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**TIMES CHINA HOLDINGS LIMITED**

**時代中國控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1233)**

**INTERIM RESULTS ANNOUNCEMENT  
FOR THE SIX MONTHS ENDED 30 JUNE 2023**

**INTERIM RESULTS HIGHLIGHTS**

- Contracted sales for the Period of RMB9.443 billion, representing a decrease of 65.6% as compared with the corresponding period in 2022;
- Turnover for the Period of RMB9,932.2 million, representing an increase of 52.8% as compared with the corresponding period in 2022;
- Gross profit for the Period of RMB759.9 million, representing a decrease of 11.6% as compared with the corresponding period in 2022;
- Gross profit margin for the Period of 7.7%, representing a decrease of 5.5 percentage points as compared with the corresponding period in 2022;
- During the Period, the Group effectively managed the costs and controlled the expenses and expenditures;
- Loss for the Period of RMB1,409.7 million, representing a decrease of RMB1,440.8 million as compared to the profit for the Period for the corresponding period in 2022; and
- Loss attributable to the owners of the Company for the Period of RMB1,689.5 million, representing a decrease of RMB1,713.2 million as compared to the profit attributable to the owners of the Company for the Period for the corresponding period in 2022.

## RESULTS

The board (the “Board”) of directors (the “Directors”) of Times China Holdings Limited (“Times China” or the “Company”) is pleased to announce the unaudited interim condensed consolidated results of the Company and its subsidiaries (collectively, the “Group”) for the six months ended 30 June 2023 (the “Period”), together with the comparative figures for the corresponding period in 2022 as follows:

### INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2023

		Six months ended 30 June	
		2023	2022
	Notes	RMB'000 (Unaudited)	RMB'000 (Unaudited)
<b>REVENUE</b>	5	<b>9,932,209</b>	6,498,111
Cost of sales		<u>(9,172,267)</u>	<u>(5,638,079)</u>
<b>GROSS PROFIT</b>		<b>759,942</b>	860,032
Other income and gains	5	<b>127,793</b>	381,700
Selling and marketing costs		<b>(183,243)</b>	(270,907)
Administrative expenses		<b>(309,315)</b>	(519,257)
Other expenses		<b>(899,967)</b>	(224,558)
Finance costs	7	<b>(552,505)</b>	(199,831)
Share of profits and losses of associates and joint ventures		<u>(72,277)</u>	<u>46,360</u>
<b>(LOSS)/PROFIT BEFORE TAX</b>	6	<b>(1,129,572)</b>	73,539
Income tax expense	8	<b>(280,103)</b>	(42,394)
<b>(LOSS)/PROFIT FOR THE PERIOD</b>		<b>(1,409,675)</b>	31,145
Attributable to:			
Owners of the Company	10	<b>(1,689,480)</b>	23,752
Non-controlling interests		<b>279,805</b>	7,393
		<u><b>(1,409,675)</b></u>	<u>31,145</u>

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2023

		<b>Six months ended 30 June</b>	
		<u>2023</u>	<u>2022</u>
	<i>Note</i>	<u><i>RMB'000</i></u> <b>(Unaudited)</b>	<u><i>RMB'000</i></u> <b>(Unaudited)</b>
<b>(LOSS)/EARNINGS PER SHARE</b>			
<b>ATTRIBUTABLE TO ORDINARY</b>			
<b>EQUITY HOLDERS OF THE COMPANY</b>			
Basic and diluted – for (loss)/profit for the period	<i>10</i>	<b><u>RMB(80) cents</u></b>	<b><u>RMB1 cent</u></b>
<b>(LOSS)/PROFIT FOR THE PERIOD</b>		<b><u>(1,409,675)</u></b>	<b><u>31,145</u></b>
<b>OTHER COMPREHENSIVE (LOSS)/INCOME</b>			
Other comprehensive (loss)/income that may be reclassified to profit or loss in subsequent periods:			
Cash flow hedges:			
Effective portion of changes in fair value of derivative financial instruments arising during the periods		–	36,376
Hedging losses reclassified to profit or loss		–	8,666
Share of other comprehensive loss of a joint venture		<b>(32,038)</b>	(15,644)
Exchange differences on translation of foreign operations		<b><u>(717,541)</u></b>	<b><u>(794,176)</u></b>
Net other comprehensive loss that may be reclassified to profit or loss in subsequent periods		<b><u>(749,579)</u></b>	<b><u>(764,778)</u></b>
Other comprehensive loss that will not be reclassified to profit or loss in subsequent periods:			
Net loss on equity investments designated at fair value through other comprehensive loss		<b><u>(25,240)</u></b>	<b><u>(8,747)</u></b>
Net other comprehensive loss that will not be reclassified to profit or loss in subsequent periods		<b><u>(25,240)</u></b>	<b><u>(8,747)</u></b>
<b>OTHER COMPREHENSIVE LOSS FOR THE PERIOD, NET OF TAX</b>		<b><u>(774,819)</u></b>	<b><u>(773,525)</u></b>
<b>TOTAL COMPREHENSIVE LOSS FOR THE PERIOD</b>		<b><u>(2,184,494)</u></b>	<b><u>(742,380)</u></b>
Attributable to:			
Owners of the Company		<b><u>(2,464,299)</u></b>	(749,773)
Non-controlling interests		<b><u>279,805</u></b>	<u>7,393</u>
		<b><u>(2,184,494)</u></b>	<b><u>(742,380)</u></b>

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
*As at 30 June 2023*

	<b>30 June 2023</b>	31 December 2022
<i>Note</i>	<b><i>RMB'000</i></b> <b>(Unaudited)</b>	<b><i>RMB'000</i></b> <b>(Audited)</b>
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	<b>890,866</b>	960,701
Inventories of properties	<b>458,258</b>	458,258
Right-of-use assets	<b>103,867</b>	139,482
Investment properties	<b>7,835,663</b>	7,820,063
Goodwill	<b>60,465</b>	60,465
Other intangible assets	<b>175,923</b>	178,645
Interests in joint ventures	<b>11,935,920</b>	12,818,628
Interests in associates	<b>3,198,157</b>	3,244,484
Equity investments designated at fair value through other comprehensive income	<b>291,020</b>	415,603
Deferred tax assets	<b>2,187,825</b>	2,482,290
Prepayments, deposits and other receivables	<b>1,977,083</b>	3,241,022
Total non-current assets	<b>29,115,047</b>	31,819,641
<b>CURRENT ASSETS</b>		
Inventories of properties	<b>72,608,083</b>	79,110,755
Trade receivables	<b>1,198,253</b>	1,088,701
Contract assets	<b>84,239</b>	153,711
Contract costs	<b>818,482</b>	1,017,608
Prepayments, deposits and other receivables	<b>21,418,429</b>	21,820,025
Amounts due from joint ventures	<b>4,352,331</b>	4,769,038
Amounts due from associates	<b>386,756</b>	410,778
Tax prepayments	<b>3,067,251</b>	2,987,694
Restricted bank deposits	<b>3,171,924</b>	4,010,980
Cash and cash equivalents	<b>2,169,667</b>	2,738,415
Total current assets	<b>109,275,415</b>	118,107,705

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
*(continued)*  
*As at 30 June 2023*

		<b>30 June 2023</b>	31 December 2022
	<i>Note</i>	<b><i>RMB'000</i></b> <b>(Unaudited)</b>	<i>RMB'000</i> (Audited)
<b>CURRENT LIABILITIES</b>			
Trade and bills payables	12	<b>11,272,303</b>	12,886,311
Other payables and accruals		<b>17,524,260</b>	17,807,888
Contract liabilities		<b>21,787,176</b>	25,933,146
Amounts due to joint ventures		<b>5,830,547</b>	5,846,902
Amounts due to associates		<b>2,520,171</b>	2,481,820
Amount due to the immediate holding company		<b>506,282</b>	488,822
Interest-bearing bank and other borrowings and interest payable		<b>24,823,437</b>	34,623,030
Lease liabilities		<b>10,872</b>	11,067
Tax payable		<b>11,842,393</b>	12,555,131
Total current liabilities		<b>96,117,441</b>	112,634,117
<b>NET CURRENT ASSETS</b>		<b>13,157,974</b>	5,473,588
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>42,273,021</b>	37,293,229
<b>NON-CURRENT LIABILITIES</b>			
Interest-bearing bank and other borrowings and interest payable		<b>23,344,047</b>	13,208,348
Other long-term payables		<b>41,796</b>	95,194
Lease liabilities		<b>2,445,596</b>	2,440,144
Deferred tax liabilities		<b>1,624,444</b>	1,643,088
Total non-current liabilities		<b>27,455,883</b>	17,386,774
Net assets		<b>14,817,138</b>	19,906,455
<b>EQUITY</b>			
Equity attributable to owners of the Company			
Share capital		<b>167,656</b>	167,656
Reserves		<b>2,684,091</b>	5,581,006
		<b>2,851,747</b>	5,748,662
Non-controlling interests		<b>11,965,391</b>	14,157,793
Total equity		<b>14,817,138</b>	19,906,455

## NOTES TO FINANCIAL STATEMENTS

*For the six months ended 30 June 2023*

### 1. CORPORATE INFORMATION

The Company was incorporated in the Cayman Islands on 14 November 2007 under the name of Times Property (Holdings) Co., Limited as an exempted company with limited liability under the Companies Act, Cap. 22 of the Cayman Islands. Pursuant to a special resolution passed on 24 January 2008, the Company's name was changed from Times Property (Holdings) Co., Limited to Times Property Holdings Limited. Pursuant to a special resolution passed on 15 January 2018, the Company's name was changed from Times Property Holdings Limited to Times China Holdings Limited. The registered office address is Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman KY1-1108, Cayman Islands.

The Company is an investment holding company. During the six months ended 30 June 2023, the Company's subsidiaries were mainly involved in property development, urban redevelopment business and property leasing in the People's Republic of China (the "PRC").

In the opinion of the Directors, the immediate holding company of the Company is Asiatic Enterprises Ltd., which was incorporated in the British Virgin Islands (the "BVI") and the ultimate holding company is Renowned Brand Investments Limited ("Renowned Brand"), which was incorporated in the BVI. Renowned Brand is wholly owned by Mr. Shum Chiu Hung ("Mr. Shum"), the founder of the Company and the Group.

The Company's shares were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on 11 December 2013.

### 2. BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2023 has been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on the Stock Exchange and International Accounting Standard 34 *Interim Financial Reporting*.

This interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2022.

#### **Going concern basis**

The Group recorded a loss attributable to the owners of the Company of RMB1,689,480,000 for the six months ended 30 June 2023. As at 30 June 2023, the Group's total bank and other borrowings amounted to RMB46,928,205,000, out of which RMB24,263,050,000 will be due for repayment within the next twelve months, while its cash and cash equivalents amounted to RMB2,169,667,000. As at 30 June 2023, the Group was in default of borrowings (the "Defaulted Borrowings") with principal amount totaling RMB21,803,312,000 and interest totaling RMB790,463,000 because of non-payment at their respective due dates. Such default events also triggered cross-defaults of certain bank and other borrowings with an aggregate amount of RMB288,885,000 ("Cross Defaulted Borrowings").

The above conditions indicate the existence of material uncertainties which cast significant doubt over the Group's ability to continue as a going concern. In view of such circumstances, the Directors have undertaken a number of plans and measures to improve the Group's liquidity and financial position, including:

- (i) the Group has appointed a financial adviser to assist it with a restructuring of its senior notes and corporate bonds, in order to reach a consensual solution with all the stakeholders as soon as practicable. As at 30 June 2023, the restructuring of its onshore corporate bonds has been completed.
- (ii) the Group is actively negotiating with several existing financial institutions on the renewal of certain borrowings.
- (iii) the Group will continue to implement measures to accelerate the sales of its properties under development and completed properties, and to speed up the collection of outstanding sales proceeds and other receivables.
- (iv) the Group will continue to take active measures to control administrative costs and maintain containment of capital expenditures.
- (v) the Group will continue to seek opportunities to dispose its assets or urban redevelopment projects.

The Directors have reviewed the Group's cash flow projections prepared by management, which cover a period of not less than twelve months from 30 June 2023. They are of the opinion that, taking into account the abovementioned plans and measures, the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due within twelve months from 30 June 2023. Accordingly, the Directors are satisfied that it is appropriate to prepare the interim condensed consolidated financial statements on a going concern basis.

Notwithstanding the above, significant uncertainties exist as to whether the Group is able to achieve its plans and measures as described above. Whether the Group will be able to continue as a going concern would depend upon the following:

- (i) successful and timely completion of the restructuring of the Group's Defaulted Borrowings and the Group's ability to continue complying with the terms and conditions in the respective loan restructuring agreements.
- (ii) successfully negotiating with the Group's existing lenders for the Defaulted Borrowings and Cross Defaulted Borrowings and reaching agreements with them for not taking any actions against the Group to exercise their right to demand immediate payment of the principals and interest of these borrowings.
- (iii) successfully negotiating with the borrowers for the renewal or extension for repayment of the Group's bank and other borrowings.
- (iv) the Group's ability to accelerate the sales of properties and urban redevelopment projects by carrying out the Group's business strategy plan and to accelerate the collection of outstanding sales proceeds.
- (v) successful and timely implementation of the plans to dispose of certain of its other assets, such as lands, equity interests in project development companies and timely collection of the proceeds.

Should the Group fail to achieve the above-mentioned plans and measures and operate as a going concern, adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in these interim condensed consolidated financial statements.

### 3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of the following new and revised International Financial Reporting Standards ("IFRSs") for the first time for the current period's financial information.

IFRS 17	<i>Insurance Contracts</i>
Amendments to IFRS 17	<i>Insurance Contracts</i>
Amendment to IFRS 17	<i>Initial Application of IFRS 17 and IFRS 9 – Comparative Information</i>
Amendment to IFRS 1 and IFRS Practice Statement 2	<i>Disclosure of Accounting Policies</i>
Amendments to IAS 8	<i>Definition of Accounting Estimates</i>
Amendments to IAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i>
Amendments to IAS 12	<i>International Tax Reform – Pillar Two Model Rules</i>

The adoption of the above new and revised IFRSs has had no significant financial effect on the interim condensed consolidated financial information and there have been no significant changes to the accounting policies applied in the interim condensed consolidated financial information.

### 4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into the following reportable operating segments:

- (a) Property development: Development and sale of properties
- (b) Urban redevelopment business: Sale of land held for development and other related activities
- (c) Property leasing: Property leasing (including the leasing of self-owned properties and subleasing of leased properties) and other related activities

The property development projects undertaken by the Group during the six months ended 30 June 2023 are all located in Mainland China.



<b>Six months ended 30 June 2023</b>	<b>Property development</b>	<b>Urban redevelopment business</b>	<b>Property leasing</b>	<b>Elimination</b>	<b>Total</b>
<b>(Unaudited)</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Segment revenue</b>					
Sales to external customers	9,014,740	619,511	297,958	–	9,932,209
Intersegment sales	–	66,272	16,701	(82,973)	–
	<b>9,014,740</b>	<b>685,783</b>	<b>314,659</b>	<b>(82,973)</b>	<b>9,932,209</b>
<b>Segment results</b>	<b>(78,404)</b>	<b>251,163</b>	<b>35,455</b>	<b>–</b>	<b>208,214</b>
<i>Reconciliation:</i>					
Bank interest income					27,357
Unallocated corporate expenses					(76,989)
Finance costs (other than interest on lease liabilities)					(445,708)
Share of profits and losses of associates and joint ventures					(72,277)
Impairment loss of interests in joint ventures					(747,065)
Loss on deregistration of joint ventures and disposal of an associate					(23,104)
Loss before tax					<b>(1,129,572)</b>

<b>Six months ended 30 June 2022</b>	<b>Property development</b>	<b>Urban redevelopment business</b>	<b>Property leasing</b>	<b>Elimination</b>	<b>Total</b>
<b>(Unaudited)</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Segment revenue</b>					
Sales to external customers	6,182,316	–	315,795	–	6,498,111
Intersegment sales	–	–	17,726	(17,726)	–
	<b>6,182,316</b>	<b>–</b>	<b>333,521</b>	<b>(17,726)</b>	<b>6,498,111</b>
<b>Segment results</b>	<b>246,485</b>	<b>(97,350)</b>	<b>18,745</b>	<b>–</b>	<b>167,880</b>
<i>Reconciliation:</i>					
Bank interest income					60,219
Unallocated corporate expenses					(108,845)
Finance costs (other than interest on lease liabilities)					(92,075)
Share of profits and losses of associates and joint ventures					46,360
Profit before tax					<b>73,539</b>

The following table presents the asset information of the Group's operating segments as at 30 June 2023 and 31 December 2022.

<b>As at 30 June 2023</b>	<b>Property development</b>	<b>Urban redevelopment business</b>	<b>Property leasing</b>	<b>Total</b>
<b>(Unaudited)</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Segment assets</b>	<b>89,977,672</b>	<b>9,256,915</b>	<b>8,367,729</b>	<b>107,602,316</b>
<i>Reconciliation:</i>				
Unallocated assets				<u>30,788,146</u>
Total assets				<u><b>138,390,462</b></u>
<b>As at 31 December 2022</b>	<b>Property development</b>	<b>Urban redevelopment business</b>	<b>Property leasing</b>	<b>Total</b>
<b>(Audited)</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Segment assets</b>	97,014,132	9,674,586	9,328,689	116,017,407
<i>Reconciliation:</i>				
Unallocated assets				<u>33,909,939</u>
Total assets				<u>149,927,346</u>

The following table presents the liability information of the Group's operating segments as at 30 June 2023 and 31 December 2022.

<b>As at 30 June 2023</b>	<b>Property development</b>	<b>Urban redevelopment business</b>	<b>Property leasing</b>	<b>Total</b>
<b>(Unaudited)</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Segment liabilities</b>	<b>45,761,831</b>	<b>2,781,585</b>	<b>3,704,642</b>	<b>52,248,058</b>
<i>Reconciliation:</i>				
Unallocated liabilities				<u>71,325,266</u>
Total liabilities				<u><b>123,573,324</b></u>
<b>As at 31 December 2022</b>	<b>Property development</b>	<b>Urban redevelopment business</b>	<b>Property leasing</b>	<b>Total</b>
<b>(Audited)</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Segment liabilities</b>	51,513,696	2,972,102	4,425,032	58,910,830
<i>Reconciliation:</i>				
Unallocated liabilities				<u>71,110,061</u>
Total liabilities				<u>130,020,891</u>

## 5. REVENUE, OTHER INCOME AND GAINS

An analysis of revenue is as follows:

	<b>Six months ended 30 June</b>	
	<b>2023</b>	<b>2022</b>
	<b>RMB'000</b>	<b>RMB'000</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
<i>Revenue from contracts with customers</i>	<b>9,634,251</b>	6,182,316
<i>Revenue from other sources</i>		
Gross rental income from:		
Leases of self-owned properties	<b>65,805</b>	59,379
Subleases of leased properties	<b>232,153</b>	256,416
	<b>9,932,209</b>	6,498,111

### Disaggregated revenue information for revenue from contracts with customers

#### For the six months ended 30 June 2023

<b>Segments</b>	<b>Property development</b>	<b>Urban redevelopment business</b>	<b>Total</b>
	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Types of goods or services</b>			
Sale of properties	<b>9,014,740</b>	–	<b>9,014,740</b>
Urban redevelopment income	–	<b>619,511</b>	<b>619,511</b>
<b>Total revenue from contracts with customers</b>	<b>9,014,740</b>	<b>619,511</b>	<b>9,634,251</b>
<b>Geographical market</b>			
Mainland China	<b>9,014,740</b>	<b>619,511</b>	<b>9,634,251</b>

#### For the six months ended 30 June 2022

The Group's revenue from contracts with customers is derived from sale of properties to external customers of property development segment in Mainland China, the revenue from contracts with customer is recognised at a point in time with properties transferred.

All revenue from contracts with customers for the Group is recognised at a point in time when the completed properties for property sales or assets for urban redevelopment project are transferred to customers.

An analysis of the Group's other income and gains is as follows:

	<b>Six months ended 30 June</b>	
	<b>2023</b>	2022
	<b><i>RMB'000</i></b> <b>(Unaudited)</b>	<i>RMB'000</i> (Unaudited)
<i>Other income</i>		
Bank interest income	27,357	60,219
Consultation fee income	10,227	32,912
Management fee income	994	43,040
Compensation income	15,675	30,244
Government grant income	2,225	10,664
Others	32,136	46,461
	<b>88,614</b>	223,540
<i>Gains, net</i>		
Gain on disposal of financial assets at fair value through other comprehensive income	9,961	–
Gain on disposal of inventories of properties	28,364	–
Gain on repurchase of senior notes	–	158,156
Fair value gains on self-owned investment properties	854	–
Others	–	4
	<b>39,179</b>	158,160
	<b>127,793</b>	381,700

## 6. (LOSS)/PROFIT BEFORE TAX

The Group's (loss)/profit before tax is arrived at after charging/(crediting):

	<b>Six months ended 30 June</b>	
	<b>2023</b>	<b>2022</b>
	<b>RMB'000</b>	<b>RMB'000</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
Cost of properties sold	<b>8,657,900</b>	5,447,463
Cost of urban redevelopment business	<b>365,052</b>	–
Direct operating expenses (including repairs and maintenance) arising on leasing of self-owned properties	<b>13,767</b>	8,920
Cost of subleasing of leased properties	<b>135,548</b>	181,696
Depreciation of property, plant and equipment	<b>44,662</b>	47,469
Depreciation of right-of-use assets	<b>29,573</b>	21,264
Amortisation of other intangible assets	<b>15,457</b>	12,985
Changes in fair value of self-owned investment properties	<b>(854)</b>	31,026
Changes in fair value of sub-leased investment properties	<b>38,699</b>	102,155
Employee benefit expense (including Directors' remuneration):		
Wages and salaries	<b>240,605</b>	559,892
Pension scheme contributions	<b>21,306</b>	45,981
Less: Amount capitalised in properties under development	<b>(184,273)</b>	(242,856)
	<b>77,638</b>	363,017
Lease payments not included in the measurement of lease liabilities	<b>2,545</b>	3,534
Foreign exchange differences, net	<b>83,964</b>	115,620
Loss/(gain) on disposal of items of property, plant and equipment	<b>4</b>	(100)
Impairment losses on financial assets	<b>6,373</b>	2,123
Changes in fair value of derivative financial instruments	–	4,534
Impairment loss of investment in joint ventures	<b>747,065</b>	–
Loss on disposal of a joint venture	–	32,378
Loss on disposal of an associate	<b>20,613</b>	–
Loss on deregistration of joint ventures	<b>2,491</b>	–

## 7. FINANCE COSTS

	<b>Six months ended 30 June</b>	
	<b>2023</b>	<b>2022</b>
	<i>RMB'000</i>	<i>RMB'000</i>
	(Unaudited)	(Unaudited)
Interest expense	<b>1,685,753</b>	1,612,207
Interest on lease liabilities	<b>106,797</b>	107,756
Total interest expense on financial liabilities not at fair value through profit or loss	<b>1,792,550</b>	1,719,963
Less: Interest capitalised	<b>(1,240,045)</b>	(1,520,132)
	<b>552,505</b>	199,831

## 8. INCOME TAX EXPENSE

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which members of the Group are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and the BVI, the entities of the Group which were incorporated in the Cayman Islands and the BVI are not subject to any income tax.

### Hong Kong profits tax

The statutory rate of Hong Kong profits tax was 16.5% on the estimated assessable profits arising in Hong Kong. No provision for Hong Kong profits tax was made as the Group had no assessable profits arising in Hong Kong during the current and prior period.

### PRC corporate income tax ("CIT")

The Group's income tax provision in respect of its operations in Mainland China has been calculated at the applicable tax rates on the taxable profits for both reporting periods, based on the existing legislation, interpretations and practices in respect thereof. Certain of the Group's PRC subsidiaries enjoyed a preferential CIT rate of 15% during both reporting periods.

### PRC land appreciation tax ("LAT")

PRC LAT is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of completed properties less deductible expenditures including cost of land, borrowing costs and relevant property development expenditures, and is included in profit or loss as income tax expense.

	<b>Six months ended 30 June</b>	
	<b>2023</b>	<b>2022</b>
	<i>RMB'000</i>	<i>RMB'000</i>
	(Unaudited)	(Unaudited)
Current:		
CIT	<b>279,223</b>	245,432
LAT	<b>(274,941)</b>	62,919
Deferred	<b>275,821</b>	(265,957)
Total tax charge for the period	<b>280,103</b>	42,394

## 9. DIVIDENDS

The Board has resolved not to pay an interim dividend for the six months ended 30 June 2023 (six months ended 30 June 2022: nil).

## 10. (LOSS)/EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of the basic (loss)/earnings per share amount is based on the (loss)/profit attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares of 2,101,816,000 (six months ended 30 June 2022: 2,077,622,000) in issue during the period.

The Group had no potentially dilutive ordinary shares in issue during six months ended 30 June 2023 and 2022.

	Six months ended 30 June	
	2023	2022
	(Unaudited)	(Unaudited)
(Loss)/profit attributable to ordinary equity holders of the Company (RMB'000)	<u>(1,689,480)</u>	<u>23,752</u>
Weighted average number of ordinary shares in issue ( <i>in thousand</i> )	<u>2,101,816</u>	<u>2,077,622</u>
Basic and diluted (loss)/earnings per share ( <i>RMB cents per share</i> )	<u>(80)</u>	<u>1</u>

## 11. TRADE RECEIVABLES

Trade receivables are mainly arisen from sales of completed properties, urban redevelopment business and property leasing. Considerations in respect of the completed properties sold are payable by the purchasers in accordance with the terms of the related sale and purchase agreements; receivables from urban redevelopment business are payable by government or customer in accordance with urban redevelopment contracts and rentals in respect of leased properties are generally received in accordance with contracts.

	30 June	31 December
	2023	2022
	RMB'000	RMB'000
	(Unaudited)	(Audited)
Trade receivables	<u>1,212,582</u>	<u>1,112,732</u>
Impairment	<u>(14,329)</u>	<u>(24,031)</u>
	<u>1,198,253</u>	<u>1,088,701</u>

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	<b>30 June 2023</b>	31 December 2022
	<b><i>RMB'000</i></b>	<i>RMB'000</i>
	<b>(Unaudited)</b>	(Audited)
Within 6 months	<b>881,712</b>	728,623
7 to 12 months	<b>93,182</b>	57,610
Over 1 year	<b>223,359</b>	302,468
	<b><u>1,198,253</u></b>	<u>1,088,701</u>

## 12. TRADE AND BILLS PAYABLES

The ageing analysis of the trade and bills payables is as follows:

	<b>30 June 2023</b>	31 December 2022
	<b><i>RMB'000</i></b>	<i>RMB'000</i>
	<b>(Unaudited)</b>	(Audited)
Within 1 year	<b>7,304,206</b>	9,265,554
Over 1 year	<b>3,968,097</b>	3,620,757
	<b><u>11,272,303</u></b>	<u>12,886,311</u>

The trade and bills payables are unsecured, non-interest-bearing and repayable within the normal operating cycle or on demand.



## BUSINESS REVIEW

### Overview

For the six months ended 30 June 2023, the Group recorded a revenue of RMB9,932.2 million, representing an increase of 52.8% when compared with the same period for the six months ended 30 June 2022. Loss for the Period amounted to RMB1,409.7 million for the six months ended 30 June 2023, representing a decrease of RMB1,440.8 million as compared to the profit for the period for the six months ended 30 June 2022. Core net loss for the six months ended 30 June 2023 (net loss less changes in fair value of self-owned investment properties, and net of the impact of the related deferred tax and changes in fair value of derivative financial instruments) was RMB1,410.3 million, representing a decrease of RMB1,469.2 million from the core net profit for the six months ended 30 June 2022. Loss attributable to the owners of the Company for the six months ended 30 June 2023 was RMB1,689.5 million, representing a decrease of RMB1,713.2 million as compared to the profit attributable to the owners of the Company for the six months ended 30 June 2022. Basic and diluted loss per share for the six months ended 30 June 2023 were RMB80 cents (basic and diluted earnings per share for the six months ended 30 June 2022: RMB1 cent).

### *Property Development*

The Group focuses on the major core cities in the Pearl River Delta region. As at 30 June 2023, the Group had 136 major projects in various stages in total, including 124 projects in major cities of Guangdong Province, namely Guangzhou, Foshan, Jiangmen, Dongguan, Huizhou, Zhuhai, Zhongshan, Qingyuan, Zhaoqing, Shantou, Shanwei and Heyuan, 6 projects in Changsha, Hunan Province, 1 project in Wuhan, Hubei Province, 2 projects in Chengdu, Sichuan Province, 2 projects in Hangzhou Area, Zhejiang Province and 1 project in Nanjing, Jiangsu Province. For the six months ended 30 June 2023, the Group's contracted sales<sup>(1)</sup> amounted to approximately RMB9.443 billion with a total GFA of approximately 572,000 sq.m.. The Group focuses in its projects on peripheral facilities, seeking to enrich customers' experience in arts and to fulfill needs of the middle to upper class households.

*Note 1:* Contracted sales is summarised based on sale and purchase agreements and purchase confirmation agreements.

The table below illustrates the contracted sales achieved by the Group by region for the six months ended 30 June 2023:

<b>Project</b>	<b>Number of projects available for sale</b>	<b>Aggregate sales area this year (sq.m.)</b>	<b>Aggregate sales amount this year (RMB million)</b>	<b>Aggregate average sales price this year (RMB/sq.m.)</b>
Guangzhou	15	119,000	2,752	23,126
Foshan	10	102,000	2,383	23,363
Changsha	3	62,000	891	14,371
Dongguan	5	50,000	1,137	22,740
Qingyuan	6	103,000	609	5,913
Zhuhai	3	14,000	203	14,500
Zhongshan	5	27,000	314	11,630
Huizhou	3	16,000	172	10,750
Chengdu	1	11,000	290	26,364
Zhaoqing	2	32,000	287	8,969
Jiangmen	6	18,000	120	6,667
Heyuan	1	9,000	58	6,444
Shantou	1	1,000	14	14,000
Shanwei	1	1,000	7	7,000
Nanjing	1	5,000	169	33,800
Hangzhou Area	2	2,000	37	18,500
<b>Total</b>	<b>65</b>	<b>572,000</b>	<b>9,443</b>	<b>16,506</b>

#### *Urban Redevelopment Business*

During the Period, the Group recorded income from urban redevelopment business of RMB619.5 million, which was mainly generated from urban redevelopment projects in Guangzhou and Foshan region.

#### *Properties for Leasing and Sub-leasing*

As at 30 June 2023, the Group held a GFA of approximately 30,557 sq.m. and 217 car parking spaces at Times Property Center, a GFA of approximately 37,567 sq.m. and 242 car parking spaces at Block No. 26 of Times King City (Zhongshan), and a GFA of approximately 64,800 sq.m. at Times E-Park (Tianhe) Phase II for rental purposes, and a GFA for Guangzhou Times Commercial Management Co., Ltd. and its subsidiaries for sub-leasing purposes of approximately 775,362 sq.m.. For the six months ended 30 June 2023, the Group's rental income amounted to RMB298.0 million, accounting for 3.0% of its total revenue.

## Land Reserves

As at 30 June 2023, the Group had total land reserves of approximately 14.5 million sq.m., which the Group believes will be sufficient to support its development need for the next two to three years. The table below sets forth the information on land reserves in major cities where the Group has established footholds:

Region	Total land reserves	
	(sq.m.)	(%)
Guangzhou	3,096,169	21.3
Qingyuan	2,643,239	18.2
Foshan	2,248,697	15.5
Huizhou	1,090,400	7.5
Jiangmen	1,313,073	9.1
Changsha	876,719	6.0
Dongguan	892,315	6.2
Zhongshan	260,766	1.8
Zhuhai	367,420	2.5
Zhaoqing	809,160	5.6
Wuhan	284,027	2.0
Chengdu	149,227	1.0
Heyuan	53,783	0.4
Hangzhou Area	211,793	1.5
Shantou	46,438	0.3
Shanwei	60,882	0.4
Nanjing	97,686	0.7
<b>Total</b>	<b>14,501,794</b>	<b>100.0</b>

## Portfolio of Property Development Projects

The table below is a summary of the portfolio of property development projects as at 30 June 2023<sup>(1)</sup>:

Project	Project type	Actual/ expected completion date	Site area (sq.m.)	Completed		Under development/ future development		Ownership interest <sup>(5)</sup> (%)
				GFA for sale <sup>(2)(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	GFA for sale <sup>(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	
<b>Guangzhou</b>								
Times Bund	Residential and commercial	2013-2016	92,123	1,728	31,178	–	–	99
Ocean Times	Residential and commercial	2011-2015	354,156	4,842	22,764	–	–	91
Yun Du Hui	Apartment and commercial	2015	17,480	–	38	–	–	50
Times Cloud Atlas (Guangzhou)	Residential and commercial	2016	45,593	–	6,019	–	–	100
Times Bridges (Zengcheng)	Residential and commercial	2017	93,756	–	66,337	–	–	100
Times Centralpark Living (Guangzhou)	Residential and commercial	2017	70,648	561	67,616	–	–	100
Nansha Times Long Island Project	Residential and commercial	2016-2018	71,310	–	1,007	–	–	100
Times Cloud Port (Huadu)	Residential and commercial	2020	29,959	–	9,630	–	–	100
Times Park Laurel (Guangzhou)	Residential and commercial	2018	45,537	1,046	9,201	–	–	100
Times Aerobic City (Guangzhou)	Residential and commercial	2018	64,374	4,602	332	–	–	95
B2-2 land parcel, Sino-Singapore Knowledge City	Residential and commercial	2019	61,145	4,271	54,860	–	–	100
B2-1 land parcel, Sino-Singapore Knowledge City	Residential and commercial	2016-2019	103,890	4,075	74,084	–	–	100
Times Cambridge (Huadu)	Residential and commercial	2017-2018	31,665	145	8,517	–	–	100
Project of Shigang Road, Haizhu District	Residential and commercial	2022-2023	20,211	–	7,451	–	37,420	100
Times Fairy Land	Residential and commercial	2019	20,076	2,466	17,483	–	–	91
Times Forture	Residential and commercial	2018	20,177	203	33,356	–	–	100
Times The Shore	Residential and commercial	2020	53,985	108	28,186	–	–	100
Times Elegance (Zengcheng)	Residential and commercial	2020	24,825	–	33,324	–	–	87
Times King City (Sino-Singapore)	Residential and commercial	2020-2021	90,976	67,791	138,496	–	–	100
Times King City (Sino-Singapore)	Residential and commercial	2027-2028	31,509	–	–	98,138	52,970	100

Project	Project type	Actual/ expected completion date	Site area (sq.m.)	Completed		Under development/ future development		Ownership interest <sup>(5)</sup> (%)
				GFA for sale <sup>(2)(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	GFA for sale <sup>(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	
Times City (Guangzhou)	Residential and commercial	2021-2027	178,038	53,108	153,074	115,033	76,076	51
Times Yunlai (Guangzhou)	Residential and commercial	2021-2024	67,695	62,437	38,870	–	49,572	100
Times Realm (Guangzhou)	Residential and commercial	2022-2023	44,995	508	4,678	57,500	52,019	100
Times Impression (Guangzhou)	Residential and commercial	2021-2026	102,948	12,609	12,794	162,095	128,883	75
Times Classic (Zengcheng)	Residential and commercial	2021-2024	77,530	16,975	8,522	92,503	84,889	75
Times Horizon (Huangpu)	Residential and commercial	2023-2026	100,321	8,088	19,012	309,600	146,343	70
Times Flourism (Huangpu)	Residential and commercial	2022-2023	23,467	3,821	4,081	–	28,403	100
Times Rhythm (Guangzhou)	Residential and commercial	2022-2024	110,168	3,346	1,287	260,306	108,516	50
Golden Field Yuefu	Residential and commercial	2021-2025	33,321	7,850	36,974	23,935	9,884	50
Times Realm (Huadu)	Residential and commercial	2023-2024	20,819	–	–	41,182	11,151	69
<b>Foshan</b>								
Times King City (Shunde)	Residential and commercial	2016-2017	125,782	207	37,230	–	–	100
Times City (Foshan)	Residential and commercial	2010-2017	505,776	10,030	86,303	–	–	100
Times City (Foshan) Phases V, VI	Residential and commercial	2016	12,860	–	5,665	–	–	100
Times King City (Foshan) Phase IV	Residential and commercial	2015	34,308	68	–	–	–	91
Goden Lotus (Foshan)	Residential and commercial	2017	20,464	–	1,652	–	–	100
Times Prime (Foshan)	Residential and commercial	2016	17,148	–	783	–	–	100
Times Riverbank (Foshan)	Residential and commercial	2017	64,697	–	13,779	–	–	100
Times Classic (Foshan)	Residential and commercial	2018	35,383	–	4,362	–	–	100
Times Riverbank (Foshan) Phase II	Residential and commercial	2018-2019	111,658	–	799	–	–	100
Ocean Times (Foshan) Phase I	Residential and commercial	2018	105,553	1,232	21,129	–	–	91
Timing Home	Residential and commercial	2019	40,794	11,686	21,154	–	–	100
Ocean Times (Foshan) Phase II	Residential and commercial	2019	89,927	967	38,658	–	–	100
Mt. Tittlis (Foshan)	Residential and commercial	2019	117,893	–	3,106	–	–	100

Project	Project type	Actual/ expected completion date	Site area (sq.m.)	Completed		Under development/ future development		Ownership interest <sup>(5)</sup> (%)
				GFA for sale <sup>(2)(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	GFA for sale <sup>(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	
Project of Juxian, Nanshan, Sanshui, Foshan	Residential and commercial	2020	49,125	5,882	45,883	–	–	100
Project of Aoli Garden, Datang, Sanshui, Foshan	Residential and commercial	2018-2019	91,760	6,076	64,262	–	–	80
Project of Xinya, Nanhai, Foshan	Residential and commercial	2020	41,772	126	15,152	–	–	100
Times Starry Mansion (Foshan)	Residential and commercial	2018-2019	37,835	4,741	34,133	–	–	75
Times Merchants Tianxi (Foshan)	Residential and commercial	2021	43,518	3,955	14,907	–	–	50
Times Realm (Foshan)	Residential and commercial	2021-2022	67,579	658	71,947	–	–	100
Poly Times (Foshan)	Residential and commercial	2022	48,498	9,636	10,930	–	–	49
Toplus (Foshan)	Residential and commercial	2021-2024	120,487	120,743	4,774	84,997	71,623	33
Times Memory (Foshan)	Residential and commercial	2021-2023	62,063	62,966	44,071	45,754	31,337	51
Foshan Dali Yanjiang Road Project	Residential and commercial	2021-2022	36,313	382	15,765	–	–	100
Hexiquan Project in Shuitou Industrial Zone, Nanhai, Foshan	Residential and commercial	2021	12,688	68	3,613	–	–	33
Foshan's Shunde Lunjiao Project	Residential and commercial	2022	38,654	21,719	35,666	–	–	100
Times Global Chuangke Town	Residential and commercial	2022-2028	223,952	42,140	66,562	409,930	133,258	75
Panjian Project in Shuitou Industrial Zone, Nanhai, Foshan	Residential and commercial	2023	11,304	27,245	49	–	11,557	33
Times Cloud Atlas (Sanshui) Phase II	Residential and commercial	2022	26,658	11,551	10,160	–	–	100
Chuangke Phase II	Residential and commercial	2028-2029	119,035	–	–	335,584	110,085	40
<b>Jiangmen</b>								
Times King City (Heshan)	Residential and commercial	2019-2020	120,804	52,661	78,870	–	–	70
Lake Forest	Residential and commercial	2020-2027	316,980	93,241	115,520	123,981	3,926	51
Central Park Living	Residential and commercial	2019	90,034	2,140	36,781	–	–	100
Times Horizon (Heshan)	Residential and commercial	2020-2022	49,735	679	35,569	–	–	90
Central Park Living (Heshan) Phase II	Residential and commercial	2020-2025	119,153	177	1,550	110,335	24,626	91
Times Elegance (Heshan)	Residential and commercial	2023-2028	187,782	–	–	477,223	127,673	51
Times King City (Jiangmen)	Residential and commercial	2020	34,674	85	28,036	–	–	100

Project	Project type	Actual/ expected completion date	Site area (sq.m.)	Completed		Under development/ future development		Ownership interest <sup>(5)</sup> (%)
				GFA for sale <sup>(2)(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	GFA for sale <sup>(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	
<b>Zhuhai</b>								
Times King City (Zhuhai) Phase I	Residential and commercial	2015	52,950	3,535	5,952	–	–	100
Times King City (Zhuhai) Phases II, III, IV	Residential and commercial	2016-2017	198,204	779	10,433	–	–	100
Times The Shore (Zhuhai)	Residential and commercial	2016-2017	119,169	96	3,592	–	–	100
Baoli Xiangbin Huayuan Project	Residential and commercial	2017	77,206	–	21,129	–	–	49
West of Tin Ka Ping Secondary School, Zhuhai	Residential and commercial	2018	85,363	2,079	48,988	–	–	100
Zhuhai Times Eolia City (Zhuhai)	Residential and commercial	2018	53,963	–	9,117	–	–	100
Times King City (Zhuhai) Phase V	Residential and commercial	2018	17,791	2,156	14,422	–	–	80
Times Poly TOPlaza (Zhuhai)	Residential and commercial	2019-2024	60,138	64,825	74,988	1,238	–	50
West of Heyi Road (Middle), Baijiao Township, Doumen District, Zhuhai	Residential and commercial	2020	20,000	1,002	9,488	–	–	100
Times Horizon II	Residential and commercial	2020	11,393	474	8,206	–	–	50
Times Horizon III	Residential and commercial	2021	23,712	7,649	18,565	–	–	50
Times Horizon I	Residential	2020	9,540	2,713	5,237	–	–	38
Times Horizon IV	Residential and commercial	2021-2023	48,432	13,715	37,042	–	–	38
<b>Zhongshan</b>								
Times King City (Zhongshan)	Residential and commercial	2013-2015	101,821	1,468	50,655	–	–	100
Times Cloud Atlas (Zhongshan)	Residential and commercial	2015-2016	46,667	–	68	–	–	100
Jin Sha Project (Zhongshan)	Residential and commercial	2020-2022	132,290	50,309	118,590	–	–	93
Sanxi Village Project (Zhongshan)	Residential and commercial	2019	39,351	518	1,651	–	–	91
Baoyi Project (Zhongshan)	Residential and commercial	2020	26,256	349	14,409	–	–	100
Jieyue Project of Times North Shore (Zhongshan)	Residential and commercial	2019	25,672	294	9,703	–	–	73
Guanfu Project of Times North Shore (Zhongshan)	Residential and commercial	2020	24,328	1,130	11,622	–	–	73

Project	Project type	Actual/ expected completion date	Site area (sq.m.)	Completed		Under development/ future development		Ownership interest <sup>(5)</sup> (%)
				GFA for sale <sup>(2)(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	GFA for sale <sup>(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	
<b>Qingyuan</b>								
Times King City (Qingyuan)	Residential and commercial	2014-2019	301,368	10,130	84,462	–	–	100
Times Garden (Qingyuan) Phase I	Residential and commercial	2016	70,650	–	35,994	–	–	100
Times Garden (Qingyuan) Phase II	Residential and commercial	2019-2020	84,440	–	2,377	–	–	100
Fogang Huanghua Lake Project	Residential and commercial	2028	477,020	–	–	490,363	19,706	100
The Shore (Qingyuan)	Residential and commercial	2026	91,127	–	–	331,466	103,810	100
Jiada Feilai Lake Project								
The Shore (Qingyuan)	Residential and commercial	2019	68,840	4,476	80,621	–	–	90
Wanda West Project								
Fogang Songfeng Project (Qingyuan)	Residential and commercial	2021-2028	118,164	37,681	32,257	235,500	83,726	70
Times The Shore II (Qingyuan)	Residential and commercial	2019-2024	133,102	8,282	72,221	134,683	79,872	100
Hengda Feilai Lake Project								
Feilai South Road Project (Qingyuan)	Residential and commercial	2025-2026	23,137	–	–	71,498	30,832	100
Times Sweet (Qingyuan)	Residential and commercial	2019-2020	28,620	8,256	34,384	–	–	100
Xinteng Project (Qingyuan)	Residential and commercial	2022-2029	123,987	64,773	1,100	285,758	105,117	75
Project of Hengfeng (Qingyuan)	Residential and commercial	2025	53,164	–	–	143,663	50,231	100
<b>Changsha</b>								
Times King City (Changsha)	Residential and commercial	2013-2025	649,862	2,898	127,036	195,762	69,297	100
Times Prime (Changsha)	Residential and commercial	2020	48,017	429	37,646	–	–	100
Times Memory (Changsha)	Residential and commercial	2021	39,722	1,881	22,530	–	–	100
Times Mt. Tittlis (Meixi)	Residential and commercial	2021-2024	71,041	1,611	420	–	54,439	100
Project of Huangtuling, Yuhua District, Changsha	Commercial	2022-2023	8,848	715	144	–	12,050	80
S16 Series Land Parcel, Moon Island, Changsha	Residential and commercial	2023-2025	121,666	–	–	243,351	106,510	51



Project	Project type	Actual/ expected completion date	Site area (sq.m.)	Completed		Under development/ future development		Ownership interest <sup>(5)</sup> (%)
				GFA for sale <sup>(2)(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	GFA for sale <sup>(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	
<b>Dongguan</b>								
Times King City (Dongguan)	Residential and commercial	2018	55,792	1,363	265	–	–	100
Times Realm (Dongguan)	Residential and commercial	2018-2020	79,190	7,000	39,024	–	–	100
Times Thriving City (Dongguan)	Residential and commercial	2018-2020	42,519	1,000	7,216	–	–	100
Acquisition Project of Xiaohu Road, Daoqiang Town (Dongguan)	Residential and commercial	2019-2023	56,298	28,910	19,013	–	–	60
Project of Luwu Village, Changping Town (Dongguan)	Residential and commercial	2019-2020	26,345	4,615	6,192	–	–	17
Shipai Town Project (Dongguan)	Residential and commercial	2019-2023	95,977	709	–	–	22,435	13
Project of Douchizhou, Zhongtang Town, Dongguan	Residential and commercial	2021	22,451	2,391	9,998	–	–	51
Project of Land Parcel II of Douchizhou, Zhongtang Town, Dongguan	Residential and commercial	2021-2025	38,096	12,944	20,370	2,001	6	49
Project of Dingshan, Houjie Town, Dongguan	Residential and commercial	2023-2024	69,524	12,212	2,650	139,212	61,556	33
Land Parcel 014 of Douchizhou, Zhongtang Town, Dongguan	Residential and commercial	2022-2023	41,837	30,351	11	577	33,701	51
Land Parcel 016 of Douchizhou, Zhongtang Town, Dongguan	Residential and commercial	2023-2024	27,572	–	–	83,494	27,385	49
Project of Liaoxia, Houjie, Dongguan	Residential and commercial	2024	104,561	–	–	136,642	88,774	30
Times Brilliance	Plant and commercial	2021-2023	51,886	61,892	–	6,013	22,393	100
<b>Huizhou</b>								
Desai Land Parcel of Gutang'ao	Residential and commercial	2020-2025	284,414	52,120	75,455	132,437	150,247	49
Golden Totus (Huizhou)	Residential and commercial	2020	23,459	8,582	25,615	–	–	80
Vantin Casa (Huiyang)	Residential and commercial	2020	71,274	388	40,756	–	–	100
Sanhe Road Housing Estate (Huizhou)	Residential and commercial	2025-2027	62,000	–	–	121,389	45,783	80
Project of Baiyunshan Town, Zhongkai District, Huizhou	Residential and commercial	2023-2027	93,628	–	–	309,489	128,139	100
<b>Chengdu</b>								
Times Elegance (Chengdu)	Residential and commercial	2020	30,429	1,794	25,099	–	–	100
Times Realm (Chengdu)	Residential and commercial	2021-2023	38,338	–	109	63,822	58,403	100

Project	Project type	Actual/ expected completion date	Site area (sq.m.)	Completed		Under development/ future development		Ownership interest <sup>(5)</sup> (%)
				GFA for sale <sup>(2)(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	GFA for sale <sup>(4)</sup> (sq.m.)	Other GFA <sup>(3)</sup> (sq.m.)	
<b>Zhaoqing</b>								
Times Bund (Zhaoqing)	Residential and commercial	2020	59,677	–	5,726	–	–	100
Project of Fenghuang Avenue, Zhaoqing New District	Residential and commercial	2023-2028	51,385	–	–	181,709	40,700	100
Times Shimao Riverbank (Zhaoqing)	Residential and commercial	2023-2026	59,394	–	–	168,382	47,097	50
Times Xinghu Memory (Zhaoqing)	Residential and commercial	2023-2025	43,031	1,325	–	73,760	36,833	100
Times Impression (Zhaoqing)	Residential and commercial	2028-2029	69,999	–	–	208,739	44,889	100
<b>Shantou</b>								
Times Horizon (Shantou)	Residential and commercial	2022	36,230	4,015	42,423	–	–	100
<b>Shanwei</b>								
Times Riverbank (Haifeng)	Residential and commercial	2021	27,612	18,265	42,617	–	–	100
<b>Hangzhou Area</b>								
Times Realm (Hangzhou)	Residential and commercial	2023	26,861	1,395	89	–	31,619	100
Land Project of Longduhu, Xucun Town, Haining	Residential and commercial	2023-2024	46,938	–	–	128,394	50,296	51
<b>Heyuan</b>								
Times King City (Heyuan)	Residential and commercial	2021	44,470	133	53,650	–	–	60
<b>Wuhan</b>								
Times Mark (Wuhan)	Residential and commercial	2023-2027	78,037	–	–	202,546	81,481	50
<b>Nanjing</b>								
Land Parcel from East to Zhijia Garden, West to Magao Road, Maqun Street, Qixia District, Nanjing	Residential	2023-2024	32,844	–	–	71,035	26,651	55
			<u>10,914,432</u>	<u>1,297,268</u>	<u>3,279,318</u>	<u>6,911,019</u>	<u>3,014,189</u>	

*Notes:*

- (1) The table above includes properties for which (i) the Group has obtained the relevant land use rights certificate(s), but has not obtained the requisite construction permits, or (ii) the Group has signed a land grant contract with the relevant government authority, but has not obtained the land use rights certificate(s). The figures for total and saleable GFA are based on figures provided in the relevant governmental documents, such as the property ownership certificates, the construction work planning permits, the pre-sale permits, the construction land planning permits or the land use rights certificate. The categories of information are based on our internal records.
- (2) Certain completed projects have no GFA available for sale by the Group as all saleable GFA have been sold, pre-sold or rented out.
- (3) “Other GFA” mainly includes car parks and ancillary facilities.
- (4) “GFA for sale” and “GFA under development and GFA held for future development” are derived from the Group’s internal records and estimates.
- (5) “Ownership interest” is based on the Group’s effective ownership interest in the respective project companies.

**Acquisitions of Land Parcels for the Six Months ended 30 June 2023**

During the six months ended 30 June 2023, the Group did not acquire any land parcels.

## **MARKET REVIEW**

As of 30 June 2023, the transaction volume stabilised across the whole real estate industry. According to the National Bureau of Statistics, the saleable area of commercial properties reached 595.15 million sq.m. nationwide, representing a decrease of 5.3 percentage points on a year-on-year basis, and the decline was narrowed compared with the end of last year. The transaction volume of commercial properties reached RMB6,309.2 billion, representing an increase of 1.1 percentage points on a year-on-year basis.

The national residential land market remained sluggish. According to statistics from the China Index Academy, the national residential land transaction value was RMB1.1 trillion, which decreased by 22% on a year-on-year basis. Among them, the growth rates of residential land transaction value in first-tier cities, second-tier cities as well as third- and fourth-tier cities were -16%, -18% and -29% on a year-on-year basis respectively.

### **Prospects**

Looking forward to the second half of 2023, the international environment is complex and grim, the recovery of the world economy is still anemic with numerous unstable and uncertain factors. Economic recovery will be a process of wave-like development and tortuous progress. It is expected that macro policies will be intensified to expand domestic demand and boost private investments.

Real estate is one of the pillar industries of the national economy. As such, the state will continue to introduce more policies to promote market expectations and confidence. The regulatory and control policies for real estate in key cities are expected to be adjusted to better support fixed and improved housing demand. Mortgage interest rates and down payment ratios for housing purchases are expected to be further decreased. With the promulgation of policies for stabilization of the real estate market, the real estate market is expected to gradually stabilise. While the regional market experienced differentiation, with the support from the industrial population and more loosened policies, the market in first- and second-tier cities is expected to recover better, while the downward pressure on other cities remains relatively high.

The Group will adhere to proactive sales strategies, closely monitor receivables, reduce costs and enhance efficiency, and maintain a stable operating cash flow. The Group will continue to optimise the structure of urban redevelopment projects, and accelerate the conversion of urban redevelopment projects and investment return. The Group will actively manage our debt, optimise debt structure, accelerate the disposal of non-core assets and sustain stable operation.

## FINANCIAL REVIEW

### *Revenue*

The Group's revenue is primarily generated from property development, urban redevelopment business and property leasing and sub-leasing, which contributed approximately 90.8%, 6.2% and 3.0% respectively of the revenue for the six months ended 30 June 2023. The Group's revenue increased by RMB3,434.1 million, or 52.8%, to RMB9,932.2 million for the six months ended 30 June 2023 from RMB6,498.1 million for the six months ended 30 June 2022. Such increase was primarily attributable to the increase of area delivered in property sales.

### *Property development*

The Group's revenue from sales of properties increased by RMB2,832.4 million, or 45.8%, to RMB9,014.7 million for the six months ended 30 June 2023 from RMB6,182.3 million for the six months ended 30 June 2022. Such increase was primarily attributable to significant guaranteed delivery achievements made after the end of the pandemic in China. Projects that contributed significant revenue to the Group for the six months ended 30 June 2023 mainly included Golden Field Yuefu, Times Realm (Hangzhou), Times Blossom (Dongguan) and Times The Shore II (Qingyuan).

### *Urban redevelopment business*

During the Period, the Group recorded income from urban redevelopment business of RMB619.5 million, which was mainly generated from urban redevelopment projects in Guangzhou and Foshan region.

### *Property leasing and sub-leasing*

The Group's gross rental income decreased by RMB17.8 million, or 5.6%, to RMB298.0 million for the six months ended 30 June 2023 from RMB315.8 million for the six months ended 30 June 2022. The decrease was primarily due to the decrease in leased area of several projects during the Period.

### *Cost of sales*

The Group's cost of sales increased by RMB3,534.2 million, or 62.7%, to RMB9,172.3 million for the six months ended 30 June 2023 from RMB5,638.1 million for the six months ended 30 June 2022. Such increase was primarily attributable to the increase of area delivered in property sales as compared with the corresponding period for the six months ended 30 June 2022.

### *Gross profit and gross profit margin*

The Group's gross profit decreased by RMB100.1 million, or 11.6%, to RMB759.9 million for the six months ended 30 June 2023 from RMB860.0 million for the six months ended 30 June 2022. For the six months ended 30 June 2023, the Group's gross profit margin decreased to 7.7% from 13.2% for the six months ended 30 June 2022. Such decrease was primarily due to the decline of the gross profit margins in property sales for the six months ended 30 June 2023.

### *Other income and gains*

The Group's other income and gains decreased to RMB127.8 million for the six months ended 30 June 2023 from RMB381.7 million for the six months ended 30 June 2022, which was primarily attributable to the absence of income from the repurchase of USD bonds for the six months ended 30 June 2023.

### *Selling and marketing costs*

The Group's selling and marketing costs decreased by RMB87.7 million, or 32.4%, to RMB183.2 million for the six months ended 30 June 2023 from RMB270.9 million for the six months ended 30 June 2022. The decrease was mainly due to the strict control over the marketing costs by the Group.

### *Administrative expenses*

The Group's administrative expenses decreased by RMB210.0 million, or 40.4%, to RMB309.3 million for the six months ended 30 June 2023 from RMB519.3 million for the six months ended 30 June 2022. The decrease was mainly due to the strict control over the administrative expenses by the Group.

### *Other expenses*

The Group's other expenses increased by RMB675.4 million, or 300.7%, to RMB900.0 million for the six months ended 30 June 2023 from RMB224.6 million for the six months ended 30 June 2022. The increase was primarily attributable to the increase of impairment on certain assets in the Period.

### *Finance costs*

The Group's finance costs increased to RMB552.5 million for the six months ended 30 June 2023 from RMB199.8 million for the six months ended 30 June 2022. The increase was primarily due to the decrease in interest charge available for capitalisation of the Group's projects.

### *Income tax expense*

The Group's income tax expenses increased by RMB237.7 million, or 560.6%, to RMB280.1 million for the six months ended 30 June 2023 from RMB42.4 million for the six months ended 30 June 2022. The increase was primarily attributable to the reversal of certain deferred income tax assets by the Group for the six months ended 30 June 2023.

### *(Loss)/profit for the Period*

The Group's loss for the Period amounted to RMB1,409.7 million for the six months ended 30 June 2023, representing a decrease of RMB1,440.8 million as compared to the Group's profit for the period for the six months ended 30 June 2022. Basic and diluted loss per share for the six months ended 30 June 2023 were RMB80 cents (basic and diluted earnings per share for the six months ended 30 June 2022: RMB1 cent).

### *(Loss)/profit attributable to the owners of the Company*

The loss attributable to the owners of the Company amounted to RMB1,689.5 million for the six months ended 30 June 2023, representing a decrease of RMB1,713.2 million from the profit attributable to the owners of the Company for the six months ended 30 June 2022. Core net loss attributable to the owners of the Company for the six months ended 30 June 2023 (net loss attributable to shareholders less changes in fair value of self-owned investment properties, and net of the impact of the related deferred tax and changes in fair value of derivative financial instruments) was RMB1,690.1 million, representing a decrease of RMB1,741.7 million from the core net profit attributable to the owners of the Company for the six months ended 30 June 2022.

## **Liquidity, Financial and Capital Resources**

### *Cash position*

As at 30 June 2023, the carrying balance of the Group's cash and bank deposits was approximately RMB5,341.6 million (31 December 2022: RMB6,749.4 million), representing a decrease of 20.9% when compared with that of 31 December 2022. Under relevant PRC laws and regulations, some of the Group's project companies are required to place a certain amount of pre-sale proceeds in designated bank accounts as guarantee deposits for construction of the relevant properties. These guarantee deposits may only be used for payments to construction contractors in the project development process and for other construction-related payments, such as purchase of materials. The remaining guarantee deposits are released when certificates of completion for the relevant properties have been obtained. In addition, a portion of the Group's bank deposits represented loan proceeds in the regulatory accounts designated by the banks, in which case the use of the restricted bank deposits, subject to the banks' approval, is restricted to the purposes as set out in the relevant loan agreements. As at 30 June 2023, the amount of the Group's restricted bank deposits was RMB3,171.9 million (31 December 2022: RMB4,011.0 million).

### *Borrowings and pledged assets*

As at 30 June 2023, the interest-bearing payables of the Group were RMB6,371.4 million (31 December 2022: RMB5,794.9 million). These balances were secured partially by part of trade receivables and inventories of properties with a carrying value of RMB377.1 million and RMB1,243.2 million respectively. As at 30 June 2023, equity interests of certain subsidiaries of the Group were pledged as security for certain of the Group's interest-bearing payables with an aggregate amount of RMB4,020.7 million.

The Group had aggregate interest-bearing bank loans and other borrowings (excluding interests payables) of approximately RMB46,928.2 million as at 30 June 2023. Borrowings that are due within one year decreased from RMB33,792.8 million as at 31 December 2022 to RMB24,263.1 million as at 30 June 2023, and approximately RMB22,119.5 million of borrowings are due within two to five years and approximately RMB545.6 million of borrowings are due over five years. As at 30 June 2023, the Group's outstanding borrowings were secured partially by part of the investment properties, trade receivables, inventories of properties and the property, plant and equipment with a carrying value of approximately RMB931.6 million, RMB27.8 million, RMB13,156.0 million and RMB622.4 million, respectively. As at 30 June 2023, equity interests of certain subsidiaries of the Group were pledged as security for certain of the Group's interest-bearing bank and other borrowings.

Details of the equity or debt securities issued by the Company and/or its subsidiaries during the Period are set out below:

(a) USD 5.55% Senior Notes due 2024

On 4 June 2021, the Company issued 5.55% senior notes due 2024 in a principal amount of USD400,000,000 (equivalent to approximately RMB2,890,320,000) (the "USD 5.55% Senior Notes issued in June 2021"). On 27 July 2021, the Company issued 5.55% senior notes due 2024 in a principal amount of USD100,000,000 (equivalent to approximately RMB722,580,000) (the "USD 5.55% Senior Notes issued in July 2021"). The USD 5.55% Senior Notes issued in June 2021 and the USD 5.55% Senior Notes issued in July 2021 were consolidated and formed a single series, collectively as the "USD 5.55% Senior Notes due 2024". The USD 5.55% Senior Notes due 2024 are listed on the Stock Exchange and bear interest from and including 4 June 2021 at the rate of 5.55% per annum, payable semi-annually in arrears.

(b) USD 5.75% Senior Notes due 2027

On 14 January 2021, the Company issued 5.75% senior notes due 2027 in a principal amount of USD350,000,000 (equivalent to approximately RMB2,529,030,000) (the "USD 5.75% Senior Notes due 2027"). The USD 5.75% Senior Notes due 2027 are listed on the Stock Exchange and bear interest from and including 14 January 2021 at the rate of 5.75% per annum, payable semi-annually in arrears.



(c) USD 6.20% Senior Notes due 2026

On 22 September 2020, the Company issued 6.20% senior notes due 2026 in a principal amount of USD350,000,000 (equivalent to approximately RMB2,529,030,000) (the “USD 6.20% Senior Notes issued in September 2020”). On 17 March 2021, the Company issued 6.20% senior notes due 2026 in a principal amount of USD100,000,000 (equivalent to approximately RMB722,580,000) (the “USD 6.20% Senior Notes issued in March 2021”). The USD 6.20% Senior Notes issued in September 2020 and the USD 6.20% Senior Notes issued in March 2021 were consolidated and formed a single series, collectively as the “USD 6.20% Senior Notes due 2026”. The USD 6.20% Senior Notes due 2026 are listed on the Stock Exchange and bear interest from and including 22 September 2020 at the rate of 6.20% per annum, payable semi-annually in arrears.

(d) RMB 5.94% Non-Public Domestic Corporate Bonds due 2026

On 21 August 2020, Guangzhou Times Holdings Group Co., Ltd.\* (廣州市時代控股集團有限公司) (“Guangzhou Times”), a wholly-owned subsidiary of the Company, issued non-public domestic corporate bonds at a coupon rate of 5.94% per annum at a par value of RMB1,100,000,000 (“RMB 5.94% Non-Public Domestic Corporate Bonds due 2024”) for a term of four years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the second year and the end of the third year, while investors are entitled to sell them back. RMB 5.94% Non-Public Domestic Corporate Bonds due 2024 are listed on the Shanghai Stock Exchange and bear interest from and including 24 August 2020 at the rate of 5.94% per annum, payable annually in arrears. On 24 August 2022, the Company has made the first installment payment, repaying 10% of the total principal amount and the total amount of the outstanding interest payable of the RMB 5.94% Non-Public Domestic Corporate Bonds due 2024. During the period from 22 February to 20 April 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2026 (“RMB 5.94% Non-Public Domestic Corporate Bonds due 2026”), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(e) RMB 5.68% Non-Public Domestic Corporate Bonds due 2026

On 3 August 2020, Guangzhou Times issued non-public domestic corporate bonds at a coupon rate of 5.68% per annum at a par value of RMB500,000,000 (“RMB 5.68% Non-Public Domestic Corporate Bonds due 2024”) for a term of four years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the second year and the end of the third year, while investors are entitled to sell them back. RMB 5.68% Non-Public Domestic Corporate Bonds due 2024 are listed on the Shanghai Stock Exchange and bear interest from and including 4 August 2020 at the rate of 5.68% per annum, payable annually in arrears. On 4 August 2022, the Company has made the first installment payment, repaying 10% of the total principal amount and the total amount of the outstanding interest payable of the RMB 5.68% Non-Public Domestic Corporate Bonds due 2024. During the period from 22 February to 28 April 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2026 (“RMB 5.68% Non-Public Domestic Corporate Bonds due 2026”), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(f) RMB 5.94% Public Domestic Corporate Bonds due 2027

On 16 July 2020, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 5.94% per annum at a par value of RMB1,600,000,000 (“RMB 5.94% Public Domestic Corporate Bonds due 2025”) for a term of five years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the third year, while investors are entitled to sell them back. RMB 5.94% Public Domestic Corporate Bonds due 2025 are listed on the Shanghai Stock Exchange and bear interest from and including 17 July 2020 at the rate of 5.94% per annum, payable annually in arrears. During the period from 22 February to 24 April 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2027 (“RMB 5.94% Non-Public Domestic Corporate Bonds due 2027”), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(g) USD 6.75% Senior Notes due 2025

On 8 July 2020, the Company issued 6.75% senior notes due 2025 in a principal amount of USD300,000,000 (equivalent to approximately RMB2,167,740,000) (the “USD 6.75% Senior Notes issued in July 2020”). On 30 October 2020, the Company issued 6.75% senior notes due 2025 in a principal amount of USD250,000,000 (equivalent to approximately RMB1,806,450,000) (the “USD 6.75% Senior Notes issued in October 2020”). The USD 6.75% Senior Notes issued in July 2020 and the USD 6.75% Senior Notes issued in October 2020 were consolidated and formed a single series, collectively as the “USD 6.75% Senior Notes due 2025”. The USD 6.75% Senior Notes due 2025 are listed on the Stock Exchange and bear interest from and including 8 July 2020 at the rate of 6.75% per annum, payable semi-annually in arrears.

(h) RMB 5.24% Public Domestic Corporate Bonds due 2027

On 26 May 2020, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 5.24% per annum at a par value of RMB2,500,000,000 (“RMB 5.24% Public Domestic Corporate Bonds due 2025”) for a term of five years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the third year, while investors are entitled to sell them back. RMB 5.24% Public Domestic Corporate Bonds due 2025 are listed on the Shanghai Stock Exchange and bear interest from and including 27 May 2020 at the rate of 5.24% per annum, payable annually in arrears. During the period from 22 February to 11 April 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2027 (“RMB 5.24% Non-Public Domestic Corporate Bonds due 2027”), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(i) RMB 5.10% Public Domestic Corporate Bonds due 2027

On 26 March 2020, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 5.10% per annum at a par value of RMB1,550,000,000 (“RMB 5.10% Public Domestic Corporate Bonds due 2025”) for a term of five years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the third year, while investors are entitled to sell them back. RMB 5.10% Public Domestic Corporate Bonds due 2025 are listed on the Shanghai Stock Exchange and bear interest from and including 30 March 2020 at the rate of 5.10% per annum, payable annually in arrears. During the period from 22 February to 14 April 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2027 (“RMB 5.10% Non-Public Domestic Corporate Bonds due 2027”), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(j) RMB 6.30% Public Domestic Corporate Bonds due 2027

On 26 March 2020, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 6.30% per annum at a par value of RMB950,000,000 (“RMB 6.30% Public Domestic Corporate Bonds due 2027”) for a term of seven years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the fifth year, while investors are entitled to sell them back. RMB 6.30% Public Domestic Corporate Bonds due 2027 are listed on the Shanghai Stock Exchange and bear interest from and including 30 March 2020 at the rate of 6.30% per annum, payable annually in arrears. During the period from 22 February to 24 April 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2027, set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(k) RMB 5.00% Public Domestic Corporate Bonds due 2027

On 21 February 2020, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 5.00% per annum at a par value of RMB740,000,000 (“RMB 5.00% Public Domestic Corporate Bonds due 2025”) for a term of five years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the third year, while investors are entitled to sell them back. RMB 5.00% Public Domestic Corporate Bonds due 2025 are listed on the Shanghai Stock Exchange and bear interest from and including 24 February 2020 at the rate of 5.00% per annum, payable annually in arrears. During the period from 22 February to 11 April 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2027 (“RMB 5.00% Non-Public Domestic Corporate Bonds due 2027”), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(l) RMB 6.20% Public Domestic Corporate Bonds due 2027

On 21 February 2020, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 6.20% per annum at a par value of RMB575,000,000 (“RMB 6.20% Public Domestic Corporate Bonds due 2027”) for a term of seven years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the fifth year, while investors are entitled to sell them back. RMB 6.20% Public Domestic Corporate Bonds due 2027 are listed on the Shanghai Stock Exchange and bear interest from and including 24 February 2020 at the rate of 6.20% per annum, payable annually in arrears. During the period from 22 February to 24 February 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to February 2027, set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(m) USD 6.75% Senior Notes due 2023

On 16 July 2019, the Company issued 6.75% senior notes due 2023 in a principal amount of USD400,000,000 (approximately equivalent to RMB2,890,320,000) (the “USD 6.75% Senior Notes issued in July 2019”). On 4 September 2019, the Company issued 6.75% senior notes due 2023 in a principal amount of USD100,000,000 (equivalent to approximately RMB722,580,000) (the “USD 6.75% Senior Notes issued in September 2019”). The USD 6.75% Senior Notes issued in July 2019 and the USD 6.75% Senior Notes issued in September 2019 were consolidated and formed a single series which are referred to as the “USD 6.75% Senior Notes due 2023”. The USD 6.75% Senior Notes due 2023 are listed on the Stock Exchange and bear interest from and including 16 July 2019 at the rate of 6.75% per annum, payable semi-annually in arrears.

(n) RMB 6.80% Public Domestic Corporate Bonds due 2027

On 6 June 2019, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 6.80% per annum at a par value of RMB500,000,000 (“RMB 6.80% Public Domestic Corporate Bonds due 2024”) for a term of five years in the PRC. RMB 6.80% Public Domestic Corporate Bonds due 2024 are listed on the Shanghai Stock Exchange and bear interest from and including 10 June 2019 at the rate of 6.80% per annum, payable annually in arrears. During the period from 22 February to 6 March 2023, Guangzhou Times convened a bondholders’ meeting to adjust the maturity date of the bonds to 2027 (“RMB 6.80% Non-Public Domestic Corporate Bonds due 2027”), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

(o) RMB 7.50% Public Domestic Corporate Bonds due 2023

On 7 December 2018, Guangzhou Times issued public domestic corporate bonds at a coupon rate of 8.10% per annum at a par value of RMB1,900,000,000 (“RMB 8.10% Public Domestic Corporate Bonds due 2023”) for a term of five years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the third year, while investors are entitled to sell back. RMB 8.10% Public Domestic Corporate Bonds due 2023 are listed on the Shanghai Stock Exchange and bear interest from and including 10 December 2018 at the rate of 8.10% per annum, payable annually in arrears. In November 2021, the holders of RMB 8.10% Public Domestic Corporate Bonds due 2023 have registered to sell back 14,000,000 bonds at a price of RMB100 each. The Group has repaid these registered sold-back bonds in the amount of RMB1,400,000,000 on 10 December 2021. Since 10 December 2021, the annual interest rate of the bonds has been reduced from 8.10% to 7.50% (“RMB 7.50% Public Domestic Corporate Bonds due 2023”). The RMB 7.50% Public Domestic Corporate Bonds due 2023 was delisted on 7 February 2023.

(p) USD 6.60% Senior Notes due 2023

On 30 November 2017, the Company issued 6.60% senior notes due 2023 (the “USD 6.60% Senior Notes due 2023”) in a principal amount of USD300,000,000 (equivalent to approximately RMB2,167,740,000). The USD 6.60% Senior Notes due 2023 are listed on the Stock Exchange and bear interest from and including 30 November 2017 at the rate of 6.60% per annum, payable semi-annually in arrears.

(q) RMB 5.50% Non-Public Domestic Corporate Bonds due 2026

On 8 September 2017, Guangzhou Times issued non-public domestic corporate bonds at a coupon rate of 8.20% per annum at a par value of RMB1,100,000,000 (“RMB 8.20% Non-Public Domestic Corporate Bonds due 2022”) for a term of five years in the PRC. Guangzhou Times is entitled to adjust coupon rate at the end of the third year, while investors are entitled to sell them back. RMB 8.20% Non-Public Domestic Corporate

Bonds due 2022 are listed on the Shanghai Stock Exchange and bear interest from and including 8 September 2017 at the rate of 8.20% per annum, payable annually in arrears. On 8 September 2020, Guangzhou Times adjusted the coupon rate of the bonds to 5.50%. From 5 to 7 September 2022, Guangzhou Times held a meeting of bondholders to extend the bonds' maturity date to 2024 ("RMB 5.50% Non-Public Domestic Corporate Bonds due 2024"). On 8 September 2022, the Company has made the first installment payment, repaying 2.5% of the total principal amount and the total amount of the outstanding interest payable of the RMB 5.50% Non-Public Domestic Corporate Bonds due 2024. During the period from 22 February to 6 March 2023, Guangzhou Times convened a bondholders' meeting to adjust the maturity date of the bonds to 2026 ("RMB 5.50% Non-Public Domestic Corporate Bonds due 2026"), set up a small-amount redemption mechanism and a pro-rata principal repayment node, and capitalise the unpaid interest payable up to 24 February 2023, so as to settle the new interest along with the principal amount, and create new credit enhancement and protection measures.

### *Contingent liabilities*

As at 30 June 2023, the outstanding guarantee mortgage loans that domestic banks provided to purchasers of the Group's properties amounted to approximately RMB20,827.8 million (31 December 2022: approximately RMB29,764.1 million). These guarantees are released upon the earlier of (i) the relevant certificates of registration of mortgage or the certificates of other interests with respect to the relevant properties being delivered to the mortgagor banks; and (ii) the settlement of mortgage loans between the mortgagor banks and the purchasers of the Group's projects. If a purchaser defaults on a mortgage loan before the guarantees are released, the Group may have to repurchase the underlying property by paying off mortgage. If the Group fails to do so, the mortgagor bank may auction the underlying property and recover any outstanding amount from the Group if the amount of outstanding loan exceeds the net foreclosure sales proceeds from the auction. In line with industry practices, the Group does not conduct independent credit reviews of our customers but rely on the credit reviews conducted by the mortgagor banks.

As at 30 June 2023, the Group had provided guarantees in respect of certain bank loans of approximately RMB1,905.8 million (31 December 2022: approximately RMB2,288.8 million) for its joint ventures and associates.

### *Foreign currency risks*

The Group mainly operates in the PRC and conducts its operations mainly in RMB. The Group will closely monitor the fluctuations of the RMB exchange rate and give prudent consideration as to entering into any currency swap arrangement as and when appropriate for hedging corresponding risks. As at 30 June 2023, the Group had not engaged in hedging activities for managing foreign exchange rate risk.

## **Significant Investments Held, Material Acquisitions and Disposals of Subsidiaries, Associates and Joint Ventures, and Future Plans for Material Investments or Capital Assets**

Save as disclosed in this announcement, there were no other significant investments held, no material acquisitions or disposals of subsidiaries, associates and joint ventures during the Period, nor were there any plans authorised by the Board for other material investments or additions of capital assets as at the date of this announcement.

## **Events After the Period**

Save as disclosed in this announcement, no material event affecting the Group has occurred after the six months ended 30 June 2023.

## **Employees and Remuneration Policy**

As at 30 June 2023, the Group had 2,442 employees (31 December 2022: 2,656 employees). The remunerations of the employees are commensurate with their performance, skills, knowledge, experience and the market trend. Employee benefits provided by the Group include provident fund scheme, medical insurance scheme, unemployment insurance scheme and housing provident fund. The Group reviews the remuneration policies and packages on a regular basis and will make necessary adjustments that accommodate the pay levels in the industry. In addition to basic salaries, the employees may be offered with discretionary bonuses and cash awards based on individual performances. The Group also provides training programs for the employees with a view to constantly upgrading their skills and knowledge. Further, the Group adopted the share option scheme on 19 November 2013 (the “Share Option Scheme”) as incentives or rewards for the employees’ contributions to the Group. Further information of the Share Option Scheme is available in the Company’s annual report for the year ended 31 December 2022. As at 30 June 2023, no share option of the Company has been granted under the Share Option Scheme since its adoption. For the six months ended 30 June 2023, the Group’s employee benefit expense (excluding Directors’ remuneration) was approximately RMB253.3 million (for the six months ended 30 June 2022: RMB583.4 million).

## **INTERIM DIVIDEND**

The Board did not recommend the payment of an interim dividend for the six months ended 30 June 2023 (for the six months ended 30 June 2022: nil).

## **CORPORATE GOVERNANCE PRACTICES**

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of our shareholders and to enhance corporate value and accountability. The Company has adopted the Corporate Governance Code (the “CG Code”) contained in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) as its own code of corporate governance.

The Company has been conducting its business according to the principles of the CG Code. Save for the deviation disclosed in this announcement, in the opinion of the Directors, the Company has complied with all the applicable code provisions as set out in the CG Code for the six months ended 30 June 2023.

Code provision C.2.1 of the CG Code provides that the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Shum currently assumes the roles of both the chairman and the chief executive officer of the Company. Mr. Shum is one of the founders of the Group and has extensive experience in property development. The Board believes that by holding both roles, Mr. Shum will be able to provide the Group with strong and consistent leadership and allows for more effective and efficient business planning and decisions as well as execution of long-term business strategies of the Group. As such, the structure is beneficial to the business prospects of the Group. Furthermore, the Directors have regular discussions in relation to major matters affecting the operations of the Group and the Group has effective risk management and internal control systems in place for providing adequate checks and balances. Based on the foregoing, the Board believes that a balance of power and authority has been and will be maintained.

### **Compliance with Code of Conduct Regarding Directors' Securities Transactions**

The Company has also adopted a code of conduct regarding Directors' securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Listing Rules. All Directors have confirmed, following specific enquiry by the Company, that they have complied with the Model Code for the six months ended 30 June 2023.

The Company has also adopted a code for dealing in the Company's securities by relevant employees, who are likely to be in possession of inside information in relation to the Company or its securities, on no less exacting terms than the required standard set out in the Model Code.

### **Audit Committee and Review of Financial Statements**

The Board has established the audit committee of the Company (the "Audit Committee") which comprises three independent non-executive Directors, namely Mr. Wong Wai Man (chairman), Mr. Jin Qingjun and Ms. Sun Hui.

The Audit Committee has reviewed the interim report and the unaudited condensed consolidated interim results of the Group for the six months ended 30 June 2023 in conjunction with the Company's management. The Audit Committee has also reviewed the effectiveness of the risk management and the internal control systems of the Company, and considers the risk management and internal control systems to be effective and adequate.



## **Purchase, Sale or Redemption of Listed Securities**

There was no purchase, sale or redemption of any listed securities of the Company by the Company or any of its subsidiaries during the six months ended 30 June 2023.

## **PUBLICATION OF THE INTERIM RESULTS AND 2023 INTERIM REPORT ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY**

This interim results announcement is published on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.timesgroup.cn](http://www.timesgroup.cn)), and the 2023 interim report containing all the information required by the Listing Rules will be despatched to our shareholders and published on the respective websites of the Stock Exchange and the Company in due course.

By Order of the Board  
**Times China Holdings Limited**  
**Shum Chiu Hung**  
*Chairman*

Hong Kong, 30 August 2023

*As at the date of this announcement, the executive Directors are Mr. Shum Chiu Hung, Mr. Guan Jianhui, Mr. Bai Xihong, Mr. Li Qiang, Mr. Shum Siu Hung and Mr. Niu Jimin; and the independent non-executive Directors are Mr. Jin Qingjun, Ms. Sun Hui and Mr. Wong Wai Man.*

\* *For identification purpose only*