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光大控股
EVERBRIGHT LIMITED

中國光大控股有限公司
CHINA EVERBRIGHT LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 165)

OVERSEAS REGULATORY ANNOUNCEMENT

This announcement is made by China Everbright Limited (the "**Company**") pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Please refer to the following announcement which has been published by Ying Li International Real Estate Limited ("**Ying Li**") on the website of Singapore Exchange Securities Trading Limited ("**SGX-ST**") on 14 August 2025. As at the date of this announcement, Ying Li is a subsidiary of the Company, whose shares are listed on the Mainboard of SGX-ST.

By Order of the Board
China Everbright Limited
Wan Kim Ying Kasina
Company Secretary

Hong Kong, 14 August 2025

As at the date of this announcement, the directors of the Company are:

Executive Directors:
Mr. Lin Chun *(President)*
Mr. An Xuesong
Mr. Pan Jianyun
Mr. Yin Yanwu

Non-executive Directors:
Mr. Yu Fachang *(Chairman)*
Dr. Qin Hongyuan

Independent Non-executive Directors:
Dr. Lin Zhijun
Mr. Law Cheuk Kin Stephen
Mr. Wong Chun Sek Edmund
Dr. Young Danqing Xu

Ying Li International Real Estate Limited

(Incorporated in the Republic of Singapore)
(Company Registration No.: 199106356W)

Unaudited Condensed Interim Consolidated Financial Statements
For the six months ended 30 June 2025

Table of Contents

		Page
A.	Unaudited condensed interim consolidated statements of profit or loss and other comprehensive income	3
B.	Unaudited condensed interim consolidated statements of financial position	4
C.	Unaudited condensed interim consolidated statements of changes in equity	5
D.	Unaudited condensed interim consolidated statements of cash flows	7
E.	Notes to the unaudited condensed interim consolidated financial statements	8
F.	Other information required by Listing Rule Appendix 7.2	19

A. Unaudited condensed interim consolidated statements of profit or loss and other comprehensive income

	Note	The Group		
		6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000	Increase / (Decrease) %
Revenue	4.2	**106,125**	**103,405**	**2.6%**
Cost of sales		(38,935)	(31,326)	24.3%
Gross profit		**67,190**	**72,079**	**(6.8%)**
Other income	6.1	2,225	3,662	(39.2%)
Other gains/(losses) - net	6.1	17,717	(51,441)	n.m.
Marketing expenses		(6,132)	(7,241)	(15.3%)
Administrative expenses		(47,992)	(37,569)	27.7%
Finance expenses		(68,396)	(79,067)	(13.5%)
Loss before income tax		**(35,388)**	**(99,577)**	**(64.5%)**
Income tax	7	(52,611)	-	n.m.
Net loss for the financial period		**(87,999)**	**(99,577)**	**(11.6%)**
Other comprehensive (loss)/income				
Item that may be reclassified to profit or loss in subsequent period (net of tax)				
Currency translation differences arising from consolidation, net		(45,996)	32,927	n.m.
Total comprehensive loss for the period		**(133,995)**	**(66,650)**	**101.0%**
Net (loss)/profit attributable to:				
Equity holders of the Company		(88,215)	(99,696)	(11.5%)
Non-controlling interests		216	119	81.5%
		(87,999)	**(99,577)**	**(11.6%)**
Total comprehensive (loss)/income attributable to:				
Equity holders of the Company		(134,211)	(66,769)	101.0%
Non-controlling interests		216	119	81.5%
		(133,995)	**(66,650)**	**101.0%**
Loss per share for net loss for the period attributable to equity holders of the Company				
Basic loss per share (RMB per share)	8(a)	(0.034)	(0.039)	
Diluted loss per share (RMB per share)	8(b)	(0.034)	(0.039)	

n.m. - not meaningful

B. Unaudited condensed interim consolidated statements of financial position

	Note	The Group		The Company	
		30 June 2025 RMB'000	31 December 2024 RMB'000	30 June 2025 RMB'000	31 December 2024 RMB'000
ASSETS					
Current assets:					
Development properties	11	906,572	917,331	-	-
Trade and other receivables	10	345,770	357,045	3,089,712	3,059,344
Cash and cash equivalents		146,795	108,413	27,249	34,396
		1,399,137	1,382,789	3,116,961	3,093,740
Non-current assets:					
Property, plant and equipment	12	41,655	43,750	395	746
Investments in subsidiaries	13	-	-	3,116,474	3,116,474
Investment properties	15	4,287,076	4,287,076	-	-
Financial asset, at fair value through profit or loss ("**FVPL**")	14	-	-	-	-
		4,328,731	4,330,826	3,116,869	3,117,220
Total assets		**5,727,868**	**5,713,615**	**6,233,830**	**6,210,960**
LIABILITIES					
Current liabilities:					
Trade and other payables	16	442,807	439,919	1,198,003	1,194,491
Current income tax liabilities		181,209	182,082	-	-
Borrowings	17	1,098,690	1,034,267	994,118	941,516
Provisions	18	395,948	395,948	-	-
		2,118,654	2,052,216	2,192,121	2,136,007
Non-current liabilities:					
Other payable – related party	16	346,424	307,018	346,424	307,018
Deferred income tax liabilities		457,824	406,571	-	-
Borrowings	17	1,210,528	1,201,483	386,568	388,236
		2,014,776	1,915,072	732,992	695,254
Total liabilities		**4,133,430**	**3,967,288**	**2,925,113**	**2,831,261**
NET ASSETS		**1,594,438**	**1,746,327**	**3,308,717**	**3,379,699**
EQUITY					
Capital and reserves attributable to equity holders of the Company:					
Share capital	19	4,028,372	4,028,372	4,028,372	4,028,372
Reverse acquisition reserve		(2,034,754)	(2,034,754)	-	-
Statutory common reserve		91,018	91,018	-	-
Perpetual convertible securities		878,970	878,970	878,970	878,970
Currency translation reserve		(196,923)	(150,927)	(96,651)	(55,036)
Accumulated losses		(1,164,053)	(1,057,944)	(1,501,974)	(1,472,607)
Equity attributable to equity holders of the Company		1,602,630	1,754,735	3,308,717	3,379,699
Non-controlling interests		(8,192)	(8,408)	-	-
TOTAL EQUITY		**1,594,438**	**1,746,327**	**3,308,717**	**3,379,699**

C. Unaudited condensed interim consolidated statements of changes in equity

The Group	Attributable to equity holders of the Company							Non-controlling interests RMB'000	Total equity RMB'000
	Share capital RMB'000	Reverse acquisition reserve RMB'000	Statutory common reserve RMB'000	Perpetual convertible securities RMB'000	Currency translation reserve RMB'000	Accumulated losses RMB'000	Sub-total RMB'000		
Balance at 1 January 2025	4,028,372	(2,034,754)	91,018	878,970	(150,927)	(1,057,944)	1,754,735	(8,408)	1,746,327
Total comprehensive (loss)/ income for the period	-	-	-	-	(45,996)	(88,215)	(134,211)	216	(133,995)
Distribution on perpetual convertible securities	-	-	-	-	-	(17,894)	(17,894)	-	(17,894)
Balance at 30 June 2025	4,028,372	(2,034,754)	91,018	878,970	(196,923)	(1,164,053)	1,602,630	(8,192)	1,594,438
Balance at 1 January 2024	4,028,372	(2,034,754)	91,018	878,970	(142,620)	(843,295)	1,977,691	(8,469)	1,969,222
Total comprehensive income/(loss) for the period	-	-	-	-	32,927	(99,696)	(66,769)	119	(66,650)
Distribution on perpetual convertible securities	-	-	-	-	-	(17,991)	(17,991)	-	(17,991)
Balance at 30 June 2024	4,028,372	(2,034,754)	91,018	878,970	(109,693)	(960,982)	1,892,931	(8,350)	1,884,581

C. Unaudited condensed interim consolidated statements of changes in equity (continued)

The Company	Share capital RMB'000	Perpetual convertible securities RMB'000	Currency translation reserve RMB'000	Accumulated losses RMB'000	Total equity RMB'000
Balance at 1 January 2025	4,028,372	878,970	(55,036)	(1,472,607)	3,379,699
Total comprehensive loss for the period	-	-	(41,615)	(11,473)	(53,088)
Distribution on perpetual convertible securities	-	-	-	(17,894)	(17,894)
Balance at 30 June 2025	4,028,372	878,970	(96,651)	(1,501,974)	3,308,717
Balance at 1 January 2024	4,028,372	878,970	(59,579)	(1,328,793)	3,518,970
Total comprehensive income/(loss) for the period	-	-	9,413	(47,824)	(38,411)
Distribution on perpetual convertible securities	-	-	-	(17,991)	(17,991)
Balance at 30 June 2024	4,028,372	878,970	(50,166)	(1,394,608)	3,462,568

D. Unaudited condensed interim consolidated statements of cash flows

	The Group	
	6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000
Operating activities		
Loss before income tax	(35,388)	(99,577)
Adjustments for:		
Depreciation of property, plant and equipment	2,131	2,131
Interest expenses	68,396	79,067
Interest income	(1,073)	(1,951)
Provision on legal cases and penalties	-	20,852
Gain on disposal of property, plant and equipment	-	(8)
Gain on disposal of investment properties	-	(1,338)
Loss allowance on trade receivables	368	-
Exchange differences	(18,676)	28,324
Operating cash flows before working capital changes	15,758	27,500
Development properties	10,759	5,327
Trade and other receivables	10,907	6,175
Trade and other payables	(6,007)	(2,220)
Cash generated from operations	31,417	36,782
Interest received	1,073	1,951
Income tax paid	(35)	-
Net cash generated from operating activities	**32,455**	**38,733**
Investing activities		
Purchase of property, plant and equipment	(29)	(28)
Proceeds from disposal of property, plant and equipment	-	27
Proceeds from disposal of investment properties	-	4,761
Net cash (used in)/generated from investing activities	**(29)**	**4,760**
Financing activities		
Increase in restricted cash	(9)	(6,557)
Proceeds from borrowings	63,000	430,000
Interest paid	(18,434)	(53,949)
Repayment of borrowings	(40,464)	(492,037)
Net cash generated from/(used in) financing activities	**4,093**	**(122,543)**
Net increase/(decrease) in cash and cash equivalents	**36,519**	**(79,050)**
Effects of exchange rate changes on cash and cash equivalents	1,854	(2,904)
Cash and cash equivalents at beginning of the period	78,680	266,751
Cash and cash equivalents at end of the period	**117,053**	**184,797**
Restricted bank balances	29,742	58,176
Cash and cash equivalents in the consolidated statements of financial position	**146,795**	**242,973**

E. Notes to the unaudited condensed interim consolidated financial statements

1. General information

Ying Li International Real Estate Limited (the "**Company**") is listed on the Mainboard of the Singapore Exchange Securities Trading Limited (the "**Singapore Exchange**" or "**SGX-ST**") and incorporated and domiciled in Singapore. These unaudited condensed interim consolidated financial statements as at and for the six months period ended 30 June 2025 ("**1H2025**") comprise the Company and its subsidiaries (collectively, the "**Group**").

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are:
(a) Property development;
(b) Mall and property management;
(c) Property consultancy, sale, marketing and management;
(d) Commercial property leasing services; and
(e) Others - Investment holding.

2. Basis of preparation

The unaudited condensed interim consolidated financial statements for 1H2025 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Committee Singapore. The unaudited condensed interim financial statements do not include all the information required for a complete set of financial statements and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and its performance since the last annual financial statements for the financial year ended 31 December 2024.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The unaudited condensed interim financial statements are presented in Chinese Renminbi ("**RMB**") and all values are rounded to the nearest thousand ("**RMB'000**") as indicated.

The condensed interim financial statements have been prepared on a going concern basis as the directors have assessed that the Group and the Company would have the ability to meet the obligations for the next twelve months from the reporting date, taking into consideration available cash balances, profitability and cashflow of the Group's operations.

2.1. New and amended standards adopted by the Group

A number of amendments to standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

2.2. Use of judgements, estimates and assumptions

In preparing the unaudited condensed interim financial statements, the management team of the Group ("**Management**") has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by Management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the financial year ended 31 December 2024.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

- Valuation of investment properties
- Estimation of net realisable value for development properties
- Provision on litigation cases, penalties and other charges
- Valuation of financial asset, at FVPL
- Assessment of expected credit loss ("**ECL**") of trade and other receivables
- Deferred income tax
- Classification of unquoted investment in limited partnership

3. Seasonal operations

The Group's businesses were not affected significantly by seasonal or cyclical factors during the financial period.

4. Segment and revenue information

The Group is organised into the following main business segments:

Property investment : Leasing of investment properties to generate rental income, facilities management income and holding of properties for capital appreciation

Property development : Development and sales of residential, commercial and other types of properties and equity investment in property development companies

Others : Mainly related with corporate office functions and investment holding

These operating segments are reported in a manner consistent with the internal reporting provided to the executive committee for allocating resources and assessing performance. Borrowings are not allocated to the operating segments as majority of the borrowings are loans from related parties and are not considered a measure of the performance of the operating segments.

4.1. Reportable segments

	Property investment RMB'000	Property development RMB'000	Others RMB'000	Total RMB'000
1 January 2025 to 30 June 2025				
Revenue				
Total segment revenue	92,679	13,446	-	106,125
Segment results	47,718	507	(16,290)	31,935
Interest expenses				(68,396)
Interest income				1,073
Loss before income tax				(35,388)
Depreciation of property, plant and equipment	-	-	2,131	2,131
As at 30 June 2025				
Segment assets	4,298,430	1,226,910	202,528	5,727,868
Segment assets includes:				
Additions to:				
- Property, plant and equipment	-	-	29	29
Segment liabilities	561,477	436,313	826,422	1,824,212
Unallocated liabilities: Borrowings				2,309,218
Total liabilities				4,133,430

	Property investment RMB'000	Property development RMB'000	Others RMB'000	Total RMB'000
1 January 2024 to 30 June 2024				
Revenue				
Total segment revenue	96,224	7,181	-	103,405
Segment results	54,619	(21,106)	(55,974)	(22,461)
Interest expenses				(79,067)
Interest income				1,951
Loss before income tax				(99,577)
Depreciation of property, plant and equipment	-	-	2,131	2,131
As at 30 June 2024				
Segment assets	4,383,150	1,280,854	303,256	5,967,260
Segment assets includes:				
Additions to:				
- Property, plant and equipment	-	-	28	28
Segment liabilities	542,451	434,038	714,035	1,690,524
Unallocated liabilities: Borrowings				2,392,155
Total liabilities				4,082,679

4.2 Disaggregation of Revenue

	The Group	
	6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000
Property investment		
Rental income – People's Republic of China ("**PRC**")	92,679	96,224
Property development		
Revenue from contracts with customers – PRC		
- Sales of completed properties – at a point in time	13,446	7,181
	106,125	103,405

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company:

		The Group		The Company	
	Note	30 June 2025 RMB'000	31 December 2024 RMB'000	30 June 2025 RMB'000	31 December 2024 RMB'000
Financial assets, at amortised cost					
Cash and cash equivalents		146,795	108,413	27,249	34,396
Trade and other receivables	10	294,782	301,093	3,089,675	3,059,062
		441,577	409,506	3,116,924	3,093,458
Financial liabilities, at amortised cost					
Trade and other payables	16	752,630	707,091	1,544,427	1,501,509
Borrowings	17	2,309,218	2,235,750	1,380,686	1,329,752
		3,061,848	2,942,841	2,925,113	2,831,261

6. Loss before taxation

6.1. Significant items

	The Group	
	6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000
Other income		
Interest income	1,073	1,951
Sundry income	1,152	1,711
	2,225	3,662
Other gains/(losses) - net		
Foreign exchange gain/(loss) - net	18,676	(32,970)
Provision on legal cases and penalties	-	(20,852)
Receipt from partial settlement of a legal case	-	566
Loss allowance on trade receivables	(368)	-
Gain on disposal of property, plant and equipment	-	8
Gain on disposal of investment properties	-	1,338
Reversal of accrued payables	-	986
Other losses - net	(591)	(517)
	17,717	(51,441)
Other expenses by nature		
Interest expenses	68,396	79,067
Depreciation of property, plant and equipment	2,131	2,131
Employee compensation	14,288	16,427

6.2. Related party transactions

Other than as disclosed elsewhere in the unaudited condensed interim consolidated financial statements, material transactions with related parties based on terms agreed between the parties are as follows:

	The Group	
	6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000
Management fees and related costs charged by an associate of controlling shareholder	6,579	2,971
Interest expenses charged by related parties	49,055	27,701
Distribution on perpetual convertible securities payable to a subsidiary of controlling shareholder	17,894	17,991

7. Income tax

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the unaudited condensed interim consolidated statements of profit or loss are:

	The Group	
	6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000
Current income tax	(1,358)	-
Deferred income tax relating to origination and reversal of temporary differences	(51,253)*	-
	(52,611)	-

* Mainly due to derecognition of deferred tax assets as a result of the expiry of unutilised tax losses.

8. Loss per share

(a) Basic loss per share

Basic loss per share is calculated by dividing the net loss attributable to equity holders of the Company by the weighted average number of ordinary shares outstanding during the financial period.

(b) Diluted loss per share

For the purpose of calculating diluted loss per share, net loss attributable to equity holders of the Company and the weighted average number of ordinary shares outstanding are adjusted for the effects of all dilutive potential ordinary shares. As the effect of conversion of shares from perpetual convertible securities is anti-dilutive, the diluted loss per share is the same as the basic loss per share.

	The Group	
	6 months ended 30 June 2025	6 months ended 30 June 2024
Net loss attributable to equity holders of the Company (RMB'000)	(88,215)	(99,696)
Weighted average number of ordinary shares outstanding for basic and diluted loss per share ('000)	2,557,040	2,557,040
Basic and diluted loss per share (RMB per share)	(0.034)	(0.039)

9. Net asset value

	The Group		The Company	
	30 June 2025	31 December 2024	30 June 2025	31 December 2024
Net asset value attributable to equity holders of the Company (RMB'000)	1,602,630	1,754,735	3,308,717	3,379,699
Number of shares issued ('000)	2,557,040	2,557,040	2,557,040	2,557,040
Net asset value per ordinary shares (RMB per share)	0.63	0.69	1.29	1.32

10. Trade and other receivables

	The Group	
	30 June 2025 RMB'000	31 December 2024 RMB'000
Trade receivables – non-related parties	8,774	12,653
Other receivables:		
- Refundable deposits	17,288	17,271
- Consideration receivables from disposal of subsidiaries and a land parcel	262,710	262,710
- Others	6,010	8,459
Financial assets, at amortised cost	294,782	301,093
Advances to sub-contractor and vendors	4,698	3,987
Prepayments	24,782	28,705
Prepaid tax	21,508	23,260
Total trade and other receivables	345,770	357,045

	The Company	
	30 June 2025 RMB'000	31 December 2024 RMB'000
Other receivables	100	-
Refundable deposits	287	271
Due from subsidiary corporations	3,089,288	3,058,791
Financial assets, at amortised cost	3,089,675	3,059,062
Prepayments	37	282
Total other receivables	3,089,712	3,059,344

As announced by the Company on 21 February 2023, the Company and its subsidiary, Chongqing Yingli Real Estate Development Co., Ltd., commenced an arbitration with the China Chongqing Arbitration Commission in January 2023 against, among others, Shengyu (BVI) Limited ("**Shengyu**") and Hengda Real Estate Group (Chongqing) Company Limited (恒大地产集团重庆有限公司) ("**Hengda Chongqing**") (collectively, the "**Debtors**") in respect of the Debtors' failure to make payment for its purchase of the entire issued and paid-up share capital in the Company's wholly-owned subsidiary Shiny Profit Enterprises Limited and a separate parcel of land pursuant to a conditional sale and purchase agreement entered into between the Company and Shengyu.

On 6 December 2024, the Company has been notified of the arbitral award in which the arbitration tribunal ruled in favour of the Group, and the Debtors have been ordered to pay the consideration of RMB503,759,490, along with the legal fees incurred by the Group and a portion of the arbitration costs incurred.

As at 30 June 2025, the net outstanding receivables from the Debtors in relation to the disposal of subsidiaries and a land parcel amounted to RMB262,710,000 (31 December 2024: RMB262,710,000), calculated based on the gross outstanding balance of RMB575,350,000 (31 December 2024: RMB575,350,000), net of loss allowance of RMB312,640,000 (31 December 2024: RMB312,640,000) recognised in previous financial years.

Management has reviewed the recoverability of the outstanding receivables from the Debtors and is of the opinion that the expected credit loss allowance had been adequately provided for as at 30 June 2025. In assessing the adequacy of ECL, Management has taken into consideration the arbitral award granted by China Chongqing Arbitration Commission and the advice from the Group's Chinese legal counsel to continue to trace the significant assets owned by Shengyu and to enforce against such assets located in the PRC and/or to commence legal proceedings against the other Debtors to hold them jointly liable to make payment.

11. Development properties

	The Group	
	30 June 2025 RMB'000	**31 December 2024 RMB'000**
Completed properties for sale	784,160	794,919
Properties for development	122,412	122,412
	906,572	917,331

12. Property, plant and equipment

During the six months ended 30 June 2025, the Group acquired assets amounting to RMB29,000 (30 June 2024: RMB28,000) and disposed assets with carrying amount of RMB Nil (30 June 2024: RMB19,000).

13. Investments in subsidiaries

	The Company	
	30 June 2025 RMB'000	**31 December 2024 RMB'000**
Unquoted equity shares, at cost	2,966,257	2,966,257
Quasi-equity loan to a subsidiary	150,217	150,217
Total investments in subsidiaries	3,116,474	3,116,474

The quasi-equity loan to a wholly-owned subsidiary is unsecured, interest-free with no fixed term of repayment and is therefore quasi-equity in nature. The settlement of the loan is not planned, and the repayment of the loan is solely at the discretion of the subsidiary. Accordingly, the loan, in substance, forms part of the Company's net investment in the subsidiary and is stated at cost and tested for impairment together with the cost of investment.

14. Financial asset, at FVPL

Unquoted investment in limited partnership relates to a subsidiary's investment of RMB559 million (at cost) to subscribe for 26% of the subordinated shares in Shanghai Zhaoli Investment Centre (LLP) where it invested directly in Shanghai Sheng Ke Investment Centre (LLP) which in turn owns the project companies holding the Beijing Tongzhou Project.

The unquoted investment in limited partnership is carried at fair value based on valuation performed at the end of every financial year by international independent firm of professional valuers who have the appropriate recognised professional qualification and recent experience in the financial assets being valued. Discussions on the valuation process, key inputs applied in the valuation approach and the reasons for the fair value changes are held between Management, the fund manager and the independent valuer annually.

The unquoted investment in limited partnership has been fully written down mainly due to the stringent policies maintained by local authorities in the property sector, which prolonged the property development and sales period, thus leading to a reduction of forecasted margin of the project as a result of significant fixed costs such as finance costs, to be incurred on a yearly basis.

15. Investment properties

The Group's investment properties consist of retail, office, car parks and other commercial properties, held for long-term rental yields and/or capital appreciation and are not substantially occupied by the Group. They are mainly leased to third parties under operating leases.

	The Group	
	30 June 2025 RMB'000	31 December 2024 RMB'000
Leasehold properties:		
Beginning of financial period/year	4,287,076	4,371,400
Disposal of investment properties	-	(51,324)
Fair value losses	-	(33,000)
End of financial period/year	4,287,076	4,287,076

Fair value hierarchy - Recurring fair value measurement

Description	Quoted prices in active markets for identical assets (Level 1) RMB'000	Significant other observable inputs (Level 2) RMB'000	Significant unobservable inputs (Level 3) RMB'000
30 June 2025			
- Retail, office and car parks - PRC	-	-	4,287,076
31 December 2024			
- Retail, office and car parks - PRC	-	-	4,287,076

The Group engages external, independent and qualified valuers to determine the fair value of the Group's properties at the end of every financial year based on the property's best use. As at 31 December 2024, the fair values of the properties have been determined by international independent firm of professional valuers who have the appropriate recognised professional qualification and recent experience in the financial assets being valued. Discussions on the valuation process, key inputs applied in the valuation approach and the reasons for the fair value changes are held between Management and the independent valuer annually.

The fair value of the Group's investment properties is determined based on significant unobservable inputs and is categorised under Level 3 of the fair value measurement hierarchy. Level 3 fair values of the Group's properties have been derived using the direct comparison method and income approach on property basis. Sales prices of comparable properties in close proximity are adjusted for differences in key attributes such as location, building age and size. The most significant input in this valuation approach is the reference to market evidence of transaction prices for similar properties and the rental income of the properties and were performed in accordance with International Valuation Standards and the Royal Institution of Chartered Surveyors' Global Valuation Standards.

16. Trade and other payables

	The Group	
	30 June 2025 RMB'000	31 December 2024 RMB'000
Trade payables – non-related parties	34,898	43,024
Other payables:		
- Non-related parties	153,855	146,294
- Related party	346,424	307,018
Accrued expenses	139,057	140,517
Deposits received	42,760	43,068
Other tax payables	35,636	27,170
Financial liabilities, at amortised cost	752,630	707,091
Less: Non-current liability		
- Other payable – related party	(346,424)	(307,018)
	406,206	400,073
Advances received	22,560	23,429
Contract liabilities	14,041	16,417
Total trade and other payables – current liabilities	442,807	439,919

The Group's other payable to a related party is pertaining to the unpaid distribution on perpetual convertible securities.

Contract liabilities are in relation to the advance consideration received from customers which would be recognised as revenue when the Group fulfils its performance obligations under contract, which is when control of properties transfers to the customer.

	The Company	
	30 June 2025 RMB'000	31 December 2024 RMB'000
Other payable:		
- Subsidiaries	1,108,614	1,108,556
- Related party	346,424	307,018
Accrued expenses	58,197	63,587
Other tax payables	31,192	22,348
Financial liabilities, at amortised cost	1,544,427	1,501,509
Less: Non-current liability		
- Other payable – related party	(346,424)	(307,018)
Total other payables – current liabilities	1,198,003	1,194,491

The Company's other payable to a related party is pertaining to the unpaid distribution on perpetual convertible securities.

17. Borrowings

	The Group	
	30 June 2025 RMB'000	**31 December 2024 RMB'000**
Amount repayable within one year		
Bank borrowings (secured)	104,572	92,751
Loans from a related party (unsecured)	994,118	941,516
	1,098,690	1,034,267
Amount repayable after one year		
Bank borrowings (secured)	680,960	733,247
Loans from a related party (unsecured)	386,568	388,236
Loans from related parties (secured)	143,000	80,000
	1,210,528	1,201,483
Total borrowings	2,309,218	2,235,750

The borrowings of the Group are secured over certain bank deposits, investment properties and development properties.

	The Company	
	30 June 2025 RMB'000	**31 December 2024 RMB'000**
Amount repayable within one year		
Loans from a related party (unsecured)	994,118	941,516
Amount repayable after one year		
Loans from a related party (unsecured)	386,568	388,236
Total borrowings	1,380,686	1,329,752

18. Provisions

	The Group	
	30 June 2025 RMB'000	**31 December 2024 RMB'000**
Current		
Provision on litigation cases	270,000	270,000
Provision on penalties and other charges	125,948	125,948
Total provisions	395,948	395,948

Provision on penalties were made for potential penalties charged by local authorities for certain non-compliance matters in relation with the projects developed. Management has assessed the provision for penalties based on current market condition and legal advice from the Group's Chinese legal counsel, and is of the opinion that based on current assessment, no further provision is required as at 30 June 2025.

19. Share capital

	The Group and the Company	
	Number of shares	Amount RMB'000
30 June 2025 and 31 December 2024		
Beginning and end of financial period/year	2,557,040,024	4,028,372

Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares or cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Perpetual Subordinated Convertible Callable Securities ("Perpetual Convertible Securities", "PCS")

On 17 October 2014, the Company had issued S$165,000,000 in aggregate principal amount of Tranche 1 Perpetual Convertible Securities and S$20,000,000 in aggregate principal amount of Tranche 2 Perpetual Convertible Securities to Everbright Hero Mauritius Limited (the "**Bondholder**"), the nominee of Everbright Hero Holdings Limited pursuant to a subscription agreement dated 30 June 2014.

On 7 November 2022, the Company announced that it had entered into the Amendment Deed with the Bondholder pursuant to which, the Company and the Bondholder agreed to, among others, amend the Tranche 1 PCS conditions and Tranche 2 PCS conditions. For more details, please refer to the Circular made available on SGXNet.

The number of shares that may be issued on conversion of the outstanding securities at the end of the period is as below:

	As at 30 June 2025	As at 30 June 2024
	No. of shares	No. of shares
The number of shares that may be issued on conversion of outstanding securities at the end of the period	1,480,000,000	1,480,000,000

No conversion of the securities into shares has taken place since the date of issuance. The exercise price of the Perpetual Convertible Securities is S$0.125 per share (30 June 2024: S$0.125 per share).

The Company did not hold any treasury shares as at 30 June 2025 (30 June 2024: Nil).

None of the subsidiaries held shares in the Company as at 30 June 2025 (30 June 2024: Nil).

(i) **To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

The total number of issued shares as at 30 June 2025 was 2,557,040,024 (30 June 2024: 2,557,040,024).

(ii) **A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

(iii) **A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Not applicable.

20. Subsequent events

There are no known subsequent events which have led to adjustments to this set of unaudited condensed interim consolidated financial statements.

F. Other Information Required by Listing Rule Appendix 7.2

OTHER INFORMATION

1. Review

a. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The condensed interim consolidated statements of financial position of the Group as at 30 June 2025 and the related condensed interim consolidated statements of profit or loss and other comprehensive income, condensed interim consolidated statements of changes in equity and condensed interim consolidated statements of cash flows for the six months period ended 30 June 2025 and certain explanatory notes have not been audited or reviewed.

b. Where the figures have been audited or reviewed, the auditors' report (including any modifications or emphasis of a matter).

Not applicable.

c. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion: -

(a) Updates on the efforts taken to resolve each outstanding audit issue; and
(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

This is not required for any audit issue that is material uncertainty relating to going concern.

Not applicable.

2. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following: -
(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Please refer to the unaudited condensed interim consolidated financial statements of the Group for the six months period ended 30 June 2025.

Unaudited Condensed Interim Consolidated Statements of Profit or Loss and Other Comprehensive Income

Due to the nature of the industry that the Group operates in, recognition of revenue from the sale of completed properties is driven by transfer of control over the properties to the buyer. Consequently, the interim financial results may not be a good indication of profitability trend.

Revenue

	The Group		
	6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000	Increase / (Decrease) %
Sales of properties	13,446	7,181	87.2%
Rental income	92,679	96,224	(3.7%)
	106,125	**103,405**	**2.6%**

Revenue for the 6 months ended 30 June 2025 increased by 2.6% Y-o-Y, or RMB2.7 million to RMB106.1 million (1H2024: RMB103.4 million), due to increase in the sales of properties by RMB6.2 million, partially offset by decrease in rental income by RMB3.5 million.

Revenue from the sales of properties increased by RMB6.2 million, to RMB13.4 million (1H2024: RMB7.2 million), mainly attributable to more property units being sold in 1H2025.

Rental income decreased by RMB3.5 million to RMB92.7 million (1H2024: RMB96.2 million) mainly due to slightly lower occupancy rate for office units.

Gross profit and gross profit margin

	The Group			
	6 months ended 30 June 2025		6 months ended 30 June 2024	
	RMB'000	%	RMB'000	%
Sales of properties	2,586	19.2%	1,396	19.4%
Rental income	64,604	69.7%	70,683	73.5%
	67,190	**63.3%**	**72,079**	**69.7%**

Gross profit of the Group for 1H2025 decreased by 6.8% Y-o-Y or RMB4.9 million, to RMB67.2 million (1H2024: RMB72.1 million) mainly due to the decrease in gross profit of rental income in tandem with the decrease in revenue.

Overall gross profit margin for 1H2025 decreased by 6.4%, to 63.3% (1H2024: 69.7%), primarily due to decrease in rental income and higher proportion of revenue contributed by sales of properties which generates lower gross profit margin.

Other income

Other income for 1H2025 decreased by 39.2% Y-o-Y or RMB1.5 million, to RMB2.2 million (1H2024: RMB3.7 million), mainly due to lower interest income earned in 1H2025 with the decrease in bank deposits.

Marketing expenses

Marketing expenses for 1H2025 decreased by 15.3% Y-o-Y or RMB1.1 million, to RMB6.1 million (1H2024: RMB7.2 million), in tandem with the decrease in rental income.

Administrative expenses

For 1H2025, administrative expenses increased by 27.7% Y-o-Y or RMB10.4 million, to RMB48.0 million (1H2024: RMB37.6 million), mainly due to increase in expenses charged by local authorities derived on loans from related parties.

Finance expenses

Finance expenses for 1H2025 decreased by 13.5% Y-o-Y or RMB10.7 million, to RMB68.4 million (1H2024: RMB79.1 million), mainly due to the decrease in weighted effective interest rate.

Other gains/(losses) – net

Other gains for 1H2025 was RMB17.7 million while other losses for 1H2024 was RMB51.4 million. Other gains recognised in 1H2025 mainly related to foreign currency exchange gains from the translation of financial liabilities denominated in RMB and United States Dollar which weakened against the Company's functional currency in Singapore Dollar. While other losses recognised in 1H2024 mainly related to provision on legal cases and penalties and foreign currency exchange losses from the translation of financial liabilities denominated in RMB and United States Dollar which strengthened against the Company's functional currency.

Income tax

The increase in income tax expense was mainly due to derecognition of deferred tax assets in 1H2025 as a result of the expiry of unutilised tax losses.

Net loss attributable to equity holders of the Company

	The Group		
	6 months ended 30 June 2025 RMB'000	6 months ended 30 June 2024 RMB'000	Increase / (Decrease) %
Net (loss)/profit attributable to:			
Equity holders of the Company	(88,215)	(99,696)	(11.5%)
Non-controlling interests	216	119	81.5%
	(87,999)	**(99,577)**	**(11.6%)**

The Group reported lower net loss attributable to the equity holders of the Company mainly due to decrease in other losses and finance expenses, partially offset by the increase in administrative expenses and income tax expense incurred in 1H2025 as compared with 1H2024.

Unaudited Condensed Interim Consolidated Statements of Financial Position

Total assets of the Group increased by 0.3% or RMB14.3 million, to RMB5,727.9 million (31 December 2024: RMB5,713.6 million), mainly due to (i) increase in cash and cash equivalents by RMB38.4 million; partially offset by (ii) decrease in development properties by RMB10.7 million due to sale of development properties; and (ii) decrease in trade and other receivables by RMB11.2 million.

The Group's total liabilities increased by 4.2% or RMB166.1 million, to RMB4,133.4 million (31 December 2024: RMB3,967.3 million), mainly due to (i) net increase in borrowings of RMB73.5 million mainly attributable to net proceeds from borrowings; (ii) increase deferred income tax liabilities by RMB51.3 million as a result of the expiry of unutilised tax losses; and (iii) increase in other payable – related party by RMB39.4 million.

The Group's total equity decreased by RMB151.9 million to RMB1,594.4 million (31 December 2024: RMB1,746.3 million), mainly due to increase in accumulated losses of RMB106.1 million and increase in currency translation deficit of RMB46.0 million.

The Group had current liabilities of RMB2,118.7 million and current assets of RMB1,399.1 million as at 30 June 2025. The net current liabilities position is mainly due to loans from a related party amounting to RMB994.1 million and bank borrowings of RMB104.6 million which will mature within one year. However, the Group continues to generate positive cash flows from operating activities, and the Group is also in the process of extending the maturity term of the borrowings and seeking support from the controlling shareholder. In addition, the Group will be proactively reshuffling or disposing low yielding properties to reduce gearing and improve liquidity position.

Unaudited Condensed Interim Consolidated Statements of Cash Flows

In 1H2025, the increase in unrestricted cash and cash equivalent of RMB36.5 million was mainly due to:

i) net cash inflow of RMB32.4 million from operating activities; and
ii) net cash inflow of RMB4.1 million from financing activities.

Net cash inflow from operating activities of RMB32.4 million was mainly attributable to the cash generated from operations of RMB15.7 million, working capital changes of RMB15.6 million and interest received of RMB1.1 million.

Net cash inflow from financing activities of RMB4.1 million was mainly due to proceeds from borrowings, partially offset by repayment of bank loan principal and interest.

3. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

No forecast or prospect statement was previously made to shareholders.

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Outlook

Generally linked to the country's economic growth, the real estate market forms an integral part of the domestic economy.

China has reaffirmed its confidence in achieving this year's economic growth target at around 5% despite challenges, including an increase in trade barriers and a complex external environment. In the first half of 2025, China's Gross Domestic Product ("**GDP**") grew 5.3%, and on a quarterly basis, China's GDP grew 1.1% in April to June, easing from a 1.2% gain in the previous quarter. In March 2025, the Organization for Economic Cooperation and Development has also raised its forecast for China's economic growth to 4.8% for 2025 from its previous projection of 4.7% in December 2024.

However, China's economic growth continues to exhibit disparities across sectors and regions. China's real estate sector, a traditional engine of growth and a significant contributor to the economy, continues to face headwinds. Property sales remained sluggish during the first half of 2025. To strengthen the ongoing stabilisation of the real estate sector, China's monetary authorities introduced new policies measures to boost the housing market in first half of 2025.

Amid evolving macro-economic challenges and prolonged market uncertainties in recent years, the Group undertook a strategic review to recalibrate its business model for greater resilience and adaptability. This involved transitioning from an asset-heavy to an asset-light approach, with a focus on property management services, and offloading non-core property assets to streamline operations and improve capital efficiency, while exploring new growth opportunities beyond the real estate industry, in alignment with priorities set out in China's Five-Year Plans.

The Group's core real estate activities are based in Chongqing, a key city driving the development of the Chengdu-Chongqing economic circle. This strategic initiative is fostering regional growth and positioning Chongqing as a hub for innovation in China's high-quality development. In 2024, Chongqing reached a significant milestone with a regional GDP of RMB3.22 trillion and, for the first time, a per capita GDP exceeding RMB100,000—making it the ninth province in China to cross this threshold. Looking ahead, Chongqing is targeting 6% GDP growth in 2025 and aims to reach RMB4 trillion in GDP by 2027, in conjunction with the 30th anniversary of its designation as a municipality.

The Group's investment property portfolio comprises integrated office and retail management. As at 30 June 2025, the Group's investment properties had a total gross floor area of over 300,000 square metres ("**sqm**") which comprises four main segments of retail (approximately 66%), office (approximately 10%), car park and warehousing (approximately 24%).

According to a recent report by Cushman & Wakefield on Chongqing's office and retail property market for the first half of 2025, no new supply was added to the city's retail sector. During the period, closures of major food and beverage brands in shopping malls increased, while fashion retailers emerged as the primary drivers of store expansion. The average retail rent declined slightly by 0.41% quarter-on-quarter.

In the first half of 2025, there was no new supply in Chongqing's Grade A office market. Amid continued cost-cutting efforts by businesses, landlords offered more discounted units or reduced rental rates. Consequently, the average rent for Grade A office space declined by 1.45% quarter-on-quarter.

For the retail rental segment, the Group continues to monitor the emerging retail trends and seeks to work with tenants to explore innovative retail concepts and experiences. This ensures that the Group's retail properties remain relevant and captivating in the face of a growing and competitive retail market.

On the office rental segment, the Group continues to focus on retaining existing quality tenants and attracting new tenants by integrating new innovations, creating conducive spaces and more agile workspaces.

Adhering to the Group's core values, the management team is committed to the strategy of developing a cross-border property investment and asset management platform, focusing on strengthening our core operating activities and enhancing the quality of our business development initiatives.

5. Dividend

a. Whether an interim (final) ordinary dividend has been declared (recommended); and

No dividend was declared or recommended.

b. (i) Amount per share

Not applicable.

(ii) Previous corresponding period

No interim dividend was declared or recommended in the previous corresponding period.

c. Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

d. The date the dividend is payable.

Not applicable.

e. The date on which Registrable Transfer received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.

Not applicable.

6. If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.

No dividend has been declared or recommended for the current financial period as it is loss making and needs to preserve funds for operating expenses.

7. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

The Group has not obtained a general mandate from shareholders for interested person transactions**.**

8. Negative assurance confirmation on interim financial results under SGX Listing Rule 705(5) of the Listing Manual

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial results of the Company for the six-month period ended 30 June 2025 to be false or misleading in any material aspect.

9. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under SGX Listing Rule 720(1) of the Listing Manual.

The Group has procured undertakings from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the SGX-ST.

BY ORDER OF THE BOARD

Ren Chao
Executive Director and Acting Chief Executive Officer
14 August 2025