

Stock code: 000029, 200029

Stock abbreviation: SPG A, SPG B

Announcement No.: 2026-040

# Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.

## Summary of 2026 Interim Report

### I. Important notes

The summary of the semi-annual report is extracted from the full text of the semi-annual report. In order to fully understand the Company's operating results, financial status and future development plans, investors should carefully read the full text of the semi-annual report on the media designated by the CSRC.

All directors attended the board meeting at which this report was considered.

Prompt of a modified report

☐ Applicable ☒ Not applicable

Proposed profit distribution plan or the proposal for capitalization of reserves to increase share capital for the reporting period deliberated by the Board of Directors

☐ Applicable ☒ Not applicable

The Company plans not to distribute cash dividends, issue bonus shares, or increase share capital through capitalization of reserves.

Proposed profit distribution plan for preferred shares for the reporting period resolved by the Board of Directors

☐ Applicable ☒ Not applicable

### II. Basic information of the Company

#### 1. Company profile

|                     |                                                                                    |                                                                                    |                   |
|---------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------|
| Stock name          | SPG, SPG-B                                                                         | Stock code                                                                         | 000029 ( 200029 ) |
| Stock exchange      | Shenzhen Stock Exchange                                                            |                                                                                    |                   |
| Contact information | Secretary of the Board of Directors                                                | Securities affairs representative                                                  |                   |
| Name                | Luo Yi                                                                             | Hong Lu                                                                            |                   |
| Office address      | 47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China | 47/F, SPG Plaza, Renmin South Road, Luohu District, Shenzhen, Guangdong, P.R.China |                   |
| Tel.                | ( 86 755 ) 25108897                                                                | ( 86 755 ) 25108837                                                                |                   |
| E-mail              | spg@sfjt.sihc.com.cn                                                               | spg@sfjt.sihc.com.cn                                                               |                   |

#### 2. Key accounting data and financial indicators

Whether the Company needs to retroactively adjust or restate the accounting data of previous years

☐ Yes ☒ No

|  | The reporting period | Same period last year | Increase/decrease |
|--|----------------------|-----------------------|-------------------|
|--|----------------------|-----------------------|-------------------|

|                                                                                                                |                             |                          |                                                                                               |
|----------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-----------------------------------------------------------------------------------------------|
| Operating revenue (RMB)                                                                                        | 149,256,953.04              | 637,366,221.35           | -76.58%                                                                                       |
| Net profit attributable to the shareholders of the listed company (RMB)                                        | -8,560,110.26               | 103,027,646.42           | -108.31%                                                                                      |
| Net profit attributable to shareholders of listed companies after deducting non-recurring profit or loss (RMB) | -15,629,926.78              | 94,352,487.97            | -116.57%                                                                                      |
| Net cash flows from operating activities (RMB)                                                                 | 24,947,099.48               | -87,422,241.58           | 128.54%                                                                                       |
| Basic earnings per share (RMB/share)                                                                           | -0.0085                     | 0.1018                   | -108.35%                                                                                      |
| Diluted earnings per share (RMB/share)                                                                         | -0.0085                     | 0.1018                   | -108.35%                                                                                      |
| Weighted average rate of return on net assets                                                                  | -0.24%                      | 2.89%                    | -3.13%                                                                                        |
|                                                                                                                | End of the reporting period | End of the previous year | Increase/decrease at the end of the reporting period compared to the end of the previous year |
| Total assets (RMB)                                                                                             | 3,803,877,936.08            | 3,882,782,985.57         | -2.03%                                                                                        |
| Net assets attributable to shareholders of the listed company (RMB)                                            | 3,574,457,510.49            | 3,612,323,196.38         | -1.05%                                                                                        |

### 3. Number of the Company's shareholders and shareholding ratios

Unit: shares

| Total number of ordinary shareholders at the end of the reporting period.            | 38,209                                | Total number of preferred shareholders with restored voting rights at the end of the reporting period (if applicable) |                       | 0                                                 |                             |           |
|--------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------|-----------------------------|-----------|
| Shareholdings of the top 10 shareholders (excluding shares lent through refinancing) |                                       |                                                                                                                       |                       |                                                   |                             |           |
| Name of shareholder                                                                  | Nature of shareholder                 | Shareholding ratio                                                                                                    | Number of shares held | Number of shares held under restricted conditions | Pledge, marking or freezing |           |
|                                                                                      |                                       |                                                                                                                       |                       |                                                   | Share status                | Number    |
| Shenzhen Investment Holdings Co., Ltd.                                               | State-owned legal person              | 54.79%                                                                                                                | 554,247,280           | 0                                                 | Not applicable              | 0         |
| Shenzhen State-owned Equity Operation Management Co., Ltd.                           | Domestic non-state-owned legal person | 6.35%                                                                                                                 | 64,288,426            | 0                                                 | Not applicable              | 0         |
| Yang Jianmin                                                                         | Domestic natural person               | 0.95%                                                                                                                 | 9,658,501             | 0                                                 | Pledged                     | 3,890,000 |
| Wang Yulan                                                                           | Domestic natural person               | 0.62%                                                                                                                 | 6,228,591             | 0                                                 | Not applicable              | 0         |
| Zhang Xiujuan                                                                        | Domestic natural person               | 0.47%                                                                                                                 | 4,756,900             | 0                                                 | Not applicable              | 0         |
| Hong Kong Securities Clearing Company Ltd. (HKSCC)                                   | Overseas legal person                 | 0.45%                                                                                                                 | 4,551,786             | 0                                                 | Not applicable              | 0         |
| He Qiao                                                                              | Domestic natural person               | 0.43%                                                                                                                 | 4,384,000             | 0                                                 | Not applicable              | 0         |
| Wang Zhengying                                                                       | Domestic natural person               | 0.29%                                                                                                                 | 2,962,900             | 0                                                 | Not applicable              | 0         |

|                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                |       |           |   |                |   |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|---|----------------|---|
| Zhang Tianxue                                                                                                             | Domestic natural person                                                                                                                                                                                                                                                                                                                                                                                        | 0.28% | 2,830,283 | 0 | Not applicable | 0 |
| Industrial and Commercial Bank of China Limited - China Southern CSI All Share Real Estate ETF Securities Investment Fund | Others                                                                                                                                                                                                                                                                                                                                                                                                         | 0.28% | 2,794,146 | 0 | Not applicable | 0 |
| Notes to shareholders' related relationship or persons acting in concert                                                  | Among the top 10 shareholders of the Company, Shenzhen State-owned Equity Management Co., Ltd. is a wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd. The Company does not know whether there exists associated relationship among the other shareholders, or whether they are persons acting in concert as prescribed in the Administrative Measures for the Acquisition of Listed Companies. |       |           |   |                |   |
| Shareholders participating in margin financing and securities lending business (if any)                                   | Among the top 10 shareholders, the shareholder ranked 3rd holds 5,496,000 shares in a credit securities account, the 5th ranked shareholder holds 4,756,900 shares in a credit securities account, the 7th ranked shareholder holds 4,020,000 shares in a credit securities account, and the 8th ranked shareholder holds 2,962,900 shares in a credit securities account.                                     |       |           |   |                |   |

Participation of shareholders holding more than 5% of the shares, the top 10 shareholders and the top 10 shareholders of unrestricted tradable shares in refinancing business and lending shares

☐ Applicable ☒ Not applicable

Changes of the top 10 shareholders and the top 10 shareholders of unrestricted tradable shares compared with the previous period due to refinancing lending/repayment

☐ Applicable ☒ Not applicable

#### 4. Changes in controlling shareholders or De Facto Controller

Changes in controlling shareholders during the reporting period

☐ Applicable ☒ Not applicable

There was no change in the controlling shareholder of the Company during the reporting period.

Changes in actual owner during the reporting period

☐ Applicable ☒ Not applicable

There was no change in the actual owner of the Company during the reporting period.

#### 5. Total number of preferred shareholders and shareholdings of top 10 preferred shareholders of the Company

☐ Applicable ☒ Not applicable

The Company had no preferred shareholders during the reporting period.

#### 6. Bonds existing on the approval date of the semi-annual report

☐ Applicable ☒ Not applicable

### III. Important matters

For the operating conditions of the Company, please refer to "Section III Management's Discussion and Analysis" of the 2026 Semi-Annual Report, and for other important matters, please refer to "Section V Significant Events".