YIDA CHINA HOLDINGS LIMITED
億達中國控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3639)

ANNOUNCEMENT OF UNAUDITED INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2024

FINANCIAL HIGHLIGHTS

For the six months ended 30 June 2024:

1. Recognised revenue amounted to RMB667.07 million, representing a decrease of 57.6% from the corresponding period of 2023;

2. The gross profit amounted to RMB189.35 million, representing a decrease of 38.7% from the corresponding period of 2023; the gross profit margin increased from 19.7% for the corresponding period of 2023 to 28.4% during the Period;

3. Recorded a net loss of RMB361.43 million as compared to the net loss of RMB42.24 million for the corresponding period of 2023;

4. Basic loss per share attributable to ordinary equity holders of the Company was RMB13.94 cents; and

5. The Board does not declare any payment of interim dividend.

FINANCIAL INFORMATION

The board (the "**Board**") of directors (the "**Directors**", each a "**Director**") of Yida China Holdings Limited (the "**Company**") hereby announces the unaudited condensed consolidated results of the Company and its subsidiaries (the "**Group**", "**we**", "**us**" or "**our**") for the six months ended 30 June 2024 (the "**Period**") together with the comparative figures for the corresponding period in 2023.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

FOR THE SIX MONTHS ENDED 30 JUNE 2024

		Six months ended 30 June	
		2024	2023
	Notes	***RMB'000***	*RMB'000*
		(Unaudited)	(Unaudited)
Revenue	*5*	**667,065**	1,572,471
Cost of sales	*7*	**(477,718)**	(1,263,392)
Gross profit		**189,347**	309,079
Other income	*6*	**5,165**	175,531
Fair value gains on investment properties	*13*	**233**	3,424
Provision for impairment losses on financial and contract assets		**(55)**	(10,622)
Other (losses)/gains – net	*8*	**(58,461)**	(135,930)
Selling and marketing expenses	*7*	**(23,363)**	(31,246)
Administrative expenses	*7*	**(58,255)**	(76,041)
Finance costs	*9*	**(399,786)**	(247,820)
Share of profits and losses of joint ventures and associates		**(63)**	7,461
Loss before income tax		**(345,238)**	(6,164)
Income tax expenses	*10*	**(16,191)**	(36,074)
Loss for the period		**(361,429)**	(42,238)
Attributable to:			
Owners of the Company		**(360,118)**	(35,720)
Non-controlling interests		**(1,311)**	(6,518)
		(361,429)	(42,238)
Loss per share attributable to ordinary equity holders of the Company			
Basic and diluted (RMB per share)	*12*	**(13.94 cents)**	(1.4 cents)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 JUNE 2024

	Six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Loss for the period	**(361,429)**	(42,238)
Other comprehensive loss which may be reclassified to profit or loss in subsequent periods	**–**	–
Total comprehensive loss for the period	**(361,429)**	(42,238)
Attributable to:		
Owners of the Company	**(360,118)**	(35,720)
Non-controlling interests	**(1,311)**	(6,518)
	(361,429)	(42,238)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	Notes	**30 June 2024** *RMB'000* **(Unaudited)**	31 December 2023 *RMB'000* (Audited)
Assets			
Non-current assets			
Property, plant and equipment		**44,811**	52,667
Investment properties	*13*	**17,585,772**	17,628,849
Investments in joint ventures		**646,272**	647,056
Investments in associates		**1,000**	1,000
Prepayments for acquisition of land		**2,985,975**	2,985,975
Prepayments and other receivables		**516,405**	515,007
Intangible assets		**10,889**	13,567
Deferred tax assets		**548,733**	559,604
Total non-current assets		**22,339,857**	22,403,725
Current assets			
Inventories		**33,383**	60,336
Land held for development for sale		**784,724**	784,538
Properties under development		**6,052,128**	5,861,351
Completed properties held for sale		**5,213,100**	5,364,357
Contract assets		**121,644**	143,202
Trade receivables	*14*	**240,883**	325,644
Prepayments, deposits and other receivables		**1,099,112**	1,074,982
Prepaid corporate income tax		**110,046**	109,851
Prepaid land appreciation tax		**232,234**	238,015
Restricted cash	*15*	**169,770**	236,689
Cash and cash equivalents	*15*	**179,464**	175,047
Total current assets		**14,236,488**	14,374,012
Total assets		**36,576,345**	36,777,737

	Notes	30 June 2024 RMB'000 (Unaudited)	31 December 2023 RMB'000 (Audited)
Liabilities			
Non-current liabilities			
Deferred tax liabilities		**2,604,577**	2,606,181
Lease liabilities		**8,595**	9,361
Total non-current liabilities		**2,613,172**	2,615,542
Current liabilities			
Contract liabilities		**2,595,103**	2,377,969
Trade payables	*16*	**3,148,937**	3,388,927
Other payables and accruals		**3,913,412**	3,602,962
Interest-bearing bank and other borrowings	*17*	**11,913,435**	11,957,048
Corporate income tax payable		**1,097,460**	1,141,600
Provision for land appreciation tax		**1,963,038**	1,999,382
Lease liabilities		**1,359**	2,449
Total current liabilities		**24,632,744**	24,470,337
Total liabilities		**27,245,916**	27,085,879
Equity			
Equity attributable to owners of the Company			
Issued capital		**159,418**	159,418
Reserves		**9,081,071**	9,441,189
		9,240,489	9,600,607
Non-controlling interests		**89,940**	91,251
Total equity		**9,330,429**	9,691,858
NET CURRENT LIABILITIES		**(10,396,256)**	(10,096,325)
TOTAL ASSETS LESS CURRENT LIABILITIES		**11,943,601**	12,307,400

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE SIX MONTHS ENDED 30 JUNE 2024

1. CORPORATE AND GROUP INFORMATION

Yida China Holdings Limited (the "**Company**") was incorporated in the Cayman Islands on 26 November 2007 as an exempted company with limited liability under the Companies Law, Cap 22 of the Cayman Islands. The registered address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

The Company is an investment holding company. During the six months ended 30 June 2024, the Company and its subsidiaries (collectively referred to as the "**Group**") were principally involved in property development, property investment, business park operation and management, property construction, decoration and landscaping in Dalian, Wuhan, Shenyang, Shanghai, Chongqing, Zhengzhou, Hefei, Changsha and Chengdu, the People's Republic of China (the "**PRC**", "**Mainland China**" or "**China**").

In the opinion of the directors ("**Directors**") of the Company, the holding company of the Company is Jiayou (International) Investment Limited ("**Jiayou**"), which is incorporated in the British Virgin Islands ("**BVI**"), and the ultimate holding company of the Company is China Minsheng Investment Corp., Ltd. ("**China Minsheng**").

The unaudited condensed consolidated financial statements are presented in thousands of Renminbi ("**RMB'000**"), unless otherwise stated and were approved and authorized for issue by the board of Directors on 3 April 2025.

2. BASIS OF PREPARATION

These unaudited condensed consolidated financial statements of the Company for the six months ended 30 June 2024 have been prepared under the historical cost convention, as modified by the revaluation of certain financial instruments and investment properties which are measured 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**").

These unaudited condensed consolidated 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.

Going concern Basis

As at 30 June 2024, the Group's current liabilities exceeded its current assets by RMB10,396,256,000. At the same date, its current borrowings amounted to RMB11,913,435,000 while its cash and cash equivalents amounted to RMB179,464,000 only.

Since 2020, the Group failed to repay certain borrowings according to their scheduled repayment dates (the "**Borrowings Overdue**"). Although the Group managed to settle some of the Borrowings Overdue during the Period after the due dates, an aggregate principal amount of RMB5,046,124,000 still remained unsettled as at 30 June 2024, out of which RMB80,500,000 has been subsequently extended up to the date of the approval of these condensed consolidated financial statements although the extended borrowing agreements contain terms that cause such borrowing to be subject to immediate repayment if requested by the lender.

On 4 March 2021, the Group and certain parties ("**Aetos Parties**") entered into a settlement agreement which stipulates that the Group should settle the payables to Aetos Parties by instalments before 30 September 2021. However, the Group failed to fulfill the settlement agreement, and therefore Aetos Parties formally demanded the Group several times to settle the unpaid balance, among other actions, to Aetos Parties' satisfaction, or otherwise a winding-up petition may be presented to the court (the "**Aetos Parties Matter**"). As at 30 June 2024, the payable balance with interest accrued thereon to Aetos Parties amounted to RMB1,346,216,000.

The Borrowings Overdue and the Aetos Parties Matter, constituted events of default and resulted in certain other borrowings of the Group (other than the Borrowings Overdue) amounted to RMB6,578,464,000 in total as at 30 June 2024 becoming immediately repayable if requested by the lenders, of which RMB655,427,000 represented borrowings with scheduled repayment dates within one year, while RMB5,923,037,000 represented non-current borrowings with original contractual repayment dates beyond 30 June 2025 that were reclassified as current liabilities.

The above conditions indicate that material multiple uncertainties exist that may cast significant doubt on the Group's ability to continue as a going concern.

In view of such circumstances, the Directors have given careful consideration to the future liquidity and performance of the Group and its available sources of financing in assessing whether the Group will have sufficient financial sources to continue as a going concern. The following plans and measures are formulated to mitigate the liquidity pressure, to improve the financial position of the Group, and to remediate the overdue repayments to the lenders:

i) Up to the date of the approval of these condensed consolidated financial statements, the Aetos Parties have not presented a winding-up petition to the court. The Group will negotiate with Aetos Parties to reach the final Settlement Agreement in due course to prompt Aetos Parties not to exercise their rights to present a winding-up petition to the court.

ii) In respect of Borrowings Overdue, the Group has been actively negotiating with all the lenders for renewal and extension for repayments of the overdue borrowings. While certain lenders have preliminary intention to renew or extend all overdue borrowings, no formal agreement has been reached yet. The Company will continue to endeavor to implement the relevant renewal or extension, so that such lenders will not exercise their rights to demand the Group's immediate repayment of the borrowings, and will reach final agreements with such lenders in due course.

iii) The Group has maintained active communication with other relevant lenders in respect of the Borrowings Overdue, the Aetos Parties Matter and other matters which triggered default or cross-default terms of their respective borrowing agreements to convince the relevant lenders not to exercise their rights to demand the Group's immediate repayment of the borrowings prior to their scheduled contractual repayment dates.

iv) The Group has also been conducting negotiations with relevant banks and financial institutions on renewal and extension for existing borrowings with scheduled repayment dates within one year. Given the Group's long-term relationship with the banks and financial institutions and the availability of the Group's properties as collateral for the borrowings, the Group will strive to renew or extend existing borrowings with scheduled repayment dates within one year as and when needed. The Group will also actively negotiate with banks and financial institutions to secure new sources of financing.

v) The Group will continue to implement measures to accelerate the pre-sales and sales of its properties under development and completed properties, and to speed up the collection of sales proceeds.

vi) The Group will strive to maintain a continuing and normal business relationship with major constructors and suppliers to agree the payment arrangements with them and to complete the construction progress as scheduled. The Group will also continue to take active measures to control administrative costs and capital expenditures.

vii) The Group will seek opportunities to dispose of certain assets and investments at reasonable prices to generate cash inflows and mitigate its liquidity pressure.

The Directors have reviewed the Group's cash flow projections prepared by management, which cover a period of not less than twelve months from 30 June 2024. They are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due within twelve months from 30 June 2024. Accordingly, the Directors are satisfied that it is appropriate to prepare the condensed consolidated financial statements on a going concern basis.

Notwithstanding the above, significant uncertainties exist as to whether the Group is able to achieve its plans and measures as described above. Whether the Group will be able to continue as a going concern would depend upon the following:

i) the successful and timely negotiation with Aetos Parties to reach a final settlement agreement so that they will not present a winding-up petition to the court, and the successful compliance with the terms and obligations under the final settlement agreement by the Group;

ii) the successful negotiations with the Group's existing lenders in respect of the borrowings that were either overdue or otherwise in default, so that the relevant lenders will not exercise their contractual rights to demand immediate repayment of the relevant overdue or defaulted borrowings;

iii) the successful obtaining of additional new sources of financing as and when needed;

iv) the successful and timely implementation of the plans to accelerate the pre-sales and sales of properties under development and completed properties, speed up the collection of sales proceeds, maintenance of a continuing and normal business relationship with major constructors and suppliers to agree the payment arrangements with them and to complete the construction progress as scheduled, and control costs and contain capital expenditure so as to generate adequate net cash inflows; and

v) the successful disposal of relevant assets and investments at reasonable prices, and timely collection of the proceeds.

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

3. ACCOUNTING POLICIES

The accounting policies applied in the preparation of the unaudited condensed consolidated financial statements are consistent with those of the annual consolidated financial statements of the Company for the 31 December 2023, as described in those annual financial statements, except for estimation of income tax for the interim periods using the tax rate that would be applicable to expected total annual earnings, and the adoption of the new and amended standards of HKFRSs effective for the financial year ended 31 December 2024, which did not have any significant impact on the Group's financial statements and did not require retrospective adjustments.

There are no standards, amendments and interpretations to existing standards that are not effective and would be expected to result in any significant impact on the Group's financial positions and results of operations.

4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has five reportable operating segments as follows:

(a) the property development segment engages in the development and sale of properties;

(b) the property investment segment invests in properties for their rental income potential and/or capital appreciation;

(c) the business park operation and management segment engages in the provision of operation and management services to the business park projects owned by the local governments or other independent third parties;

(d) the construction, decoration and landscaping segment engages in property construction, the provision of interior decoration to property buyers and landscaping services to property projects; and

(e) the others segment comprises corporate income and expense items.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/loss, which is a measurement of adjusted profit/loss before tax. The adjusted profit/loss before tax is measured consistently with the Group's loss before income tax except that interest income, dividend income and certain corporate gains and expenses and finance costs are excluded from such measurement.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the then prevailing market prices.

For the six months ended 30 June 2024 (unaudited)

	Property development *RMB'000*	**Property investment** *RMB'000*	**Business park operation and management** *RMB'000*	**Construction, decoration and landscaping** *RMB'000*	**Others** *RMB'000*	**Total** *RMB'000*
Segment revenue:						
Sales to external customers	**175,623**	**243,798**	**100,080**	**147,564**	**–**	**667,065**
Segment results	**(100,855)**	**160,099**	**(3,828)**	**7,358**	**(8,670)**	**54,104**
Reconciliation:						
Interest income						**444**
Finance costs						**(399,786)**
Loss before income tax						**(345,238)**
Income tax expenses						**(16,191)**
Loss for the period						**(361,429)**

For the six months ended 30 June 2023 (unaudited)

	Property development *RMB'000*	Property investment *RMB'000*	Business park operation and management *RMB'000*	Construction, decoration and landscaping *RMB'000*	Others *RMB'000*	Total *RMB'000*
Segment revenue:						
Sales to external customers	888,178	251,186	118,310	314,797	–	1,572,471
Segment results	94,394	152,515	9,282	3,172	(18,523)	240,840
Reconciliation:						
Interest income						816
Finance costs						(247,820)
Loss before income tax						(6,164)
Income tax expenses						(36,074)
Loss for the period						(42,238)

Geographical information

Geographical information is not presented since all of the Group's revenue from external customers is generated in Mainland China and the majority of the segment assets of the Group are located in Mainland China. Accordingly, in the opinion of the Directors, the presentation of geographical information would provide no additional useful information to the users of these financial statements.

Revenue from each major customer which accounted for 10% or more of the Group's revenue for each reporting period is set out below:

	For the six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Customer A	**90,340**	N/A*
Customer B	**N/A***	694,302

* The corresponding revenue did not contribute over 10% of the total revenue of the Group.

5. REVENUE

Revenue represents the gross proceeds from the sale of properties, gross rental income received and receivable from investment properties, an appropriate proportion of contract revenue from construction, decoration and landscaping, and business park operation and management service income received and receivable from the provision of operation and management services to the business park projects, all net of value-added tax and surcharges, during the period.

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

	For the six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Revenue from contracts with customers recognised at a point in time		
Sale of properties	**175,623**	888,178
Revenue from contracts with customers recognised over time		
Business park operation and management service income	**100,080**	118,310
Construction, decoration and landscaping income	**147,564**	314,797
	247,644	433,107
Revenue from contracts with customers	**423,267**	1,321,285
Revenue from other sources		
Rental income	**243,798**	251,186
	667,065	1,572,471

6. OTHER INCOME

	For the six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Interest income	**444**	816
Government subsidies	**4,721**	4,119
Gain from debt arrangement	**–**	170,596
	5,165	175,531

7. EXPENSES BY NATURE

Expenses included in cost of sales, selling and marketing expenses and administrative expenses are analysed as follows:

	For the six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Cost of properties sold	**171,599**	778,454
Cost of other services provided	**239,260**	406,123
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	**66,859**	78,815
Employee benefit expenses	**34,505**	48,067
Short-term office lease expenses	**1,432**	1,115
Depreciation	**6,602**	10,987
Amortisation of intangible assets	**2,585**	2,435
Advertising	**2,106**	5,592
Other costs and expenses	**34,388**	39,091
Total cost of sales, selling and marketing expenses and administrative expenses	**559,336**	1,370,679

8. OTHER (LOSSES)/GAINS-NET

	For the six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Net foreign exchange losses	**(19,590)**	(112,500)
Others	**(38,871)**	(23,430)
	(58,461)	(135,930)

9. FINANCE COSTS

	For the six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Interest on bank loans and other loans	**529,166**	470,105
Interest on lease liabilities	**537**	1,492
Less: Interest capitalised	**(129,917)**	(206,783)
	399,786	264,814
Interest income	**–**	(16,994)
	399,786	247,820

10. INCOME TAX EXPENSES

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the six months ended 30 June 2024 and 2023. The income tax for the subsidiaries operating in Mainland China is calculated at the applicable tax rates on the taxable profits for the period.

An analysis of the income tax charges for the period is as follows:

	For the six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Current:		
PRC corporate income tax	**7,418**	35,329
PRC land appreciation tax ("**LAT**")	**(494)**	19,772
	6,924	55,101
Deferred:		
Current period	**9,267**	(19,027)
Total tax charge for the period	**16,191**	36,074

11. INTERIM DIVIDEND

The Company resolved not to declare any interim dividend for the six months ended 30 June 2024 (six months ended 30 June 2023: Nil).

12. LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of the basic loss per share is based on the loss for the period attributable to ordinary equity holders of the Company of RMB360,118,000 (six months ended 30 June 2023: RMB35,720,000), and the weighted average number of ordinary shares of 2,583,970,000 (six months ended 30 June 2023: 2,583,970,000) in issue during these periods.

Diluted loss per share is same as basic loss per share for the six months ended 30 June 2024 and 2023 as the Group had no potentially dilutive ordinary shares in issue during those periods.

13. INVESTMENT PROPERTIES

	Right-of-use Assets *RMB'000*	**Completed** *RMB'000*	**Under construction** *RMB'000*	**Total** *RMB'000*
At 1 January 2024 (Audited)	**–**	**12,535,100**	**5,093,749**	**17,628,849**
Additions	**–**	**832**	**43**	**875**
Disposals	**–**	**(44,185)**	**–**	**(44,185)**
Net gains/(losses) from fair value adjustments	**–**	**253**	**(20)**	**233**
At 30 June 2024 (Unaudited)	**–**	**12,492,000**	**5,093,772**	**17,585,772**

	Right-of-use Assets *RMB'000*	Completed *RMB'000*	Under construction *RMB'000*	Total *RMB'000*
At 1 January 2023 (Audited)	42,000	12,864,400	5,095,605	18,002,005
Additions	–	–	41	41
Disposals	–	(68,145)	–	(68,145)
Net gains/(losses) from fair value adjustments	–	3,465	(41)	3,424
At 30 June 2023 (Unaudited)	42,000	12,799,720	5,095,605	17,937,325

As at 30 June 2024, certain of the Group's investment properties of RMB15,785,540,000 (31 December 2023: RMB15,879,723,000) were pledged to banks to secure the loans granted to the Group (note 17).

14. TRADE RECEIVABLES

	30 June 2024 ***RMB'000*** **(Unaudited)**	31 December 2023 *RMB'000* (Audited)
Trade receivables – gross amount	**510,147**	594,908
Less: Allowances for impairment of trade receivables	**(269,264)**	(269,264)
	240,883	325,644

Trade receivables are mainly arisen from sales of properties, leases of investment properties and other services business. The payment terms of contract works receivables are stipulated in the relevant contracts. Trade receivables are non-interest-bearing.

An aging analysis of the gross trade receivables as at the end of the reporting period, based on the invoice date and before net of provision, is as follows:

	30 June 2024 ***RMB'000*** **(Unaudited)**	31 December 2023 *RMB'000* (Audited)
Within 1 year	**197,658**	223,895
1 to 2 years	**101,934**	150,538
Over 2 years	**210,555**	220,475
	510,147	594,908

The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9. As at 30 June 2024, a provision of RMB269,264,000 (31 December 2023: RMB269,264,000) was made against the gross amount of trade receivables.

15. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

	30 June 2024 *RMB'000* (Unaudited)	31 December 2023 *RMB'000* (Audited)
Cash and bank balances (Notes)	**349,234**	411,736
Less: Restricted cash	**(169,770)**	(236,689)
Cash and cash equivalents	**179,464**	175,047

Cash at banks earns interest at floating rates based on daily bank deposit rates.

At the end of the reporting period, the cash and bank balances of the Group denominated in RMB amounted to RMB348,990,000 (31 December 2023: RMB411,039,000). The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Notes:

(a) According to the relevant loan facility agreements signed by certain subsidiaries of the Group with the banks, the subsidiaries are required to place the pre-sale proceeds from their properties at designated bank accounts. The deposits can only be used for the payment of property development costs incurred by the subsidiaries and the repayment of the relevant loans. As at 30 June 2024, such guarantee deposits amounted to RMB14,365,000 (31 December 2023: RMB17,381,000).

(b) As at 30 June 2024, the deposits of the Group amounted to RMB155,405,000 (31 December 2023: RMB219,308,000), were placed at designated bank accounts by certain subsidiaries of the Group for the payment of promissory notes, compensation of potential industrial accidents that would occur during construction work and the training of talents, in accordance with the relevant regulation implemented by contracts and local governments.

16. TRADE PAYABLES

An aging analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	30 June 2024 *RMB'000* (Unaudited)	31 December 2023 *RMB'000* (Audited)
Within 1 year	**1,871,179**	2,299,643
Above 1 year	**1,277,758**	1,089,284
	3,148,937	3,388,927

The trade payables are non-interest-bearing and unsecured.

17. INTEREST-BEARING BANK AND OTHER BORROWINGS

	30 June 2024 (Unaudited) Effective interest rate (%)	***RMB'000***	31 December 2023 (Audited) Effective interest rate (%)	*RMB'000*
Current				
Bank loans – secured	**4.00-6.50**	**5,448,881**	4.00-6.50	5,591,014
Other loans – secured	**2.00-12.00**	**4,346,404**	2.00-12.00	4,327,645
Other loans – unsecured	**1.20-6.00**	**2,118,150**	1.20-6.00	2,038,389
		11,913,435		11,957,048

	30 June 2024 ***RMB'000*** **(Unaudited)**	31 December 2023 *RMB'000* (Audited)
Analysed into:		
Bank loans repayable:		
Within one year or on demand	**5,448,881**	5,591,014
Other loans repayable:		
Within one year or on demand	**6,464,554**	6,366,034
	11,913,435	11,957,048

As at 30 June 2024, included in bank loans of the Group is an amount of RMB1,576,453,000 (31 December 2023: RMB1,581,483,000) containing an on-demand clause, which has been classified as current liabilities. For the purpose of the table above, the loan is included within current interest-bearing bank and other borrowings and analysed into bank loans repayable within one year or on demand.

The current bank and other borrowings included borrowings with principal amounts of RMB5,923,037,000 (31 December 2023: RMB3,702,521,000) with original maturity dates beyond 30 June 2025, which have been reclassified as current liabilities as at 30 June 2024 as a result of the matters described in note 2.

(a) As at 30 June 2024, included in other loans of the Group were the first tranche and the second tranche of corporate bonds with the principal amounts of RMB800,000,000 and RMB471,223,000 respectively (31 December 2023: RMB800,000,000 and RMB479,223,000 respectively). The first tranche and the second tranche were issued by Yida Development Company Limited ("**Yida Development**"), an indirectly wholly-owned subsidiary of the Company, on 24 September 2015 and 8 March 2016, respectively.

As at 30 June 2024, the remaining first tranche of corporate bond with the principal amount of RMB800,000,000 were extended to 31 December 2026, bearing interest at a rate of 4% per annum. As at 30 June 2024, certain second tranche of corporate bond with the principal amount of RMB200,000,000 were extended to 31 December 2024, bearing interest at a rate of 4% per annum, certain second tranche of corporate bond with the principal amount of RMB49,523,000 were extended to 30 September 2024, bearing interest at a rate of 2% per annum, and the original due date of the remaining second tranche of corporate bond with the principal amount of RMB221,700,000 was 15 May 2024, bearing interest at a rate of 6% per annum. In May 2024, the Group entered into an agreement with the bondholders, pursuant to which the Group shall transfer the certain investment properties to settle the certain second tranche of corporate bond with the principal amount of RMB221,700,000. As of 30 June 2024, both parties are continuing to implement the terms of the agreement, and the relevant bonds have been canceled subsequent to the reporting period.

(b) As at 30 June 2024, included in other loans of the Group were senior notes (the "**Senior Notes**") with carrying amount of RMB1,645,114,000 which constituted an event of default and were unsecured and guaranteed by certain subsidiaries of the Group.

On 17 February 2022, a solicitation of consents for the Senior Notes was completed. Previous events of default of the Senior Notes and other cross-default terms were waived. The maturity date of the Senior Notes was extended to 30 April 2025 while the interest rate of the Senior Notes changed to 6% per annum and the Company should pay consent fee and the lieu of accrued interest of USD11,500,000 in total. Pursuant to the solicitation of consents for the Senior Notes, the non-payment of lieu of accrued interest due and non-payment of accrued interest due may lead to holders of the Senior Notes ("**Holders**") demanding for acceleration of repayment under the Senior Notes.

As at 30 April 2022, the Company had paid the first consent fee and the interest due and payable according to the solicitation of consents. After April 30, 2022, the Company's failure to pay subsequent consent fees and the interest due and payable, which constituted an event of default.

The Company received a notice of acceleration (the "**Notes Acceleration Notice**") issued by the trustee on 8 March 2024 by virtue of the non-payment of certain consent fee due, all lieu of accrued interest due and accrued interest due, which, according to the trustee, was instructed to be sent by the Holders, holding at least 25% of the aggregate principal amount of the Senior Notes. If the Notes Acceleration Notice has indeed been instructed by such Holders, the principal, the premium (if any), and accrued and unpaid interest on the Senior Notes would become immediately due and payable on demand.

(c) Certain of the Group's bank and other loans are secured or guaranteed by:

(i) pledges of the Group's properties under development with an aggregate carrying amount as at 30 June 2024 of approximately RMB4,893,633,000 (31 December 2023: RMB4,645,485,000);

(ii) pledges of the Group's investment properties with an aggregate carrying amount as at 30 June 2024 of approximately RMB15,785,540,000 (31 December 2023: RMB15,879,723,000);

(iii) pledges of the Group's land held for development for sale with an aggregate carrying amount as at 30 June 2024 of approximately RMB722,374,000 (31 December 2023: RMB722,188,000);

(iv) pledges of the Group's completed properties held for sale with an aggregate carrying amount as at 30 June 2024 of approximately RMB3,124,599,000 (31 December 2023: RMB3,259,869,000);

(v) pledge of a building of the Group with a carrying amount as at at 30 June 2024 of approximately RMB16,745,000 (31 December 2023: RMB19,489,000);

(vi) corporate guarantees executed by certain subsidiaries of the Group to the extent of RMB7,584,387,000 as at 30 June 2024 (31 December 2023: RMB7,709,520,000);

(vii) pledges of certain equity interests of the subsidiaries of the Company as at the end of the reporting period;

(d) Other than certain other borrowings with a carrying amount of RMB1,693,080,000 (31 December 2023: RMB1,614,770,000) denominated in USD as at 30 June 2024 and RMB377,820,000 denominated in HKD as at 30 June 2024 (31 December 2023: RMB375,146,000), the remaining bank borrowings and other borrowings of the Group are denominated in RMB as at 30 June 2024 and 31 December 2023.

(e) As at 30 June 2024, included in other loans of the Group were loans from a related party (Shanghai Jiayu Medical Investment Management Co., Ltd. and Jiahuang (Holdings) Investment Limited) controlled by the same ultimate holding company of the Company with principal amounts of RMB663,063,000 (31 December 2023: RMB662,751,000), among which RMB411,504,000 (31 December 2023: RMB411,192,000) were unsecured, bore interest at 6% per annum (31 December 2023: 6%) and were repayable within one year, while the remaining RMB251,559,000 (31 December 2023: RMB RMB251,559,000) were subject to security agreements and bore interest at 6% per annum (31 December 2023: 6%).

18. FINANCIAL GUARANTEES

The Group had the following financial guarantees as at the end of the reporting period:

(a) As at 30 June 2024, the maximum obligation in respect of the mortgage facilities provided to certain purchasers of the Group's properties amounted to RMB191,154,000 (31 December 2023: RMB263,699,000).

At the end of the reporting period, the Group provided guarantees in respect of the mortgage facilities granted by certain banks to certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default on mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with the accrued interest and penalties owed by the defaulted purchasers to the banks.

Under the above arrangement, the related properties were pledged to the banks as security on the mortgage loans. Upon default on mortgage payments by these purchasers, the banks are entitled to take over the legal titles and can realise the pledged properties through open auction. The Group is obliged to repay the banks for the shortfall if the proceeds from the auction of the properties cannot cover the outstanding mortgage principals together with the accrued interest and penalties.

The Group's guarantee period starts from the dates of grant of the relevant mortgage loans, and ends upon the earlier of (i) the issuance of real estate ownership certificates to the purchasers, which will generally be available within one to two years after the purchasers take possession of the relevant properties; and (ii) the settlement of mortgage loans between the mortgage banks and the purchasers.

(b) The Group provided guarantees to the extent of RMB90,909,000 (31 December 2023: RMB101,227,000) as at 30 June 2024 in respect of bank loans granted to its joint ventures.

In determining whether financial liabilities should be recognised in respect of the Group's financial guarantee contracts, the Directors exercise judgement in the evaluation of the probability of resources outflow that will be required and the assessment of whether a reliable estimate can be made of the amount of the obligation.

In the opinion of the Directors, the fair values of the financial guarantee contracts of the Group are insignificant at initial recognition and the Directors consider that the possibility of the default of the parties involved is remote, and accordingly, no value has been recognised in the unaudited condensed consolidated financial statements.

BUSINESS REVIEW AND OUTLOOK

During the Period, the Group recorded revenue of RMB667 million, of which sales income from residential properties within and outside business parks, office properties and standalone residential properties was RMB176 million; rental income from business parks was RMB244 million; business park entrusted operation and management income was RMB100 million; construction, decoration and landscaping income was RMB148 million, with a gross profit of RMB189 million and a gross profit margin of 28.4%. Net loss attributable to shareholders of the Company for the Period was RMB360 million.

REVIEW OF THE FIRST HALF OF 2024

In the first half of 2024, the real estate market exhibited a protracted modest recovery trajectory. The overall downward pressure on the real estate market has not abated while sporadic positive signals emerged. Despite ongoing policy enhancements, the market has shown limited responsiveness, which coupled with low real estate releases from companies, led to great operational headwinds on the entire real estate business.

During the Period, in the face of dual pressure from domestic and overseas financial and operating debts, as well as the overall sluggish market environment in the real estate industry, the Group's management led the team to work hard, diligently and collaboratively, and closely communicated with relevant government authorities, creditors' committee, suppliers and clients to ensure the continuous and stable operation of the Company. The Group will adhere to the development model of "city-industry integration", continue to optimize the organizational structure, enhance the efficiency of employees, and give full play to the core competitiveness of the enterprise.

OUTLOOK FOR THE SECOND HALF OF 2024

The national real estate market is expected to remain subdued in the second half of 2024, with a meaningful recovery requiring further time. The Group will vigorously mobilize limited resources and prudently arrange capital expenditures to actively respond to the government's policy arrangement of "ensuring delivery of presold properties", ensuring the fulfillment of annual delivery targets. Priority will be given to the delivery of the Group's flagship residential projects in Dalian and business park projects in Shenyang, Zhengzhou and Changsha.

The Group will further intensify sales and asset disposal efforts, accelerate capital recovery and promote the mitigation of debt risks. For slow-moving inventory, we will expedite destocking through a combination of sales and debt-for-property swaps. Idle assets will be revitalized through a combination of lease and sale. For land holdings, we will accelerate the realization of assets through government re-acquisition and equity transfers; we will ensure timely project delivery. In addition, the Group will proactively promote the mitigation of risks associated with the liquidation of US dollar bonds by actively responding to the liquidation hearings and simultaneously increasing the disposal of assets to mitigate debt risks.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

I. *Operation of Properties Owned by Business Parks*

During the Period, the Group wholly owned four business parks, including Dalian Software Park, Dalian BEST City, Dalian Tiandi and Yida Information Software Park, and it also owned a 50% stake in Wuhan First City. The total completed gross floor area ("**GFA**") of the above business parks was approximately 1.999 million square meters ("**sq.m.**"), with a leasable area of approximately 1.361 million sq.m.. During the Period, the Group recorded a rental income of approximately RMB244 million, which was similar to that for the corresponding period in 2023.

An overview of properties owned by the Group is as follows (unit: '000 sq.m.):

Business Parks	Interest Held by the Group	Total Completed Floor Area	Leasable Area: Office Buildings	Leasable Area: Apartments	Leasable Area: Shops	Leasable Area: Parking Spaces	Occupancy Rate at the End of the Period
Dalian Software Park	100%	635	367	180	35	41	84%
Dalian BEST City	100%	147	97	–	8	40	61%
Yida Information Software Park	100%	120	77	–	10	31	96%
Dalian Tiandi	100%	407	227	38	28	12	86%
Wuhan First City	50%	690	83	28	29	30	72%
Total		1,999	1,361				

Note:

1. The financial statements of Wuhan First City were not consolidated to the financial statements of the Group, therefore the rental income of the Group excludes the rental income from such park.

II. Sales of Properties

In the first half of 2024, the real estate sector across the nation was in a phase of profound adjustment and transformation. For the policies issued, although the policymakers maintained the accommodative stance of the previous year, and continued to introduce favorable policies to stabilize the real estate market, aiming to promote the steady and healthy development of the market, improve relevant fundamental systems, and accelerate the establishment of a new model for real estate industry development, the restoration of market confidence still required time.

Under such market atmosphere, the Group focused its efforts on core business such as "asset revitalization, debt decrease and risk control, sales collection and project construction". However, during the actual operation, we still faced numerous challenges. The disposal and revitalization of assets and land we held were relatively slow, failing to generate effective cash flow in a timely manner, and the slow progress in destocking put significant pressure on the Company's operating cash flow. Moving forward, the Group will actively respond to market changes, optimize operational strategies, striving to resolve current difficulties and seek new development opportunities.

During the Period, the Group achieved contracted sales of RMB432 million, contracted sales area of 34.4 thousand sq.m. and average contracted sales price of RMB12,581 per sq.m. The majority of projects sold were located in Dalian (73.4% of total contracted sales), Zhengzhou (16.2% of total contracted sales), Chongqing (7.5% of total contracted sales); while residential property sales accounted for 73.4% of total contracted sales.

During the Period, the sales revenue from the business was RMB176 million, representing a year-on-year decrease of 80.2%, which was mainly due to the decrease in projects delivered during the Period. The average sales price during the Period was RMB14,622 per sq.m., representing a year-on-year increase of 139.2%, mainly due to the main products carried forward during the Period are different from those of the same period of 2023. The projects carried forward during the Period were mainly ordinary residential properties with higher prices as compared to office buildings properties carried forward during the same period of 2023. Revenue-recognized projects were mainly located in Dalian (91.8% of revenue) and other cities.

The following table sets forth the Group's contracted sales breakdown as at 30 June 2024:

	Sales Floor Area *(sq.m.)*	Sales Amount *(RMB'0000)*	Average Sales Price *(RMB/sq.m.)*	Percentage of Total Sales
Dalian	19,900	31,741	15,949	73.4%
Zhengzhou	8,927	6,992	7,832	16.2%
Chongqing	2,776	3,242	11,679	7.5%
Shenyang	2,530	1,043	4,123	2.4%
Changsha	232	218	9,396	0.5%
Total	34,365	43,236	12,581	100.0%
Dalian Software Park	3,760	4,548	12,096	10.5%
Dalian BEST City	462	260	5,618	0.6%
Information Software Park	1,093	1,340	12,263	3.1%
Dalian Tiandi	3,342	6,385	19,105	14.8%
Zhengzhou Yida Creation City	8,927	6,992	7,832	16.2%
Chongqing Yida Innovation Plaza	2,776	3,242	11,679	7.5%
Changsha Yida & CSCEC Intelligent Technology Centre	232	218	9,396	0.5%
Shenyang Sino-German Yida Intelligent Technology City Creative Industrial Park	2,530	1,043	4,123	2.4%
Residential Properties outside Business Parks	11,244	19,208	17,083	44.4%
Total	34,365	43,236	12,581	100.0%

III. Business Park Operation and Management

The Group is committed to developing smart park investment and operations, to create a national network matrix for industrial investment. During the Period, the Group had 3 business park operation and management projects with a total contracted operation and management area of approximately 420.9 thousand sq.m. During the Period, we achieved revenue of RMB100 million, representing a year-on-year decrease of 15.4%, which was mainly attributable to the gradual exit of certain existing projects which met completion conditions.

IV. Construction, Decoration and Landscaping

In recent years, due to the significant influence by the overall downturn in the real estate industry, market demands continued to shrink, competition became increasingly fierce, and the new business we undertook showed a significant contraction trend year by year. During the Period, the total revenue from the construction, decoration and landscaping business was RMB148 million, representing a decrease of 53.1% as compared with the same period of 2023, mainly due to the decrease in output value of construction projects during the Period.

V. *Land Reserves*

As at 30 June 2024, the total GFA of the Group's land reserve was approximately 6.276 million sq.m., among which the land reserve in Dalian accounted for 75.7% of the Group's land reserve. The GFA of land reserves attributable to the Group was approximately 5.743 million sq.m..

The following table sets forth a breakdown of the Group's land reserves as at 30 June 2024:

By City	**Total GFA of Land Reserves** *(sq.m.)*	**Proportion**	**Attributable GFA of Land Reserves** *(sq.m.)*	**Proportion**
Dalian	4,751,964	75.7%	4,752,031	82.7%
Shenyang	37,951	0.6%	19,355	0.3%
Wuhan	622,947	9.9%	311,473	5.4%
Zhengzhou	297,535	4.7%	297,535	5.2%
Changsha	265,113	4.2%	135,208	2.4%
Chengdu	65,848	1.1%	45,063	0.8%
Chongqing	86,574	1.4%	86,574	1.5%
Hefei	147,911	2.4%	96,142	1.7%
Total	6,275,843	100.0%	5,743,381	100.0%

By Location	**Total GFA of Land Reserves** *(sq.m.)*	**Proportion**	**Attributable GFA of Land Reserves** *(sq.m.)*	**Proportion**
Business Parks	5,399,928	86.0%	4,867,466	84.7%
Residential Properties outside Business Parks	875,915	14.0%	875,915	15.3%
Total	6,275,843	100.0%	5,743,381	100.0%

Projects Within/ Outside Business Parks	Equity Held by the Group	Completed Saleable/ Leasable GFA *(sq.m.)*	GFA under Development *(sq.m.)*	GFA Held for Future Development *(sq.m.)*
Business Parks				
Dalian Software Park				
Office	100%	622,288	–	–
Residential	100%	54,480	–	–
Subtotal		676,768	–	–
Dalian BEST City				
Office	100%	144,955	129,361	515,172
Residential	100%	99,623	7,088	22,152
Subtotal		244,578	136,449	537,324
Wuhan First City				
Office	50%	220,769	93,124	291,635
Residential	50%	17,419	–	–
Subtotal		238,188	93,124	291,635

Projects Within/ Outside Business Parks	Equity Held by the Group	Completed Saleable/ Leasable GFA *(sq.m.)*	GFA under Development *(sq.m.)*	GFA Held for Future Development *(sq.m.)*
Yida Information Software Park				
Office	100%	102,813	–	118,798
Residential	100%	53,921	85,279	–
Subtotal		156,734	85,279	118,798
Dalian Tiandi				
Office	100%	270,027	220,912	1,349,889
Residential	100%	93,178	–	–
Subtotal		363,205	220,912	1,349,889
Chengdu Tianfu Intelligent Science and Technology City				
Office	60%	–	51,961	–
Subtotal		–	51,961	–
Changsha Yida & CSCEC Intelligent Technology Centre				
Office	51%	17,477	136,698	110,938
Subtotal		17,477	136,698	110,938
Zhengzhou Yida Creation City				
Office	100%	100,535	110,600	86,400
Subtotal		100,535	110,600	86,400
Chongqing Yida Innovation Plaza				
Office	100%	86,574	–	–
Subtotal		86,574	–	–

Projects Within/ Outside Business Parks	Equity Held by the Group	Completed Saleable/ Leasable GFA *(sq.m.)*	GFA under Development *(sq.m.)*	GFA Held for Future Development *(sq.m.)*
Sino-German Yida Intelligent Technology City Creative Industrial Park				
Office	51%	–	37,951	–
Subtotal		–	37,951	–
Hefei Industrial Project				
Office	65%	–	–	147,911
Subtotal		–	–	147,911
Projects Within Business Parks Subtotal		**1,884,059**	**872,974**	**2,642,895**
Projects Outside Business Parks				
Dalian	100%	385,291	232,099	244,638
Chengdu	100%	13,887	–	–
Projects Outside Business Parks Subtotal		399,178	232,099	244,638
Total		**2,283,237**	**1,105,073**	**2,887,533**

FINANCIAL REVIEW

Revenue

The sources of revenue of the Group primarily include (1) revenue from sales of properties; (2) rental income; (3) income from providing business park operation and management services; and (4) income from providing construction, decoration and landscaping services.

During the Period, the revenue of the Group was RMB667.07 million, representing a decrease of 57.6% from the corresponding period of 2023. The following table sets forth a breakdown of the revenue for the periods indicated:

	For the six months ended 30 June			
	2024		2023	
	Amount ***RMB'000***	**% of total amount**	Amount *RMB'000*	% of total amount
Revenue from sales of properties	**175,623**	**26.3%**	888,178	56.5%
Rental income	**243,798**	**36.5%**	251,186	16.0%
Business park operation and management services income	**100,080**	**15%**	118,310	7.5%
Construction, decoration and landscaping income	**147,564**	**22.2%**	314,797	20.0%
Total	**667,065**	**100%**	1,572,471	100.0%

(1) Revenue from sales of properties

The Group's revenue arising from sales of residential properties within and outside business parks, office properties and standalone residential properties for the Period was RMB175.62 million, representing a decrease of 80.2% from the corresponding period of 2023, which was mainly attributable to the decrease in projects delivered during the Period.

(2) Rental income

The Group's rental income derived from operation of business parks owned by the Group for the Period amounted to RMB243.80 million, which was relatively stable as compared to the corresponding period of 2023.

(3) Business park operation and management services income

During the Period, the income arising from business park operation and management services provided by the Group amounted to RMB100.08 million, representing a decrease of 15.4% from the corresponding period of 2023, which was mainly attributable to the gradual withdrawal of some existing projects that met the completion conditions during the Period.

(4) Construction, decoration and landscaping income

During the Period, the income derived from construction, decoration and landscaping services provided by the Group amounted to RMB147.56 million, representing a decrease of 53.1% from the corresponding period of 2023, which was mainly attributable to the decrease in the construction output value during the Period.

Cost of Sales

The cost of sales of the Group during the Period amounted to RMB477.72 million, representing a decrease of 62.2% from the corresponding period of 2023, which was mainly attributable to the decrease in projects delivered during the Period.

Gross Profit and Gross Profit Margin

The gross profit of the Group during the Period amounted to RMB189.35 million, representing a decrease of 38.7% from the corresponding period of 2023; the gross profit margin increased from 19.7% for the corresponding period of 2023 to 28.4% during the Period, which was mainly attributable to different products carried forward during the Period and the increase in corresponding gross profit of each product carried forward as compared to the same period in 2023.

Selling and Marketing Expenses

The selling and marketing expenses of the Group for the Period decreased by 25.2% to RMB23.36 million from RMB31.25 million in the corresponding period of 2023, which was mainly attributable to the decrease in advertising expenses regarding property sales and sales commissions during the Period.

Administrative Expenses

The administrative expenses of the Group for the Period amounted to RMB58.26 million, representing a decrease of 23.4% from the corresponding period of 2023, which was mainly due to the adoption of active measures to control administrative costs during the Period.

Other loss – net

The net other loss of the Group recorded for the Period amounted to RMB58.46 million, representing a decrease of 57.0% from the corresponding period of 2023, which was mainly due to the decrease in the exchange losses resulting from US dollar exchange rate movements during the Period.

Fair Value Gains on Investment Properties

During the Period, the fair value gains on investment properties of the Group amounted to RMB0.23 million, As at 30 June 2024, the fair value of investment properties remained substantially the same as at 31 December 2023.

Finance Costs – net

The net finance costs of the Group increased by 61.3% to RMB399.79 million during the Period from RMB247.82 million in the corresponding period of 2023, which was mainly due to the increase in interest expenses and the decrease in interest capitalised during the Period.

Share of Profits/(Loss) of Joint Ventures and Associates

During the Period, the Group recorded share of loss of joint ventures and associates amounted to approximately RMB0.06 million, representing a decrease of RMB7.52 million from profit of RMB7.46 million recorded during the corresponding period of 2023, which was mainly attributable to the decrease in income from equity investments in Wuhan New Software Park Development Company Limited.

Income Tax Expenses

The income tax expenses of the Group include corporate income tax, land appreciation tax and deferred income tax. The income tax expenses of the Group decreased by 55.1% to RMB16.19 million during the Period from RMB36.07 million in the corresponding period of 2023, which was mainly attributable to the decrease in corporate income tax and land appreciation tax as a result of the decrease in income carried forward during the Period.

Loss for the Period

As a result of the foregoing, the Group recorded a loss before tax of RMB345.24 million during the Period as compared to the loss before tax of RMB6.16 million for the corresponding period of 2023.

The Group recorded a net loss of RMB361.43 million during the Period as compared to the net loss of RMB42.24 million for the corresponding period of 2023.

The net loss attributable to equity owners for the Period amounted to RMB360.12 million, as compared to net loss attributable to equity owners in the amount of RMB35.72 million for the corresponding period of 2023.

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Cash Position

As at 30 June 2024, the Group had cash and bank balances of approximately RMB349.23 million (including restricted cash of approximately RMB169.77 million) (31 December 2023: cash and bank balances of approximately RMB411.74 million, including restricted cash of approximately RMB236.69 million).

Debts

As at 30 June 2024, the Group had bank and other borrowings of approximately RMB11,913.44 million (31 December 2023: approximately RMB11,957.05 million), of which:

(1) By Loan Type

	30 June 2024	31 December 2023
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Secured bank loans	**5,448,881**	5,591,014
Secured other borrowings	**4,346,404**	4,327,645
Unsecured other borrowings	**2,118,150**	2,038,389
	11,913,435	11,957,048

(2) By Maturity Date

	30 June 2024	31 December 2023
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within one year or on demand	**11,913,435**	11,957,048
In the second year	**–**	–
	11,913,435	11,957,048

As at 30 June 2024, the Group's bank and other borrowing amounted to RMB11,615.43 million were charged with fixed interest rate of 1.2% – 12.00% per annum with the remaining balances of RMB298.00 million were charged with variable rates.

Debt Ratio

The net gearing ratio (net debt, including interest-bearing bank and other borrowings, less cash and cash equivalents and restricted cash, divided by the total equity) of the Group was approximately 123.9% as at 30 June 2024, which increased by 4.8 percentage points as compared to 119.1% as at 31 December 2023.

Pledge of Assets

Details of the Group's assets pledged for the Group's bank and other borrowings are included in note 17 to the financial statements.

Foreign Exchange Risks

The functional currency of the Group is RMB and most transactions were denominated in RMB. As at 30 June 2024, the Group had cash and bank balances (including restricted cash) of approximately RMB0.192 million and approximately RMB0.052 million denominated in Hong Kong dollars and USD, respectively. As at 30 June 2024, the Group had borrowings of approximately RMB1,693.08 million and approximately RMB377.82 million denominated in United States dollars and Hong Kong dollars, respectively, with the remaining borrowings all denominated in RMB. All such amounts were exposed to foreign currency risks. The Group currently has no foreign currency hedging policies, but the management monitors foreign exchange risks and will consider hedging significant foreign exchange risks when necessary.

Contingent Liabilities

The Group enters into arrangements with PRC commercial banks to provide mortgage facilities to its customers to purchase the Group's properties. In accordance with industry practice, the Group is required to provide guarantees to these banks in respect of mortgages provided to such customers. Guarantees for such mortgages are generally discharged at the earlier of: (i) registration of mortgage interest to the bank, or (ii) the settlement of mortgage loans between the mortgagee banks and the purchasers. As at 30 June 2024, the Group provided guarantees of approximately RMB191.15 million to commercial banks in the PRC in respect of mortgage loans granted to the customers of the Group (31 December 2023: approximately RMB263.70 million). Besides, the Group provided guarantees to the extent of RMB90.91 million as at 30 June 2024 (31 December 2023: RMB101.23 million) in respect of bank loans granted to a joint venture.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 June 2024, the Group had 368 full-time employees (31 December 2023: 493). The Group distributes remunerations to the staff based on the performances, work experiences of the employees and the current market salary level.

The Group regularly reviews the remuneration policy and plan and will make necessary adjustments to make it in line with the industry salary standards.

INTERIM DIVIDEND

The Board has resolved not to declare any payment of interim dividend for the Period.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Directors recognise the importance of good corporate governance in the management of the Group. The Company has adopted the code provisions set out in the Corporate Governance Code (the "**CG Code**") contained in Appendix C1 to the Rules Governing the Listing of Securities (the "**Listing Rules**") of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") in force. During the Period, except for the deviation for reason set out below, the Company has applied the principles of good corporate governance and complied with the code provisions set out in Part 2 of the CG Code.

Pursuant to code provision C.2.1 of Part 2 of the CG Code, the roles of the chairman and the chief executive officer should be separate and should not be performed by the same individual. Mr. Jiang Xiuwen, the chief executive officer of the Company, was appointed as the chairman of the Company on 22 June 2018 and is responsible for overseeing the operations of the Group. The Board has considered the merits of separating the roles of the chairman and chief executive officer but is of the view that it is in the best interests of the Company to vest the two roles in Mr. Jiang Xiuwen as it will ensure the Company is under a consistent leadership and facilitates the implementation and execution of the Group's business strategies currently and in the foreseeable future. The Board will nevertheless review the relevant structure from time to time in light of the prevailing circumstances.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set forth in Appendix C3 to the Listing Rules as the code for securities transactions by the Directors. The Company has made specific enquiry with each of the Directors and all Directors have confirmed that they complied with the Model Code throughout the Period.

PURCHASES, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the Period, neither the Company nor its subsidiaries had purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares). As at 30 June 2024, the Company does not hold any treasury shares.

SIGNIFICANT INVESTMENTS HELD, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

On 22 April 2024, Dalian Science and Technology City Development Company Limited (大連科技城發展有限公司), a wholly-owned subsidiary of the Company (as the vendor), entered into an equity transfer agreement (the "**Equity Transfer Agreement**") with Dalian Junda Education Enterprise Management Co., Ltd. (大連鈞大教育企業管理有限公司) (as the purchaser) and Dalian Science and Technology City Xinrui Development Co., Ltd. (大連科技城欣鋭開發有限公司) and Dalian Science and Technology City Tairui Development Co., Ltd. (大連科技城泰鋭開發有限公司) (both as target companies, collectively the "**Target Companies**") in respect of disposal of 100% equity interests in each of the Target Companies by the vendor to the purchaser at a total consideration of approximately RMB112.6 million. As certain conditions precedent could not be fulfilled, on 22 August 2024, the parties have entered into a termination agreement, pursuant to which it was mutually agreed that the Equity Transfer Agreement shall be terminated with effect from 23 August 2024.

For details, please refer to the announcements of the Company dated 22 April 2024, 14 May 2024, 5 July 2024 and 22 August 2024, and the circular of the Company dated 12 July 2024.

Save as disclosed above, during the Period, the Company has no other significant investments held or material acquisitions or disposals of subsidiaries, associates and joint ventures.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

The Group had not authorised any plans for material investments or additions of capital assets as at 30 June 2024.

SHARE OPTION SCHEME

The Company adopted a share option scheme on 1 June 2014 (the "Share Option Scheme"). The Share Option Scheme has expired on 31 May 2024. No share options have been granted under the Share Option Scheme.

AUDIT COMMITTEE

The Company has established an audit committee (the "**Audit Committee**") on 1 June 2014. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control system of the Group, oversee the audit process and perform other duties and responsibilities as assigned by the Board. As at 30 June 2024, the Audit Committee consisted of three independent non-executive Directors, namely Mr. Yip Wai Ming, Mr. Guo Shaomu and Mr. Han Gensheng, with Mr. Yip Wai Ming acting as the chairman of the Audit Committee. In compliance with Rule 3.21 of the Listing Rules, the chairman of the Audit Committee has appropriate professional qualifications. On 26 July 2024, Mr. Yip Wai Ming has resigned as an independent non-executive Director of the Company and ceased to be the chairman of the Audit Committee. Following the resignation of Mr. Yip, the Company failed to meet the requirements of Rules 3.10(1), 3.10(2), 3.10A and 3.21 of the Listing Rules. On 13 January 2025, Mr. Han Gensheng has resigned as an independent non-executive Director of the Company and ceased to be a member of the Audit Committee. On the same date, the Company has appointed Mr. Chen

Yi Chuan and Mr. Tong Wing Chi as independent non-executive Directors. As at the date of this announcement, the Audit Committee consists of Mr. Chen Yi Chuan, Mr. Guo Shaomu and Mr. Tong Wing Chi, with Mr. Chen Yi Chuan, who has the appropriate professional qualifications, acting as the chairman. Since 13 January 2025, the Company has re-complied with Rules 3.10, 3.10A and 3.21 of the Listing Rules.

REVIEW OF THE INTERIM RESULTS

The unaudited interim results of the Group for the six months ended 30 June 2024 have been reviewed and approved by the Audit Committee.

LITIGATION AND ARBITRATION

Arbitrations in relation to Aetos

On 23 October 2017, certain subsidiaries of the Company (collectively, the "**Respondents**") received an arbitration notice from the Hong Kong International Arbitration Centre in respect of the submission of arbitration applications by the joint venture partners of the Group (the "**Claimants**") relating to the put price of the put options pursuant to certain agreements entered into between such parties.

On 20 October 2020, the Hong Kong International Arbitration Centre issued a final award (the "**Final Award**") comprising the full put option price of USD108 million, accrued interest of USD84 million, legal costs and expenses, and arbitration cost.

On 4 March 2021, a settlement agreement was entered into among Aetos Parties, the Obligors and the Yida Parties (all as defined in the announcement of the Company dated 5 March 2021) in relation to the settlement arrangement for the outstanding payments under the Final Award (the "**Settlement Agreement**"). Pursuant to the Settlement Agreement, the Obligors acknowledged that they are indebted to Aetos Parties for approximately USD209 million (the "**Total Payment Obligation**"), and it was agreed that such amount would be reduced to USD175 million.

For details, please refer to the announcements of the Company dated 25 February 2021 and 5 March 2021.

As at the date of this announcement, the Respondents have not fulfilled all payment obligations pursuant to the Settlement Agreement. The Respondents and Aetos Parties maintained communication and will reach an agreement in relation to the performance and arrangement of the Settlement Agreement as soon as practically possible.

A winding up petition against the Company filed by Equity Financial Press Limited

On 9 March 2024, the Company received a winding up petition (the "**Petition**") filed by Equity Financial Press Limited against the Company at the High Court of the Hong Kong Special Administrative Region (the "**High Court**") in relation to the Company's overdue payment in a total outstanding amount of HK$889,261. On 25 June 2024, an order was made by the High Court that (among others) the Petition be withdrawn.

For details, please refer to the announcements of the Company dated 11 March 2024, 24 April 2024 and 27 June 2024.

SENIOR NOTES

On 17 April 2017, the Company issued the US$300,000,000, 6.95% senior notes due 19 April 2020 (the "**2020 Notes**").

On 27 March 2020, the Company issued US$224,899,000 senior notes (ISIN: XS2130508000; Common Code: 213050800) due 27 March 2022 (the "**2022 Notes**") pursuant to the Exchange Offer and Consent Solicitation of the holders of the 2020 Notes. The 2022 Notes are listed on the Singapore Exchange Securities Trading Limited.

On 7 February 2022, the Company entered into the solicitation of consents (the "**Consent Solicitation**") in relation to the proposed waivers of certain defaults under the indenture (as supplemented or amended, the "**Indenture**") of the 2022 Notes and the 2022 Notes and the proposed amendments to the Indenture. Completion of the Consent Solicitation took place on 16 February 2022, which mainly included (i) the waiver of events of default relating to the failure to pay the outstanding principal amount and interest (including default interest) under the Indenture, and other payment defaults under other indebtedness and the waiver of other consequential breaches and defaults arising from such events of default; (ii) the extension of the maturity date of the 2022 Notes to 30 April 2025 and the amendment to the repayment schedule for the outstanding principal amount of the 2022 Notes; and (iii) the change in the interest rate of the 2022 Notes to 6.0% per annum and the default rate was changed to 2.0% per annum over the new interest rate and the interest payment dates were changed to 30 April and 30 October each year.

Due to unfavorable factors in the macro economy, real estate market and financial environment, the Company did not pay the consent fee of US$3,450,000, the consent fee of US$3,450,000, the interest of US$5,734,470, the content fee of US$3,450,000, the interest of US$5,734,470, the interest of US$5,734,470 and the interest of US$5,734,470 to the 2022 Notes holders on 30 June 2022, 30 September 2022, 30 October 2022, 31 December 2022, 30 April 2023, 30 October 2023, and 30 April 2024 respectively pursuant to the terms of the Indenture.

On 21 May 2024, the Company announced that it has received an acceleration notice from the holders of the 2022 Notes by virtue of the non-payment and non-payment of related interest of the Company. On 13 June 2024, it came into the Company's attention that a winding up petition (the "**2nd Petition**") was filed against the Company at the High Court in relation to the 2022 Notes due 2025 with an outstanding principal amount of US$191,149,000 (plus accrued and unpaid interest). The High Court has set the first hearing date for the 2nd Petition on 14 August 2024. At the hearing on 20 January 2025, the High Court has approved the application of the withdrawal of the 2nd Petition filed on 15 January 2025.

For details, please refer to the announcements of the Company dated 7 February 2022, 17 February 2022, 21 March 2022, 30 June 2022, 3 October 2022, 14 November 2022, 3 January 2023, 14 May 2023, 21 May 2024, 14 June 2024, 27 June 2024, 14 August 2024, 23 September 2024, 14 November 2024 and 20 January 2025.

DISCLOSURE PURSUANT TO RULE 13.21 OF THE LISTING RULES

Breach of significant loan agreements

References are made to the announcements of the Company dated 10 April 2019, 22 April 2019, 10 June 2019, 23 February 2020, 23 April 2020, 5 March 2021, 4 May 2021, 30 June 2022, 3 January 2023 and 14 May 2023, the interim reports of the Company for the six months ended 30 June 2019, 30 June 2020, 30 June 2021, 30 June 2022 and 30 June 2023, and the annual reports of the Company for the years ended 31 December 2019, 31 December 2020, 31 December 2021 and 31 December 2022.

1. In April 2019, China Minsheng Investment Corp., Ltd. ("**China Minsheng**"), the controlling shareholder of the Company, had faced liquidity difficulties, which technically resulted in the occurrence of certain triggering events under certain loan agreements entered into by the Group.

2. In February 2020, Mr. Chen Donghui, a previous executive Director, was detained by the authorities of the PRC. It has further resulted in the occurrence of certain triggering events under certain loan agreements.

3. On 17 April 2017, the Company issued the 2020 Notes. The remaining outstanding principal amount of USD52,854,000 was due on 20 April 2020, and the Company had repaid in full on 24 April 2020 and the delay in payment has constituted an event of default. The Company was required to repay the principal amount of USD22,500,000 (together with the accrued interest) of the 2022 Notes on 16 April 2021, and the Company had repaid in full on 4 May 2021 and the delay in payment has constituted an event of default. The Company was required to repay the principal amount of USD22,500,000 (together with the accrued interest), semi-annual interest and the principal amount of USD45,000,000 (together with the accrued interest) of the 2022 Notes on 27 August 2021, 27 September 2021 and 27 December 2021, respectively, and the Company's failure to make such payments constituted an event of default. Pursuant to the Consent Solicitation completed on 16 February 2022, among other things, the aforesaid events of defaults were waived. The Non-payment and Non-Payment of Related Interest constituted events of default.

4. According to the Final Award issued by the Hong Kong International Arbitration Centre dated 20 October 2020, the Respondents were required to pay the put option price and interest to Aetos Parties (as the Claimant). The failure to comply with the Final Award by the Respondents within 90 days resulted in a technical default on the 2022 Notes. In March 2021, the Settlement Agreement was entered into by the Respondents and the Claimant, and the investors of the 2022 Notes have agreed to exempt the breach of contract. According to the payment schedule and the entitled grace period of ten days in the Settlement Agreement, USD50,000,000 (together with the accrued interests) shall be paid before 10 May 2021, which was repaid in full on 24 May 2021 by the Respondents. On 26 May 2021, the Claimant provided a written confirmation that the delay in payment will not give rise to an event of default. According to the payment schedule and the entitled grace period of ten days in the Settlement Agreement, USD50,000,000 shall be paid before 10 June 2021 and USD40,000,000 (together with the accrued interests) shall be paid before 10 October 2021. As at 30 June 2024, the payable balance with interest accrued thereon to Aetos Parties amounted to RMB1,346,216,000.

5. Since 2020, the Group failed to repay certain borrowings according to their scheduled repayment dates (the "**Borrowings Overdue**"). Although the Group managed to settle some of the Borrowings Overdue during the year after the due dates, an aggregate principal amount of RMB5,046,124,000 still remained unsettled as at 30 June 2024, out of which RMB80,500,000 has been subsequently extended up to the date of the approval of these consolidated financial statements although the extended borrowing agreements contain terms that cause such borrowing to be subject to immediate repayment if requested by the lender.

The aforementioned events of default resulted in certain other borrowings of the Group (other than the Borrowings Overdue) amounting to RMB6,578,464,000 in total as at 30 June 2024 becoming immediately repayable if requested by the lenders. As at the date of this announcement, no relevant lenders have demanded immediate repayment of loans. Furthermore, the operations of our Group, including property pre-sales and collections, remained normal. The Company is in ongoing negotiations with relevant banks and financial institutions for future financing arrangements with the Company, while at the same time seeking alternative sources of financing.

Specific performance of the controlling shareholder

References are made to the announcement of the Company dated 5 March 2021, the interim reports of the Company for the six months ended 30 June 2021, 30 June 2022 and 30 June 2023 and the annual reports of the Company for the years ended 31 December 2021 and 31 December 2022. Pursuant to the Settlement Agreement as disclosed under the section headed "Litigation and Arbitration" in this announcement, China Minsheng Investment Corp., Ltd. or its subsidiaries are required to be the beneficial owner of 35% or more of the total outstanding shares of the Company (the "**Share(s)**") (the "**Change of Control**"), failing which the outstanding balance of the Total Payment Obligation, together with accrued interest and all other amounts accrued or outstanding will be due and payable on the thirtieth day following the Change of Control. For details, please refer to the announcement of the Company dated 5 March 2021.

Pledging of shares by the controlling shareholder

On 11 March 2021, Jiayou (International) Investment Limited ("**Jiayou**") executed a share charge of approximately 19.99% (the "**Company Share Charge**") in favour of the Aetos Parties, pursuant to which Jiayou agreed to charge 516,764,000 Shares held by it in favour of Aetos Parties as security for the obligation of the Respondents under the Settlement Agreement. For details, please refer to the announcements of the Company dated 5 March 2021 and 11 March 2021.

On 12 May 2022, the Company received a letter regarding the appointment of the joint and several receivers over 516,764,000 Shares (representing approximately 19.99% of the total issued shares of the Company), the "**Charged Shares**")) under the terms of the Company Share Charge on 11 March 2021, which stated that Jiayou shall no longer have any power or authority to deal with the Charged Shares nor exercise any rights attached to or in relation to the Charged Shares unless prior consent or authorization is given by the receivers. For details, please refer to the announcement of the Company dated 13 May 2022.

EVENTS AFTER REPORTING PERIOD

1. Change of auditor

The Company was unable to reach a consensus with PricewaterhouseCoopers ("**PwC**"), the former auditor of the Company, on the auditor's remuneration for the financial year ended 31 December 2023, and on 31 August 2023, the Board has resolved not to re-appoint PwC as the auditor of the Company. The Company's extraordinary general meeting held on 25 March 2024 approved and confirmed the appointment of RSM Hong Kong ("**RSM**") as the auditor of the Company.

Subsequently, the Company worked closely with RSM to conduct the audit for the annual results of the Group for the year ended 31 December 2023 (the "**2023 Audit**"). On 26 November 2024, RSM considered that it was unable to complete the 2023 Audit in accordance with the agreed timetable. The Company was of the view that it would be in the best interests of the Company and the Shareholders of the Company to complete the 2023 Audit as soon as practicable. As such, the Company communicated and reached a mutual understanding with RSM that RSM would resign as auditor of the Company with effect from 24 December 2024.

With the recommendation from the Audit Committee, the Board has resolved to appoint Prism Hong Kong as the new auditor of the Company with effect from 24 December 2024 to fill the casual vacancy following the resignation of RSM and to hold office until the conclusion of the next annual general meeting of the Company. Relevant details are set out in the announcement dated 24 December 2024 of the Company.

For details, please refer to the announcements of the Company dated 23 February 2024, 25 March 2024, 31 May 2024, 1 July 2024, 2 August 2024, 30 August 2024, 30 September 2024, 31 October 2024, 6 November 2024 and 24 December 2024, the circular of the Company dated 7 March 2024, and the interim report of the Company for the six months ended 30 June 2023.

2. Criminal order

Dalian Services Outsourcing Base Development Company Limited (大連服務外包基地發展有限公司) ("**Outsourcing Company**") (a wholly-owned subsidiary of the Company) received a criminal order (the "**Order**") issued by the Intermediate People's Court of Dalian Municipal Liaoning Province (遼寧省大連市中級人民法院) (the "**Dalian Court**") with effect from 17 January 2025 against, inter alia, two former employees of Outsourcing Company for bribery. As the bribes were provided for and on behalf of Outsourcing Company, Outsourcing Company was also convicted of bribery. The Company and the Board noted from the Order that Mr. Wen Hongyu (a former Director who had resigned on 31 December 2016) and a former employee of Outsourcing Company (who was neither a director nor senior management of the Company) provided bribes, individually or jointly, for and on behalf of Outsourcing Company to various third parties and state functionary since 2008 in order to assist Outsourcing Company to obtain commercial benefits in certain commercial projects. Meanwhile, the former employee also accepted bribes as a non-state functionary.

For details, please refer to the announcement dated 27 January 2025 of the Company.

PUBLICATION OF INTERIM RESULTS AND INTERIM REPORT ON WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY

This interim results announcement has been published on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.yidachina.com.

The interim report of the Company for the six months ended 30 June 2024 will be despatched to the shareholders of the Company and available on the above websites in due course.

CONTINUED SUSPENSION OF TRADING

As a result of the delay in publication of the audited annual results of the Company for the year ended 31 December 2023, trading in the Shares on the Stock Exchange has been suspended from 2 April 2024 until the Company fulfils the resumption guidance and additional resumption guidance (together the "**Resumption Guidance**") as disclosed in the Company's announcements dated 1 July 2024 and 2 August 2024, respectively. The Company is currently in the process of working on meeting all the Resumption Guidance and is striving to resume trading in the Shares of the Company as soon as possible.

By order of the Board
Yida China Holdings Limited
Jiang Xiuwen
Chairman and Chief Executive Officer

Hong Kong, 3 April 2025

As at the date of this announcement, the executive Directors are Mr. Jiang Xiuwen and Mr. Yuan Wensheng, the non-executive Directors are Mr. Lu Jianhua, Mr. Wang Gang and Ms. Jiang Qian, the independent non-executive Directors are Mr. Guo Shaomu, Mr. Chen Yi Chuan and Mr. Tong Wing Chi.