

## DEBAO PROPERTY DEVELOPMENT LTD.

(Incorporated in the Republic of Singapore)  
(Company Registration No. 200715053Z)

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### QUARTERLY UPDATE PURSUANT TO RULE 1313(2) OF THE LISTING MANUAL

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Debao Property Development Ltd. (the “**Company**”, and together with its subsidiaries, the “**Group**”) was placed on the watch-list under the Financial Entry Criteria with effect from 4 December 2019, pursuant to Rule 1311(2) of the Listing Manual (the “**Listing Manual**”) of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”).

Pursuant to Rule 1313(2) of the Listing Manual, the Board of Directors of the Company (the “**Board**”) wishes to provide an update on the financial situation of the Company and the Group for the second quarter ended 30 June 2024 (“**2Q2024**”).

#### **Update on Financial Position and Outlook**

The Group’s revenue decreased by RMB 31.9 million from RMB 64.6 million in the second quarter ended 31 March 2023 (“**2Q2023**”) to RMB 32.7 million in 2Q2024, which was mainly due to a decrease in property sales.

The Group’s gross profit decreased by RMB 14.5 million from RMB 32.5 million in 2Q2023 to RMB 17.9 million in 2Q2024 as a result of the decreased cost from resulted from decreased sales in development properties.

The Group recorded a net loss of RMB 49.4 million in 2Q2024, compared to a net loss of RMB 37.1 million in 2Q2023.

For more details on the financial position of the Group, please refer to our announcement of the Group’s unaudited financial statements for 2Q2024 released on 14 August 2024.

#### **Update on Future Direction and other Material Development**

As a result of the Government’s policy to curb speculation, the property average selling price has stabilised. Transaction volumes increased to 1.35 million sqm in 2Q2024 when compared to 0.89 million sqm in 1Q2024.

As at 30 June 2024, the Group has one development project in Malaysia and two (2) development projects in the People’s Republic of China (the “**PRC**”).

#### **Update on efforts for satisfying Financial Exit Criteria**

The Company will continue to focus on the development and growth of its strategic planning of the business. The Company will also continue to source for other business opportunities to expand and enhance the performance and net asset value of the Company.

The Company is aware of the deadlines given by SGX-ST to meet the Financial Exit Criteria. The Company will, in the meantime, provide shareholders with quarterly updates on its efforts and the progress made in meeting the Financial Exit Criteria. If any material development occurs between the quarterly updates, the Company will make immediate announcement of such development.

By Order of the Board

Zhong Yuzhao  
Executive Director and Chief Executive Officer  
14 August 2024