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SHIMAO GROUP HOLDINGS LIMITED
世茂集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock code: 813)

SUMMARY FINANCIAL INFORMATION OF
SHANGHAI SHIMAO JIANSHE CO., LTD.
FOR THE SIX MONTHS ENDED 30 JUNE 2025

Shanghai Shimao Jianshe Co., Ltd. (上海世茂建設有限公司) (“**Shimao Jianshe**”) is an indirect wholly-owned subsidiary of Shimao Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) established in the People’s Republic of China (“**PRC**”). Shimao Jianshe has eight series of bonds listed on the Shanghai Stock Exchange (122496.SH, 155719.SH, 155831.SH, 155832.SH, 163346.SH, 163347.SH, 163472.SH and 175049.SH).

The unaudited financial statements of Shimao Jianshe and the interim report for the listed bonds for the six months ended 30 June 2025 will be published on the website of the Shanghai Stock Exchange (www.sse.com.cn).

Set out below is a summary of the key unaudited consolidated financial information of Shimao Jianshe for the six months ended 30 June 2025:

	For the six months ended 30 June 2025 <i>RMB million</i> (Unaudited)	For the six months ended 30 June 2024 <i>RMB million</i> (Unaudited) (Restated)
Operating income	5,905.7	18,768.3
Net loss	(4,775.5)	(4,926.2)
Net loss attributable to equity holders of Shimao Jianshe	(4,572.1)	(4,191.7)
	As at 30 June 2025 <i>RMB million</i> (Unaudited)	As at 31 December 2024 <i>RMB million</i> (Audited)
Total assets	244,030.8	257,892.1
Total equity attributable to equity holders of Shimao Jianshe	(15,543.3)	(10,981.7)

Shareholders of the Company and investors are reminded that the financial statements of Shimao Jianshe were prepared in accordance with PRC accounting standards and are limited solely to the operation of Shimao Jianshe and its controlled subsidiaries and are unrelated to the other subsidiaries of the Group. Such information does not include all the businesses of the Group, and does not represent or provide a full picture of the operation or results of the Group. **Holders of the Company's securities and potential investors are advised to exercise caution when dealing in the securities of the Company.**

On behalf of the Board
Shimao Group Holdings Limited
Hui Sai Tan, Jason
Chairman and President

Hong Kong, 29 August 2025

As at the date of this announcement, the Board of the Company comprises three Executive Directors, namely, Mr. Hui Sai Tan, Jason (Chairman and President), Mr. Xie Kun and Mr. Zhao Jun; two Non-executive Directors, namely, Ms. Hui Mei Mei, Carol and Mr. Shao Liang; and three Independent Non-executive Directors, namely, Mr. Lyu Hong Bing, Mr. Lam Ching Kam and Mr. Fung Tze Wa.