the Group aims to promote high-quality growth.

### **(1) Innovation as the Core: Focusing on product and technological advancements to build core competitiveness.**

In 2025, the Group will center on new products, new technologies and new processes, prioritizing product and technological innovation to address practical challenges, with an aim to deliver superior products with lower costs, enhanced functionality and higher quality.

#### ***1. Product Innovation: Increasing investment on research and development to drive product upgrades.***

The Group will increase investment on research and development and develop flagship projects, advancing the iterative upgrades of products such as the “Emperor Chinese (王府)” and “Tangfeng (唐風)” series while revitalizing unsold inventory through redevelopment. Through series of product innovation initiatives, the Group will maintain market leadership and differentiation, proactively anticipating customer demands and gaining a competitive edge in the market, thereby enhancing customer reputation.

#### ***2. Technological Innovation: Integrating cutting-edge technologies to upgrade customer experience.***

The Group will actively adopt emerging technologies, focus on intelligent buildings and green building solutions, and embed advanced technologies into its product design and manufacturing, which will enhance the technological sophistication of our product offerings, thus delivering differentiated experiences to customers and meeting the growing customers’ demand for high-quality living.

#### ***3. Supply Chain Innovation: Accelerating platform development to integrate resources and improve efficiency.***

The Group will expedite the development of centralized procurement platforms and construction systems to reduce costs and enhance operational efficiency, thereby strengthening the Group’s competitive edge in supply chain management. In addition, the Group will deepen collaboration with big data intelligence platforms to achieve efficient resource integration and utilization.

**(2) Development as the Guiding Principle: Seizing market opportunities and unlocking organizational vitality.**

In 2025, the Group will proactively align with market dynamics, prioritizing development and capitalizing on market opportunities while fostering organizational vitality. The Group will drive high-quality growth through comprehensive efforts in market expansion, land acquisition and organizational optimization.

**1. *Market Sales: Accelerating inventory turnover with a dual focus on scale and quality.***

For existing projects, the Group will expedite inventory clearance through targeted strategies to stabilize prices and profitability, improve project turnover, and expedite cash recovery. At the same time, efforts will be made to expand sales scale and enhance quality, focusing on deepening our presence in core cities, increasing market share, and strengthening the Group's competitive advantages in key regions.

**2. *Land Acquisition: Focusing on strategic expansion to enhance diversified investment capabilities.***

The Group will continue in-depth market and regional research, closely monitoring policy trends and market shifts while maintaining a keen awareness of industry dynamics. By allocating resources strategically and expanding into key cities, the Group will ensure investment projects are of high quality with strong growth potential. Meanwhile, the Group will actively explore new channels for securing premium project opportunities, enhancing its capabilities to diversify its investment portfolio, and laying a solid land reserve for sustainable growth.

**3. *Organizational Structure: Optimizing and enhancing efficiency and empowering talent.***

The Group will optimize its organizational structure to clarify accountability, thus ensuring a flexible and efficient framework that adapts to rapid market changes. It will also improve incentive mechanisms to stimulate employee creativity, strengthen their sense of belonging and motivation, and continuously attract and nurture top talent, ensuring sustained organizational development and innovation.

In 2025, the Group will proactively align with national policies and strategic directions, upholding fundamentals while driving innovation, advancing towards new opportunities, and accelerating the development of new competitive advantages and market positioning. By enhancing quality and efficiency, the Group will pursue sustainable, high-quality growth, continuously creating greater value for customers, Shareholders, partners and society.

## **FINAL DIVIDEND**

The Board recommended payment of a final dividend of HK\$1.2 per Share for the Year (2023: HK\$1.3 per Share). Shareholders of the Company whose names appear on the register of members of the Company on Friday, 30 May 2025 (the “Eligible Shareholders”) may select to receive the final dividend in the form of new Shares in lieu of cash in respect of part or all of such dividend (the “Scrip Dividend Scheme”).

The Scrip Dividend Scheme is subject to the approval of the resolution relating to the payment of the final dividend at the annual general meeting of the Company (the “AGM”) and the Stock Exchange granting the listing of and permission to deal in the new Shares to be issued pursuant thereto.

A circular containing details of the Scrip Dividend Scheme together with the relevant form of election will be sent to the Eligible Shareholders on or around Friday, 6 June 2025. If approved by the Shareholders, it is expected that the final dividend and certificates for the new Shares (in case the Eligible Shareholders have elected to receive part or all of the final dividend in the form of new Shares) will be distributed and despatched to the Eligible Shareholders on or around Tuesday, 8 July 2025.

## **ANNUAL GENERAL MEETING**

The AGM will be held on Friday, 23 May 2025. A notice convening the AGM with all other relevant documents will be published and despatched to the Shareholders in due course.

## **CLOSURE OF REGISTER OF MEMBERS**

For the purpose of determining the Shareholders’ entitlement to attend and vote at the AGM, the register of members of the Company will be closed from Tuesday, 20 May 2025 to Friday, 23 May 2025 (both days inclusive). In order to qualify for attending and voting at the AGM, all transfer documents accompanied by the relevant share certificates must be lodged with the Company’s Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration by 4:30 p.m. on Monday, 19 May 2025.

For the purpose of determining the Shareholders' entitlement to the proposed final dividend for the Year, the register of members of the Company will be closed from Thursday, 29 May 2025 to Friday, 30 May 2025 (both days inclusive). In order to qualify for the final dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, at the above-mentioned address for registration by 4:30 p.m. on Wednesday, 28 May 2025.

## **MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS**

The Company had adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 to the Listing Rules for dealings in securities of the Company by its Directors. The Company has made specific enquiries to all Directors and each of them confirmed that they have complied with the required standard set out in the Model Code for the Year.

## **CORPORATE GOVERNANCE PRACTICES**

The Company is committed to maintaining high corporate governance standards. It believes that high corporate governance standards are essential in providing a framework for the Company to safeguard the interests of the Shareholders, enhance corporate value, formulate its business strategies and policies, and enhance its transparency and accountability. The Company has complied with all the applicable principles and code provisions as set out in Part 2 of the Corporate Governance Code contained in Appendix C1 to the Listing Rules during the Year.

Further information on the Company's corporate governance practices will be set out in the Corporate Governance Report contained in the Company's annual report for the Year, which will be released in due course.

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

Neither the Company nor any of its subsidiaries purchased, redeemed or sold any of the Company's listed securities (including the sale of treasury shares) during the Year.

## **REVIEW OF RESULTS BY AUDIT COMMITTEE**

The audit committee of the Company (comprising all independent non- executive Directors, namely Mr. Wong Chi Wai (committee chairman), Mr. Wong Tat Yan, Paul, Mr. Chan Chun Yee and Mr. Dai Yiyi) has reviewed with management the consolidated financial statements of the Company for the Year.

## **SCOPE OF WORK OF THE AUDITOR**

The figures in respect of the preliminary announcement of the Group's results for the year ended 31 December 2024 have been agreed by the Group's auditor, Grant Thornton Hong Kong Limited (the "Auditor"), to the amounts set out in the Group's draft consolidated financial statements for the Year. The work performed by the Auditor in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by the Auditor on the preliminary announcement.

## **ANNUAL REPORT**

The annual report of the Company for the year ended 31 December 2024 will be despatched to the Shareholders who requested for a printed copy and available on the respective websites of the Stock Exchange and the Company in due course.

## **APPRECIATION**

We would like to take this opportunity to express our sincere gratitude to the Shareholders for their continuing support, and our appreciation to all staff members for the dedication and loyalty to the Group.

By Order of the Board  
**C&D International Investment Group Limited**  
**Lin Weiguo**  
*Chairman and Executive Director*

Hong Kong, 26 March 2025

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

*Executive Directors:*

Mr. Lin Weiguo (*Chairman*)

Mr. Tian Meitan (*Chief Executive Officer*)

Ms. Zhao Chengmin

Mr. Xu Yixuan

*Non-executive Directors:*

Mr. Huang Wenzhou

Ms. Ye Yanliu

Mr. Zheng Yongda

*Independent Non-executive Directors:*

Mr. Wong Chi Wai

Mr. Wong Tat Yan, Paul

Mr. Chan Chun Yee

Mr. Dai Yiyi

*This announcement is prepared in both English and Chinese; in the event of inconsistency, the English text of the announcement shall prevail over the Chinese text.*

\* *denotes English translation of the name of a Chinese company, entity or place and is provided for identification purpose only*