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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 YEAR ENDED 31 DECEMBER 2025**

References are made to the announcements of China Jinmao Holdings Group Limited (the “**Company**”) dated 8 July 2022, 29 September 2022 and 20 February 2023 in relation to the issue of a number of 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**” or “**Shanghai Jinmao**”) 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 annual report of the Issuer for the year ended 31 December 2025 has been published on the website of the Shanghai Stock Exchange on 24 March 2026. Set out below are the key audited consolidated financial data of the Issuer for the year ended 31 December 2025, which are prepared in accordance with the China Accounting Standards for Business Enterprises.

Key audited consolidated financial data of Shanghai Jinmao:

	As at 31 December 2025	As at 31 December 2024
Total assets (RMB100 million)	3,839.91	3,642.20
Total liabilities (RMB100 million)	2,745.77	2,700.03
Owner’s equity (RMB100 million)	1,094.14	942.16
Cash and cash equivalents at the end of the year (RMB100 million)	229.02	275.33

	For the year ended	
	31 December	
	2025	2024
Revenue (RMB100 million)	493.43	532.79
Costs (RMB100 million)	408.59	457.62
Gross profit margin	17.19%	14.11%
Operating profit (RMB100 million)	53.69	24.91
Total profit (RMB100 million)	53.88	26.15
Net profit (RMB100 million)	37.88	15.00
Net profit attributable to owners of the parent (RMB100 million)	34.23	10.77
Net cash flows from/(used in) operating activities (RMB100 million)	3.55	-50.20
Net cash flows from/(used in) investing activities (RMB100 million)	-154.71	-102.94
Net cash flows from/(used in) financing activities (RMB100 million)	101.94	183.30
EBITDA interest coverage ratio	1.78	1.29

Notes:

1. The Issuer completed the acquisition of all of the equity interests in three companies, including Xi'an Tingmao Enterprise Management Company Limited (西安廷茂企業管理有限公司) in 2025. The Issuer shall make retrospective adjustments to the relevant information of the financial statements for 2024 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 twelve months ended 31 December 2024 or as at 31 December 2024) 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, 24 March 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. WANG Wei as Non-executive Directors; and Mr. LIU Feng, Mr. SUEN Man Tak, Mr. GAO Shibin and Mr. ZHONG Wei as Independent Non-executive Directors.