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China Jinmao Holdings Group Limited
中國金茂控股集團有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 00817)

**KEY FINANCIAL DATA OF THE ISSUER OF THE CORPORATE BONDS
FOR THE SIX MONTHS ENDED 30 JUNE 2026**

Reference is made to the announcements of China Jinmao Holdings Group Limited (the “**Company**”) dated 29 September 2022 in relation to the issue of various tranches of corporate bonds (the “**Corporate Bonds**”) by Shanghai Jinmao Investment Management Group Co., Ltd. (上海金茂投資管理集團有限公司, a wholly-owned subsidiary of the Company, the “**Issuer**”) to qualified investors.

Pursuant to the relevant PRC regulations and the requirements of the China Securities Regulatory Commission, the Issuer is required to publish its financial data on the website of the Shanghai Stock Exchange (www.sse.com.cn) during the term of the Corporate Bonds. The interim report of the Issuer for the six months ended 30 June 2026 has been published on the website of the Shanghai Stock Exchange on 25 August 2026. Set out below are the key unaudited consolidated financial data of the Issuer for the six months ended 30 June 2026, which are prepared in accordance with the China Accounting Standards for Business Enterprises.

Key unaudited consolidated financial data of the Issuer:

	As at 30 June 2026	As at 31 December 2025
Total assets (RMB100 million)	4,287.99	3,898.25
Total liabilities (RMB100 million)	3,122.33	2,765.60
Owners’ equity (RMB100 million)	1,165.66	1,132.65
Cash and cash equivalents at the end of the period (RMB100 million)	340.17	239.71

For the six months ended 30 June
2026 **2025**

Revenue (RMB100 million)	187.46	183.84
Costs (RMB100 million)	163.47	153.43
Gross profit margin	12.80%	16.54%
Operating profit (RMB100 million)	10.98	20.56
Total profits (RMB100 million)	11.07	20.61
Net profit (RMB100 million)	10.44	13.91
Net profit attributable to owners of the parent (RMB100 million)	7.71	14.61
Net cash flows from/(used in) operating activities (RMB100 million)	91.03	(111.72)
Net cash flows from/(used in) investing activities (RMB100 million)	56.49	(143.58)
Net cash flows from/(used in) financing activities (RMB100 million)	(46.94)	207.33
EBITDA interest coverage ratio	1.09	1.59

Notes:

1. The Issuer has completed the acquisition of the equity interests in two companies, including Xi'an Changmao Real Estate Co., Ltd. (西安常茂置業有限公司) in the first half of 2026, and the acquisition of the equity interests in three companies, including Xi'an Tingmao Enterprise Management Co., Ltd. (西安廷茂企業管理有限公司) in the second half of 2025. The Issuer shall make retrospective adjustments to the relevant information of the financial statements for the six months ended 30 June 2025 or as at 31 December 2025 in accordance with the relevant requirements of the China Accounting Standards for Business Enterprises (No. 20 – Business Combinations) in respect of the completed equity acquisition which constitutes a business combination under common control. Accordingly, the comparative financial data (i.e. the financial data for the six months ended 30 June 2025 or as at 31 December 2025) set out in this announcement have been restated.
2. EBITDA = total profits + interest expenses recognized in finance costs + depreciation + amortization
3. EBITDA interest coverage ratio = EBITDA/interest expenses

By order of the Board
China Jinmao Holdings Group Limited
TAO Tianhai
Chairman

Hong Kong, 25 August 2026

As at the date of this announcement, the Directors of the Company are Mr. TAO Tianhai (Chairman), Mr. ZHANG Hui and Ms. QIAO Xiaojie as Executive Directors; Mr. CUI Yan, Mr. LIU Wen, Mr. CHEN Yijiang and Ms. YANG Liehui as Non-executive Directors; and Mr. LIU Feng, Mr. SUEN Man Tak, Mr. GAO Shibin and Mr. ZHONG Wei as Independent Non-executive Directors.