

LOGAN

龙光集团

2025

INTERIM REPORT



LOGAN GROUP Company Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3380)



CONTENTS

Corporate Information	2
Chairman's Statement	3
Management Discussion and Analysis	5
Other Information	9
Independent Review Report	16
Condensed Consolidated Statement of Profit or Loss	18
Condensed Consolidated Statement of Comprehensive Income	19
Condensed Consolidated Statement of Financial Position	20
Condensed Consolidated Statement of Changes in Equity	22
Condensed Consolidated Statement of Cash Flows	23
Notes to the Interim Financial Information	25



CORPORATE INFORMATION

DIRECTORS

Executive Directors

Mr. Kei Hoi Pang (紀海鵬) (*Chairman*)
Mr. Lai Zhuobin (賴卓斌) (*Chief Executive Officer*)
Ms. Huang Xiangling (黃湘玲)
Mr. Chen Yong (陳勇)
Mr. Zhou Ji (周吉)

Independent Non-executive Directors

Mr. Zhang Huaqiao (張化橋)
Ms. Liu Ka Ying, Rebecca (廖家瑩)
Mr. Cai Suisheng (蔡穗聲)
Dr. Liu Yongping (劉勇平)

AUDIT COMMITTEE

Ms. Liu Ka Ying, Rebecca (*Chairman*)
Mr. Cai Suisheng
Mr. Zhang Huaqiao

REMUNERATION COMMITTEE

Mr. Zhang Huaqiao (*Chairman*)
Mr. Kei Hoi Pang
Ms. Liu Ka Ying, Rebecca

NOMINATION COMMITTEE

Mr. Kei Hoi Pang (*Chairman*)
Mr. Zhang Huaqiao
Ms. Liu Ka Ying, Rebecca

COMPANY SECRETARY

Ms. So Ka Man

AUDITOR

Prism Hong Kong Limited
*Certified Public Accountants and Registered Public
Interest Entity Auditor*

REGISTERED OFFICE

Cricket Square, Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

HEADQUARTER AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

Room 2002, Tower B, Logan Century Center
Xinghua Road South
Bao'An District
Shenzhen, China

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Unit Nos. 02-03A, Level 68
International Commerce Centre
1 Austin Road West
Hong Kong

COMPANY'S WEBSITE

<http://www.logangroup.com>

AUTHORIZED REPRESENTATIVES

Mr. Chen Yong
Ms. So Ka Man

PRINCIPAL SHARE REGISTRAR

Conyers Trust Company (Cayman) Limited
Cricket Square, Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

HONG KONG SHARE REGISTRAR

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANKER

Industrial and Commercial Bank of China (Asia) Limited

LISTING INFORMATION

The Company's ordinary shares are listed on the Main
Board of The Stock Exchange of Hong Kong Limited
(Stock Code: 3380.HK)

CHAIRMAN'S STATEMENT

Dear Shareholders,

On behalf of the board of directors (the "Board") of the Company, I hereby present the interim results of the Group for the six months ended 30 June 2025.

BUSINESS REVIEW

In the first half of 2025, China's real estate industry was still in an adjustment cycle, with continuous decline in China's real estate investment and the sale of commercial properties in the first half of 2025. Despite the continuous introduction of various favorable policies, the recovery of the industry confidence remains slow. Faced with severe challenges of the industry, the Group has proactively responded to the challenges and overcame pressures and difficulties by strengthening sales execution and capital recovery measures to ensure stable production and operation and successful delivery of projects.

In relation to the offshore holistic debt restructuring, the Group and its financial advisors have maintained active communication with all creditors and treats all creditors adhering to the principle of fairness. On 10 January 2025, the Company has reached an agreement with the ad hoc group of holders of the existing notes and entered into the creditor support agreement (the "Holistic CSA") in relation to the holistic restructuring proposal for offshore debt. This marks a significant milestone in relation to the holistic debt restructuring of the Group. As of 27 February 2025, consenting creditors holding more than 80.8% of the aggregate principal amount of part of the Group's offshore debt (such aggregate principal amount amounting to US\$6,207 million, which includes the existing notes, the equity-linked securities (ELS), the existing loans, and the structured finance and guaranteed debts) had acceded to the Holistic CSA. Over the past few months, the Company has been pushing forward the holistic restructuring proposal, including but not limited to preparing the requisite legal documentation for the holistic restructuring proposal, providing creditors and their advisors with updates on the Company's projects and assets and addressing bilateral bank loans and perpetual securities. The Company and its advisors are actively working towards finalizing the restructuring proposal and documents. Further announcement(s) will be made by the Company to inform all stakeholders of any material progress relating to the holistic restructuring proposal for offshore debt as and when appropriate.

As for the onshore bond restructuring, as of the date of this report, the restructuring proposal for 21 onshore corporate bonds and asset-backed securities (ABS) issued by the Group's subsidiary, Shenzhen Logan Holdings Co., Limited* (深圳市龍光控股有限公司), has been approved at the relevant meetings of bondholders. This signifies a crucial breakthrough in Logan's onshore bond restructuring, representing a landmark achievement for stabilizing the Group's operations and resolving debt risks.

CHAIRMAN'S STATEMENT

FUTURE PROSPECTS

On 5 March 2025, the Central Government Work Report emphasized the need to continue making strong efforts to stabilize and reverse the decline in the real estate market. It called for customized policies for each city to reduce restrictive measures, accelerating urban village and dilapidated housing redevelopment, and fully unleashing the potential demand for rigid and improved housing. On 25 April 2025, the meeting of the Political Bureau of the Central Committee of the CPC also proposed expediting the establishment of a new model for real estate development, increasing the supply of high-quality housing, optimizing policies for the purchase of existing commercial housing, and continuing to consolidate the stable trend in the real estate market. However, the full effect of these policies will take time to manifest. The Group will continue to focus on both business operations and debt management. On one hand, the Group will persist in taking proactive measures to “ensure quality project deliveries and stabilize operations”, upholding its commitments to ensure project deliveries and control risks. On the other hand, the Group will continue to communicate with its onshore and offshore creditors involved in debt restructurings, striving to complete the onshore and offshore debt restructurings as soon as practicable.

ACKNOWLEDGEMENTS

On behalf of the Board, I would like to take this opportunity to express my heartfelt gratitude to all the Group's shareholders, investors, partners, customers and the community for their support and trust. I would also like to extend my thanks to all employees for their dedication and commitment in navigating industry challenges together.

Kei Hoi Pang

Chairman

Hong Kong

27 August 2025

* For identification purposes only

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Overall Review

For the six-month period ended 30 June 2025, the revenue of the Group was RMB3,401.0 million. Loss for the Period amounted to RMB1,959.7 million.

Contracted sales

In the first half of 2025, the Group attained contracted sales of approximately RMB3,975.2 million. For the contracted sales in the first half of 2025, Greater Bay Area, Yangtze River Delta Region, Southwest Region and other regions accounted for approximately 53.5%, 17.4%, 4.2% and 24.9%, respectively.

Region	Contracted sales in the first half of 2025				
	Amount (RMB million)	Percentage	GFA ¹ (sq.m.)	Percentage	ASP ¹ (RMB/sq.m.)
Greater Bay Area	2,125	53.5%	59,914	24.5%	34,905
Yangtze River Delta Region	693	17.4%	41,515	17.0%	15,855
Southwest Region	167	4.2%	14,669	6.0%	11,214
Other regions	990	24.9%	128,818	52.5%	7,417
Total	3,975	100.0%	244,916	100.0%	15,799

Note:

1. Excluding car parking spaces

Newly commenced projects

In the first half of 2025, the Group had newly commenced projects with a total planned GFA of approximately 0.32 million sq.m..

Completed projects

In the first half of 2025, the Group had completed projects with a total planned GFA of approximately 0.58 million sq.m..

Developing projects

As at 30 June 2025, the Group had developing projects with a total planned GFA of approximately 7.37 million sq.m..

MANAGEMENT DISCUSSION AND ANALYSIS

Land Reserves

For the six months ended 30 June 2025, the Group did not acquire any new projects through public tendering, auction or listing.

As at 30 June 2025, the total GFA of the land reserves of the Group amounted to approximately 23,395,607 sq.m., in which Greater Bay Area and Yangtze River Delta Region accounted for about 76%, if calculated by land value.

Land reserves as at 30 June 2025

	GFA (sq.m.)	Percentage
Greater Bay Area	11,785,995	50.4%
Yangtze River Delta Region	1,590,168	6.8%
Southwest Region	5,831,049	24.9%
Other Regions	4,188,395	17.9%
Total	23,395,607	100.0%

FINANCIAL REVIEW

Performance Highlights

	For the six-month period ended 30 June		
	2025	2024	Changes
	RMB'000	RMB'000	%
Revenue	3,401,041	14,053,364	(75.8)
Among which: Property development	3,267,095	13,875,253	(76.5)
Property operation income	133,946	178,111	(24.8)
Gross loss	(1,366,641)	(1,673,872)	(18.4)
Loss for the period			
— Attributable to equity shareholders	(1,782,215)	(1,536,487)	16.0
— Attributable to non-controlling shareholders	(177,467)	(263,628)	(32.7)
— Total	(1,959,682)	(1,800,115)	8.9
	30 June	31 December	Changes
	2025	2024	
	RMB'000	RMB'000	%
Total assets	207,215,796	212,585,908	(2.5)
Cash and bank balances	8,952,613	8,653,773	3.5
Total equity	23,518,724	24,805,171	(5.2)
Total equity attributable to equity shareholders	19,125,713	20,237,421	(5.5)

MANAGEMENT DISCUSSION AND ANALYSIS

(I) Revenue

Revenue of the Group for the six-month period ended 30 June 2025 amounted to approximately RMB3,401.0 million, representing a decrease of approximately RMB10,652.3 million, or decreased by approximately 75.8%, as compared with the corresponding period of 2024. Revenue from property development for the six-month period ended 30 June 2025 amounted to approximately RMB3,267.1 million, representing a decrease of approximately 76.5% as compared to RMB13,875.3 million in the corresponding period of 2024. Yangtze River Delta Region, Greater Bay Area, Southwest Region and other regions contributed to the revenue from property development in the first half of 2025, accounting for 44.0%, 23.1%, 20.7% and 12.2%, respectively.

	Revenue from property development as at 30 June 2025	
	Amount (RMB million)	Percentage
Yangtze River Delta	1,437	44.0%
Greater Bay Area	754	23.1%
Southwest Region	677	20.7%
Other regions	399	12.2%
Total	3,267	100%

(II) Cost of sales

The cost of sales of the Group for the six-month period ended 30 June 2025 decreased by approximately RMB10,959.6 million to RMB4,767.7 million, or decreased by approximately 69.7%, as compared with the corresponding period of 2024, primarily due to the decrease in the delivery areas as compared with the corresponding period of 2024. Key components of costs are as follows:

	For the six-month period ended 30 June		
	2025 RMB'000	2024 RMB'000	Changes %
Costs	4,767,682	15,727,236	(69.7)
— Property development	4,760,341	15,688,885	(69.7)
— Property operation	7,341	38,351	(80.9)

(III) Selling and marketing expenses and administrative expenses

The selling and marketing expenses of the Group for the six-month period ended 30 June 2025 amounted to approximately RMB167.5 million (the corresponding period of 2024 was approximately RMB394.5 million). The relevant selling and marketing expenses decreased by approximately 57.6% as compared with the corresponding period of 2024.

The administrative expenses of the Group for the six-month period ended 30 June 2025 amounted to approximately RMB252.5 million (the corresponding period of 2024 was approximately RMB367.7 million), representing a decrease of approximately 31.3% as compared with the corresponding period of 2024. The decrease was primarily due to the decrease in staff costs.

MANAGEMENT DISCUSSION AND ANALYSIS

(IV) Finance costs

The net finance costs of the Group for the six-month period ended 30 June 2025 decreased to approximately RMB193.8 million (the corresponding period of 2024 was approximately RMB1,126.4 million).

(V) Tax

Taxes of the Group for the six-month period ended 30 June 2025 mainly included corporate income tax ("CIT") and land appreciation tax ("LAT"). Taking into account the impact of the relevant changes in deferred tax, the net LAT represented RMB401.4 million, while the net CIT represented RMB0.3 million.

(VI) Liquidity and financial resources

As at 30 June 2025, total assets of the Group amounted to approximately RMB207,215.8 million (31 December 2024: approximately RMB212,585.9 million), of which current assets amounted to approximately RMB153,229.4 million (31 December 2024: approximately RMB157,726.1 million). Total liabilities amounted to approximately RMB183,697.1 million (31 December 2024: approximately RMB187,780.7 million), of which current liabilities amounted to approximately RMB147,532.8 million (31 December 2024: approximately RMB157,760.8 million). Total equity amounted to approximately RMB23,518.7 million (31 December 2024: approximately RMB24,805.2 million), of which total equity attributable to equity shareholders amounted to RMB19,125.7 million (31 December 2024: approximately RMB20,237.4 million).

As at 30 June 2025, certain of the Group's bank and other loans are secured by the Group's equity interests in certain subsidiaries, bank deposits, land and buildings, investment properties, properties held for development for sale, properties under development for sale and completed properties for sale and other receivables.

OTHER INFORMATION

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND/OR SHORT POSITIONS IN SHARES, UNDERLYING SHARES OR DEBENTURES OF THE COMPANY OR ANY OF ITS ASSOCIATED CORPORATIONS

As at 30 June 2025, the interests and short positions of the directors (the "Directors") and chief executives of the Company in the share capital and underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")), as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set forth in Appendix C3 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

(i) Interest in Shares of the Company

Name of Director	Nature of Interest	Number of Shares ⁽¹⁾	Underlying Shares Interested ⁽²⁾	Aggregate interests	Approximate Percentage of Issued Share Capital ⁽⁴⁾
Mr. Kei Hoi Pang	Beneficiary of a family trust ⁽³⁾	3,401,600,000 (L)	—	3,401,600,000	59.83%
	Deemed interest ⁽³⁾	851,281,250 (L)	—	851,281,250	14.97%
	Beneficial owner	8,200,000 (L)	8,000,000	16,200,000	0.28%
Mr. Lai Zhuobin	Beneficial owner	2,606,250 (L)	2,800,000	5,406,250	0.10%
Ms. Huang Xiangling	Beneficial owner	—	2,602,000	2,602,000	0.05%
Mr. Chen Yong	Beneficial owner	2,062,000 (L)	—	2,062,000	0.04%
Mr. Zhou Ji	Beneficial owner	1,000,000 (L)	—	1,000,000	0.02%

Notes:

(1) The letter "L" denotes the person's long position in the shares of the Company (the "Shares").

(2) The number of Shares represents the Shares in which the Directors are deemed to be interested as a result of holding share options.

(3) Mr. Kei Hoi Pang is a beneficiary of the family trust, and therefore interested in the Shares held through Junxi Investments Limited. He is also considered to be interested in the Shares in which Ms. Kei Perenna Hoi Ting is interested.

(4) The percentage is calculated based on the total number of 5,685,407,450 Shares in issue as at 30 June 2025.

(ii) Interest in Debentures of the Company

Name of Director	Capacity in which the debentures are held	Amount of debentures (in US\$)
Mr. Kei Hoi Pang	Interest of a controlled corporation ⁽¹⁾	20,000,000 ⁽²⁾

OTHER INFORMATION

Notes:

- (1) The entire issued share capital of Prance Thrive Limited, the company which holds the debentures, is owned by Mr. Kei Hoi Pang.
- (2) The US\$20,000,000 debentures held by Mr. Kei Hoi Pang represents his interest in the US\$450,000,000 5.25% senior notes due 2023 issued by the Company.

Save as disclosed above, as at 30 June 2025, none of the Directors and chief executives of the Company had registered an interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations that was required to be recorded pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES OR UNDERLYING SHARES OF THE COMPANY

As at 30 June 2025, the following interests and short positions of 5% or more of the issued share capital and share options of the Company were recorded in the register of interests required to be kept by the Company pursuant to Section 336 of the SFO:

Name	Nature of Interest	Number of Shares ⁽¹⁾	Approximate Percentage of the Company's Issued Share Capital ⁽⁵⁾
Mr. Kei Hoi Pang	Beneficiary of a family trust ⁽²⁾	3,401,600,000 (L)	59.83%
	Deemed interest ⁽²⁾	851,281,250 (L)	14.97%
	Beneficial owner	16,200,000 (L)	0.28%
Ms. Kei Perenna Hoi Ting	Interest of controlled corporations ⁽³⁾	850,000,000 (L)	14.95%
	Beneficial owner ⁽³⁾	3,081,250 (L)	0.05%
Brock Nominees Limited ⁽⁴⁾	Nominee	3,401,600,000 (L)	59.83%
Credit Suisse Trust Limited ⁽⁴⁾	Trustee	3,401,600,000 (L)	59.83%
Junxi Investments Limited ⁽⁴⁾	Beneficial owner	3,401,600,000 (L)	59.83%
Kei Family United Limited ⁽⁴⁾	Interest of a controlled corporation	3,401,600,000 (L)	59.83%
Tenby Nominees Limited ⁽⁴⁾	Nominee	3,401,600,000 (L)	59.83%
Dragon Jubilee Investments Limited	Beneficial owner	425,000,000 (L)	7.48%

OTHER INFORMATION

Notes:

- (1) The letter “L” denotes the person’s long position in Shares.
- (2) Mr. Kei Hoi Pang who is a beneficiary of the family trust, and therefore interested in the Shares through Junxi Investments Limited. He is also considered to be interested in the Shares in which Ms. Kei Perenna Hoi Ting is interested.
- (3) Ms. Kei Perenna Hoi Ting is indirectly interested in the Company through Dragon Jubilee Investments Limited, Gao Run Holdings Limited and Thrive Ally Limited, which owned collectively approximately 850,000,000 shares of the Company. She also holds 1,281,250 shares and 1,800,000 share options of the Company.
- (4) The family trust is interested in the entire interest of Kei Family United Limited, which in turns hold the entire interest in Junxi Investments Limited. Kei Family United Limited is owned as to 50% by each of Brock Nominees Limited and Tenby Nominees Limited, which hold the Shares on behalf of Credit Suisse Trust Limited as trustee.
- (5) The percentage is calculated based on the total number of 5,685,407,450 Shares in issue as at 30 June 2025.

Save as disclosed above, as at 30 June 2025, no person, other than the Directors and chief executives of the Company, whose interests are set out in the section headed “Directors’ and Chief Executives’ Interests and/or Short Positions in Shares, Underlying Shares or Debentures of the Company or any of its Associated Corporations” of this report above, had registered an interest or short position in the shares or underlying shares of the Company that was required to be recorded pursuant to Section 336 of the SFO.

INTERIM DIVIDEND

The Board resolved not to recommend the payment of an interim dividend for the six months ended 30 June 2025 (six months ended 30 June 2024: Nil).

PURCHASE, SALE OR REDEMPTION OF THE COMPANY’S LISTED SECURITIES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company’s listed securities (including sale of treasury shares) during the six months ended 30 June 2025.

As at 30 June 2025, the Company did not hold any treasury shares.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Board is committed to achieving high corporate governance standards. The Board believes that high corporate governance standards are essential in providing a framework for the Group to safeguard the interests of shareholders and enhance corporate value. The Company’s corporate governance practices are based on the principles and code provisions of the Corporate Governance Code (the “CG Code”) contained in Part 2 of Appendix C1 of the Listing Rules.

The Company has applied the principles and complied with all the applicable code provisions as set out in the CG Code throughout the six months ended 30 June 2025.

COMPLIANCE WITH THE MODEL CODE

The Company has adopted the Model Code as set out in Appendix C3 to the Listing Rules. Having made specific enquiry with all directors, the Company confirmed that they have complied with the required standards set out in the Model Code during the six months ended 30 June 2025.

The Company has also adopted the principles and rules of the Model Code as written guidelines for relevant employees in respect of their dealings in the securities of the Company (the “Employees Written Guidelines”). No incident of non-compliance of the Employees Written Guidelines by the employees was noted by the Company during the six months ended 30 June 2025.

OTHER INFORMATION

AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

The audit committee of the Company has reviewed, with no disagreement, with the Company's management, the accounting principles and practices adopted by the Group and discussed internal control and financial reporting matters including the review of the unaudited interim condensed consolidated financial statements of the Group for the six months ended 30 June 2025.

CONTINUING DISCLOSURE REQUIREMENTS UNDER RULE 13.21 OF THE LISTING RULES

2019 Facility Agreement

On 24 January 2019, the Company as borrower entered into a facility agreement with certain banks as lenders for a term loan facility of HK\$1,610,000,000 (the "2019 Facility Agreement"), which may be increased to not more than HK\$2,500,000,000 in accordance with the terms of the 2019 Facility Agreement at an interest rate of HIBOR plus 3.95% per annum. The facility has to be fully repaid within 42 months after the date of the 2019 Facility Agreement. On 15 July 2019, term loan facility has been increased by HK\$150,000,000 to HK\$1,760,000,000. On 25 July 2022, a letter agreement was entered into whereby the final maturity date of the term loan facility was extended to 24 January 2023.

Pursuant to the 2019 Facility Agreement, it shall constitute an event of default if (i) Ms. Kei Perenna Hoi Ting, her spouse and any of her child under the age of 18 years old, collectively do not or cease to beneficially own, direct or indirect, at least 51% of the beneficial shareholding interest in the issued share capital of, and carrying at least 51% of all the voting rights in, the Company, such shareholding interest and voting rights being free from any security; (ii) Mr. Kei Hoi Pang does not or ceases to have management control of the Company or the Group and/or control over the business of the Group; or (iii) any person other than any one of Mr. Kei Hoi Pang and Mr. Ji Jiande is or becomes the chairman of the Company. Upon and at any time after the occurrence of an event of default, the lenders may cancel all or any parts of their commitments and declare that all or part of the loans, together with accrued interest, and all other amounts accrued or outstanding under the finance documents be immediately due and payable.

As at 30 June 2025, the term loan facility of HK\$880,000,000 remained outstanding. The Company intends to include this facility in the Company's holistic restructuring announced on 10 January 2025.

2020 Facility Agreement

On 8 April 2020, the Company as borrower entered into a facility agreement with certain banks as lenders pursuant to which a dual currency USD and HKD term loan facility of HK\$2,525,640,000 equivalent (with green shoe option of up to HK\$770,000,000) (the "2020 Facility Agreement"). The facility has to be fully repaid within 36 months after the date of the 2020 Facility Agreement.

Pursuant to the 2020 Facility Agreement, if (i) Ms. Kei Perenna Hoi Ting and her family collectively ceases to own, directly or indirectly, more than 50 per cent. of the Company's total issued share capital, free from any security; and/or (ii) Mr. Kei Hoi Pang and his family ceases to maintain control of the Group's business, if the majority lenders under the facilities so require, the Company shall prepay the facilities in full within the time specified under the 2020 Facility Agreement.

As at 30 June 2025, the term loan facility of HKD780,000,000 and USD223,880,000 remained outstanding. The Company intends to include this facility in the Company's holistic restructuring announced on 10 January 2025.

OTHER INFORMATION

The Company will continue to make relevant disclosure in its subsequent interim and annual reports of the Company pursuant to Rule 13.21 of the Listing Rules for as long as circumstances giving rise to the obligation under Rule 13.18 of the Listing Rules continue to exist.

Save as disclosed above, as at 30 June 2025, the Company did not have other disclosure obligations under Rule 13.18 of the Listing Rules.

SHARE OPTION SCHEME

The Share Option Scheme expired on 17 November 2023. No further share option will be granted under the Share Option Scheme but in respect of all share options which remain exercisable on such date, the provisions of the Share Option Scheme shall remain in full force and effect.

No share option has been granted nor exercised during the six months ended 30 June 2025. Details of movements for the six months ended 30 June 2025 in the number of share options are set out below:

Number of share options											
Name of grantee	Date of grant	Exercise price (HK\$)	Outstanding as at 1 January 2025	Granted from	Exercised from	Cancelled from	Lapsed from	Outstanding as at 30 June 2025	Percentage of total issued share capital ⁽¹⁾	Exercise period	Closing price of the shares immediately before the date on which the options were offered (HK\$)
				1 January 2025 to 30 June 2025	1 January 2025 to 30 June 2025	1 January 2025 to 30 June 2025	1 January 2025 to 30 June 2025				
Name of Director											
Mr. Kei Hoi Pang	25 August 2017	7.43	8,000,000	—	—	—	—	8,000,000	0.14%	25 August 2017 to 24 August 2027 ⁽²⁾	7.34
Mr. Lai Zhuobin	25 August 2017	7.43	2,800,000	—	—	—	—	2,800,000	0.05%	25 August 2017 to 24 August 2027 ⁽²⁾	7.34
Ms. Huang Xiangling	25 August 2017	7.43	2,602,000	—	—	—	—	2,602,000	0.05%	25 August 2017 to 24 August 2027 ⁽²⁾	7.34
Total number held by Directors	25 August 2017	7.43	13,402,000	—	—	—	—	13,402,000	0.24%	25 August 2017 to 24 August 2027 ⁽²⁾	7.34
Name of Substantial Shareholder											
Ms. Kei Perenna Hoi Ting	25 August 2017	7.43	1,800,000	—	—	—	—	1,800,000	0.03%	25 August 2017 to 24 August 2027 ⁽²⁾	7.34
Total number held by Substantial Shareholder	25 August 2017	7.43	1,800,000	—	—	—	—	1,800,000	0.03%	25 August 2017 to 24 August 2027 ⁽²⁾	7.34
Total number held by Employees	25 August 2017	7.43	20,109,000	—	—	—	(2,250,000)	17,859,000	0.31%	25 August 2017 to 24 August 2027 ⁽²⁾	7.34
	8 June 2018	12.50	16,328,000	—	—	—	(1,200,000)	15,128,000	0.27%	8 June 2018 to 7 June 2028 ⁽³⁾	12.44
	22 October 2018	7.64	6,881,500	—	—	—	(864,000)	6,017,500	0.11%	22 October 2018 to 21 October 2028 ⁽⁴⁾	7.33
	28 June 2019	12.64	2,458,500	—	—	—	(110,000)	2,348,500	0.04%	28 June 2019 to 27 June 2029 ⁽⁵⁾	12.56
	12 June 2020	13.08	1,119,000	—	—	—	(92,000)	1,027,000	0.02%	12 June 2020 to 11 June 2030 ⁽⁶⁾	13.02

OTHER INFORMATION

Notes:

- (1) The percentage is calculated based on the total number of 5,685,407,450 Shares in issue as at 30 June 2025.
- (2) The share options are exercisable within a period of 10 years from 25 August 2017 and subject to the following vesting schedule and performance review:
 - (i) up to 25% of the share options granted after the expiration of 36 months from 25 August 2017;
 - (ii) up to another 25% of the share options granted after the expiration of 48 months from 25 August 2017;
 - (iii) up to another 25% of the share options granted after the expiration of 60 months from 25 August 2017; and
 - (iv) all the remaining share options granted after the expiration of 72 months from 25 August 2017.
- (3) The share options are exercisable within a period of 10 years from 8 June 2018 and subject to the following vesting schedule and performance review:
 - (i) up to 33.3% of the share options granted to each grantee at any time after the expiration of 36 months from 8 June 2018;
 - (ii) up to 33.3% of the share options granted to each grantee at any time after the expiration of 48 months from 8 June 2018; and
 - (iii) the remaining of the share options granted to each grantee at any time after the expiration of 60 months from 8 June 2018.
- (4) The share options are exercisable within a period of 10 years from 22 October 2018 and subject to the following vesting schedule and performance review:
 - (i) up to 33.3% of the share options granted to each grantee at any time after the expiration of 36 months from 22 October 2018;
 - (ii) up to 33.3% of the share options granted to each grantee at any time after the expiration of 48 months from 22 October 2018; and
 - (iii) the remaining of the share options granted to each grantee at any time after the expiration of 60 months from 22 October 2018.
- (5) The share options are exercisable within a period of 10 years from 28 June 2019 and subject to the following vesting schedule and performance review:
 - (i) for some grantees, up to 33.3% of their share options granted at any time after the expiration of 36 months from the date of grant and up to 66.7% of their share options granted at any time after the expiration of 48 months from the date of grant; and
 - (ii) for the remaining grantees, up to 50% of their share options granted at any time after the expiration of 36 months from the date of grant and up to 50% of their share options granted at any time after the expiration of 48 months from the date of grant.
- (6) The share options are exercisable within a period of 10 years from the 12 June 2020 and will be vested after the expiration of 36 months from 12 June 2020.

Given that as mentioned above, no share option has been granted during the six months ended 30 June 2025, it is not applicable for the Company to set out the number of Shares that may be issued in respect of the Share Option Scheme during the six months ended 30 June 2025 divided by the weighted average number of Shares of the relevant class in issue for the six months ended 30 June 2025. Following the expiry of the Share Option Scheme on 17 November 2023, no share option was available for grant as at 1 January 2025 and 30 June 2025.

OTHER INFORMATION

SHARE AWARD SCHEME

A share award scheme (the “Share Award Scheme”) was adopted by the Company on 13 May 2020 (the “Adoption Date”). Unless early termination as determined by the Board pursuant to the Share Award Scheme, it shall be valid and effective for a term of 15 years commencing on the Adoption Date, subject to any extension of the period by the Board. As at the date of this interim report, the Share Award Scheme will have a remaining term of approximately 9.5 years. The purpose of the Share Award Scheme is (i) to promote the effective realization of the medium and long-term performance growth targets of the Group; (ii) to promote the long-term sustainable growth in the shareholder value of the Group; and (iii) to attract outstanding talents in the industry and to motivate and retain outstanding key talents of the Group with rewards and incentives.

The Share Award Scheme is a share scheme that is funded by existing shares of the Company. The Share Award Scheme will continue to operate in accordance with the “Transitional arrangements for share schemes existing as at 1 January 2023” set out in the attachment to Frequently Asked Questions No. 083–2022 to 101–2022 published by the Stock Exchange.

According to the Share Award Scheme, Shares up to 3% of the issued share capital of the Company (from time to time) may be purchased by the trustee from the market and be held on trust for the relevant selected participants until the award shares (“Award Shares”) are vested with the relevant selected participants in accordance with the provisions of the Share Award Scheme. Up to 30 June 2025, the Company had through the trustee purchased a total of 158,230,000 Shares from the market, none of such Shares was purchased in the six months ended 30 June 2025.

For the six months ended 30 June 2025, the Company has granted 5,250,000 award shares to certain selected participants in accordance with the terms of the Share Award Scheme. There was a maximum of 170,562,223 Shares and 165,312,223 Shares which may be granted under the Share Award Scheme as at 1 January 2025 and 30 June 2025 respectively.

INDEPENDENT REVIEW REPORT



TO THE BOARD OF DIRECTORS OF LOGAN GROUP COMPANY LIMITED

(Incorporated in the Cayman Islands with limited liability)

INTRODUCTION

We have reviewed the interim financial information set out on pages 18 to 59, which comprises the condensed consolidated statement of financial position of Logan Group Company Limited (the “Company”) and its subsidiaries (together, the “Group”) as at 30 June 2025 and the related condensed consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the six-month period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 *Interim Financial Reporting* (“HKAS 34”) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with HKAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review. Our report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* as issued by the HKICPA. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with HKAS 34.

INDEPENDENT REVIEW REPORT

MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw attention to Note 1 to the interim financial information. The events and conditions stated in Note 1 indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our conclusion is not modified in respect of this matter.

Prism Hong Kong Limited*Certified Public Accountants***Lee Kwok Lun**

Practising Certificate Number: P06294

Hong Kong

27 August 2025

Prism Hong Kong Limited

Units 1903A - 1905, 19/F, 8 Observatory Road, Tsim Sha Tsui, Hong Kong

T : +852 2774 2188 F : +852 2774 2322

www.prism.com.hk

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2025

		Six months ended 30 June	
		2025	2024
		(Unaudited)	(Unaudited)
		RMB'000	RMB'000
	Notes		
Revenue	4	3,401,041	14,053,364
Cost of sales		(4,767,682)	(15,727,236)
Gross loss		(1,366,641)	(1,673,872)
Other income and gains	4	722,378	85,991
Other expenses		(28,378)	(52,820)
Selling and marketing expenses		(167,452)	(394,503)
Administrative expenses		(252,497)	(367,662)
Fair value losses on investment properties, net	10	(241,055)	(36,799)
Fair value gains on derivative financial instruments		—	4,465
Share of (losses)/profits of associates and joint ventures, net		(30,451)	94,368
Loss from operations		(1,364,096)	(2,340,832)
Finance costs	5	(193,831)	(1,126,364)
Loss before tax	6	(1,557,927)	(3,467,196)
Income tax (expense)/credit	7	(401,755)	1,667,081
Loss for the period		(1,959,682)	(1,800,115)
Attributable to:			
— Owners of the parent		(1,782,215)	(1,536,487)
— Non-controlling interests		(177,467)	(263,628)
		(1,959,682)	(1,800,115)
Loss per share attributable to ordinary equity holders of the parent (RMB cents)	8		
— Basic		(32.24)	(27.80)
— Diluted		(32.24)	(27.80)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2025

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Loss for the period	(1,959,682)	(1,800,115)
Other comprehensive income/(expense)		
Other comprehensive income/(expense) that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	670,507	(196,348)
Total comprehensive expense for the period	(1,289,175)	(1,996,463)
Attributable to:		
Owners of the parent	(1,111,708)	(1,732,835)
Non-controlling interests	(177,467)	(263,628)
	(1,289,175)	(1,996,463)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

For the six months ended 30 June 2025

		30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
	Notes		
Non-current assets			
Investment properties	10	38,557,745	39,149,624
Other property, plant and equipment	11	239,452	260,612
Deferred tax assets		811,311	868,759
Investments in associates		3,427,876	3,437,966
Investments in joint ventures		10,950,041	11,142,819
Total non-current assets		53,986,425	54,859,780
Current assets			
Inventories		118,539,572	121,795,178
Trade and other receivables, prepayments and other assets	12	23,103,502	24,463,237
Tax recoverable		2,633,684	2,813,940
Assets under cross-border guarantee arrangements	13	—	—
Cash and bank balances	14	8,952,613	8,653,773
Total current assets		153,229,371	157,726,128
Current liabilities			
Trade and other payables	15	61,951,780	63,383,299
Contract liabilities		5,708,956	7,000,342
Liabilities under cross-border guarantee arrangements	13	806,436	818,896
Bank and other loans		50,444,999	49,798,737
Senior notes	16	17,576,747	17,926,284
Other current liabilities	17	8,283,707	16,611,845
Tax payable		2,760,139	2,221,347
Total current liabilities		147,532,764	157,760,750
Net current assets/(liabilities)		5,696,607	(34,622)
Total assets less current liabilities		59,683,032	54,825,158

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

For the six months ended 30 June 2025

	Notes	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Non-current liabilities			
Bank and other loans		11,391,637	13,476,030
Corporate bonds	17	17,013,442	8,790,285
Deferred tax liabilities		7,759,229	7,753,672
Total non-current liabilities		36,164,308	30,019,987
Net assets		23,518,724	24,805,171
Equity			
Equity attributable to owners of the parent			
Share capital	18	450,227	450,227
Perpetual capital securities	20	2,363,346	2,363,346
Reserves		16,312,140	17,423,848
		19,125,713	20,237,421
Non-controlling interests		4,393,011	4,567,750
Total equity		23,518,724	24,805,171

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2025

	Attributable to owners of the parent											
	Share capital RMB'000 (note 18)	Share premium RMB'000	Shares held under share award scheme RMB'000 (note 19)	Share-based compensation reserve RMB'000 (note 19)	Exchange reserve RMB'000	PRC statutory reserves RMB'000	Other reserve RMB'000	Retained profits RMB'000	Perpetual capital securities RMB'000 (note 20)	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
At 1 January 2025 (Audited)	450,227	934,188*	(1,617,174)*	97,172*	(2,306,029)*	1,898,424*	(2,282,335)*	20,699,602*	2,363,346	20,237,421	4,567,750	24,805,171
Loss for the period	—	—	—	—	—	—	—	(1,782,215)	—	(1,782,215)	(177,467)	(1,959,682)
Other comprehensive income												
— Exchange difference on translation of foreign operations	—	—	—	—	670,507	—	—	—	—	670,507	—	670,507
Total comprehensive expenses for the period	—	—	—	—	670,507	—	—	(1,782,215)	—	(1,111,708)	(177,467)	(1,289,175)
Deregistration of subsidiaries	—	—	—	—	—	—	—	—	—	—	2,728	2,728
Dividends paid to non-controlling shareholders	—	—	—	—	—	—	—	—	—	—	(11,538)	(11,538)
Capital injection from non-controlling shareholders	—	—	—	—	—	—	—	—	—	—	11,538	11,538
At 30 June 2025 (Unaudited)	450,227	934,188*	(1,617,174)*	97,172*	(1,635,522)*	1,898,424*	(2,282,335)*	18,917,387	2,363,346	19,125,713	4,393,011	23,518,724

	Attributable to owners of the parent											
	Share capital RMB'000 (note 18)	Share premium RMB'000	Shares held under share award scheme RMB'000 (note 19)	Share-based compensation reserve RMB'000 (note 19)	Exchange reserve RMB'000	PRC statutory reserves RMB'000	Other reserve RMB'000	Retained profits RMB'000	Perpetual capital securities RMB'000 (note 20)	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
At 1 January 2024 (Audited)	450,227	934,188	(1,617,174)	97,172	(1,358,858)	1,898,424	(2,282,335)	26,997,956	2,363,346	27,482,946	5,250,465	32,733,411
Loss for the period	—	—	—	—	—	—	—	(1,536,487)	—	(1,536,487)	(263,628)	(1,800,115)
Other comprehensive expenses												
— Exchange difference on translation of foreign operations	—	—	—	—	(196,348)	—	—	—	—	(196,348)	—	(196,348)
Total comprehensive expenses for the period	—	—	—	—	(196,348)	—	—	(1,536,487)	—	(1,732,835)	(263,628)	(1,996,463)
Deregistration of subsidiaries	—	—	—	—	—	—	—	—	—	—	1,019	1,019
Dividends paid to non-controlling shareholders	—	—	—	—	—	—	—	—	—	—	(225,000)	(225,000)
At 30 June 2024 (Unaudited)	450,227	934,188	(1,617,174)	97,172	(1,555,206)	1,898,424	(2,282,335)	25,461,469	2,363,346	25,750,111	4,762,856	30,512,967

* These reserve accounts comprise the consolidated reserves of RMB16,312,140 (year ended 31 December 2024: RMB17,423,848) in the condensed consolidated statement of financial position.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2025

	Notes	Six months ended 30 June	
		2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Cash flows from operating activities			
Loss before tax		(1,557,927)	(3,467,196)
Total non-cash adjustments		1,299,387	3,831,306
Total working capital adjustment		1,643,099	(952,943)
Cash generated from/(used in) operations		1,384,559	(588,833)
Tax refunded/(paid)		48,424	(477,421)
Net cash flows generated from/(used in) operating activities		1,433,383	(1,066,254)
Cash flows from investing activities			
Interest received		51,885	67,193
Addition to investment properties	10	—	(74,106)
Addition to other property, plant and equipment	11	(877)	(1,230)
Proceeds from disposal of other property, plant and equipment		225	11,582
Disposal of a subsidiary		(53)	—
Acquisition of subsidiaries	21	—	1,615
Deregistration of subsidiaries		(3)	—
Repayment from joint ventures and associates		199,000	251,605
Decrease/(increase) in restricted and pledged deposits		349,750	(76,066)
Net cash flows from investing activities		599,927	180,593

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2025

	Six months ended 30 June	
	2025	2024
	(Unaudited)	(Unaudited)
	RMB'000	RMB'000
Cash flows from financing activities		
Interest paid	(71,937)	(689,573)
Proceeds from bank and other loans	21,727	—
Repayment of bank and other loans	(1,284,506)	(2,218,015)
Repayment of corporate bonds	—	(24,533)
Net cash flows used in financing activities	(1,334,716)	(2,932,121)
Net increase/(decrease) in cash and cash equivalents	698,594	(3,817,782)
Cash and cash equivalents at beginning of period	6,644,841	10,237,672
Effect of foreign exchange rate changes	(50,004)	156,959
Cash and cash equivalents at end of period	7,293,431	6,576,849

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

1. BASIS OF PRESENTATION

Since 7 August 2022, the Group had suspended the payment of interest of all its offshore USD denominated senior notes (the “USD Senior Notes”) and HKD denominated equity-linked securities (the “HKD ELS”). In addition, since 25 August 2022 and up to the approved date of the interim financial information, the Group suspended the repayment of the principal amount of US\$300 million of senior notes due 2022 issued on 25 February 2019, the principal amount of US\$450 million of senior notes due 2023 issued on 23 May 2017, the principal amount of US\$400 million of senior notes due 2023 issued on 16 July 2019, the principal amount of US\$100 million of senior notes due 2024 issued on 9 September 2019 and the principal amount of US\$180 million of senior notes due 2024 issued on 17 January 2020, the principal amount of US\$100 million of senior notes due 2024 issued on 17 September 2020 and the principal amount of US\$60 million of senior notes due 2024 issued on 5 August 2021 and the principal amount of US\$300 million of senior notes due 2025 issued on 14 January 2020. As of 30 June 2025, the outstanding principal of the USD Senior Notes and HKD ELS amounted to US\$3,619 million (RMB25,680 million). On 6 January 2025, the Group made significant progress and announced the holistic restructuring proposal in respect of the offshore debt, and has reached an agreement with certain offshore creditors. On 10 January 2025, a holistic creditor support agreement, to which the terms were appended, was signed by the Group and the AHG. As at 27 February 2025, consenting creditors holding more than 80.8% of the aggregate principal amount of part of the Group’s offshore debt amounting to US\$6,207 million have acceded to the holistic creditor support agreement.

As of 30 June 2025, the total current assets of the Group amounted to RMB153,229 million, of which cash and cash equivalents amounted to RMB8,953 million. The total current liabilities of the Group amounted to RMB147,533 million. In view of the ongoing sluggishness of the current property market, coupled with the limited source of financing from the capital market, the Group may take longer time than expected to realise cash from the sale of its properties and/or have the cash from external financing to meet its loan repayment obligations. In addition, the Group is involved in different litigation and arbitration disputes for various reasons. In view of the aforesaid, the Group has given careful consideration to the future liquidity and business performance of the Group and its available sources of financing in assessing whether the Group will have sufficient financial sources to continue as a going concern. The following plans and measures are formulated to mitigate the liquidity pressure and to improve the financial position of the Group:

- (a) The Group is actively negotiating with financial institutions currently in business relationship and holders of senior notes and secured debt on the renewal or restructuring of certain borrowings, senior notes and secured debt.
- (b) The Group will continue to implement measures to accelerate the pre-sale and sale of its properties under development and completed properties, and to speed up the collection of sales proceeds and other receivables.
- (c) The Group will continue to dispose of its assets when needed.
- (d) The Group will continue to take active measures to control administrative costs.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

1. BASIS OF PRESENTATION (CONTINUED)

The Group has reviewed the Group's cash flow projections prepared by the management, which cover a period of not less than fifteen months from 30 June 2025. They are of the opinion that, taking into account the above mentioned plans and measures, the Group will have sufficient working capital to finance its operations and to meet its financial obligations or financial obligations upon agreement of the holistic liability management solution as and when they fall due in the foreseeable future.

Accordingly, the Group is satisfied that it is appropriate to prepare the condensed consolidated interim financial information 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:

- (a) the successful renewal or restructuring of its debts including borrowings, senior notes and borrowings subject to guarantees, as and when needed, and the implementation of Holistic Liability Management Solution (as defined in the announcement of the Group dated 7 August 2022);
- (b) the successful and timely implementation of the plans to accelerate the pre-sale and sale of properties under development and completed properties, speed up the collection of outstanding sales proceeds and other receivables, and control costs and control capital expenditure so as to generate adequate net cash inflows; and
- (c) the successful disposal of assets, as and when needed.

Should the Group be unable 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 may 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 condensed consolidated interim financial information.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

2. BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES

The interim condensed consolidated financial information of the Group for the six months ended 30 June 2025 (the “interim financial information”) has been prepared in accordance with Hong Kong Accounting Standard 34 *Interim Financial Reporting* issued by the Hong Kong Institute of Certified Public Accountants and the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The interim financial information does not include all the information and disclosures required in the annual financial statements prepared in accordance with HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). Accordingly, this interim financial report should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2024.

The interim financial information has been prepared in accordance with the accounting policies adopted in the preparation of the Group’s annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of the Amendments to HKAS 21 “Lack of Exchangeability” which are effective as of 1 January 2025.

The amendments to HKAS 21 specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. Besides, the amendments also require an entity to disclose additional information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity’s financial performance, financial position and cash flows. The amendments did not have a material impact on the interim financial information.

The Group has not early adopted the following new and amended HKFRS Accounting Standards which have been issued but are not yet effective:

Amendments to HKFRS 10 and HKAS 28	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> ³
HKFRS 18	<i>Presentation and Disclosure in Financial Statements</i> ²
HKFRS 19	<i>Subsidiaries without Public Accountability: Disclosures</i> ²
Amendments to HKFRS 9 and HKFRS 7	<i>Amendments to the Classification and Measurement of Financial Instruments</i> ¹
Amendments to HKFRS 9 and HKFRS 7	<i>Contracts Referencing Nature-dependent Electricity</i> ¹
Annual Improvements to HKFRS Accounting Standards — Volume 11	<i>Amendments to HKFRS 1, HKFRS 2, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7</i> ¹

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual periods beginning on or after 1 January 2027

³ No mandatory effective date yet determined but available for adoption

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

2. BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES (CONTINUED)

HKFRS 18 will replace HKAS 1 Presentation of Financial Statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though HKFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the consolidated statements of profit or loss and providing management-defined performance measures within the financial statements. Management is currently assessing the detailed implications of applying the new standard on the Group's consolidated financial statements. The Group expects to apply the new standard from its mandatory effective date of 1 January 2027. Retrospective application is required, and so the comparative information for the financial year ending 31 December 2026 will be restated in accordance with HKFRS 18.

Except for the abovementioned changes in presentation and disclosure, these pronouncements are not expected to have a material impact on the results or the financial position of the Group.

3. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has two reportable operating segments as follows:

- (a) the property development segment comprised of (i) develops and sells residential and commercial properties, retail shops and office units; (ii) engages in construction of office premises and residential buildings; (iii) provides decoration services for external customers; and (iv) provides interior decoration services to property buyers; and
- (b) the property operation segment which is the leases of office units, commercial centers, retail shops and hotels to generate rental income and to gain from the appreciation in the properties' values in the long term.

The Group's revenue from external customers from each operating segment is set out in Note 3 below.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit or loss, which is a measure of adjusted profit or loss before tax. The adjusted profit or loss before tax is measured consistently with the Group's profit or loss before tax except that depreciation, other income and gains, other expenses, finance costs, share of profits or losses of joint ventures and associates, fair value gains or losses on investment properties and derivative financial instruments and unallocated head office and corporate income and expenses are excluded from such measurement. Segment assets and liabilities are not reported to the Group's chief operating decision maker regularly.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the then prevailing market prices.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

3. OPERATING SEGMENT INFORMATION (CONTINUED)

Information regarding the reportable segments is presented below.

	Property development (Unaudited) RMB'000	Property operation (Unaudited) RMB'000	Total (Unaudited) RMB'000
For the six months ended 30 June 2025			
Revenue from external customers	3,267,095	133,946	3,401,041
Inter-segment revenue	—	4,182	4,182
Reportable segment revenue	3,267,095	138,128	3,405,223
Reportable segment (losses)/profit	(1,847,672)	118,278	(1,729,394)
	Property development (Unaudited) RMB'000	Property operation (Unaudited) RMB'000	Total (Unaudited) RMB'000
For the six months ended 30 June 2024			
Revenue from external customers	13,875,253	178,111	14,053,364
Inter-segment revenue	—	3,182	3,182
Reportable segment revenue	13,875,253	181,293	14,056,546
Reportable segment (losses)/profit	(2,478,911)	123,411	(2,355,500)

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

3. OPERATING SEGMENT INFORMATION (CONTINUED)

Reconciliation of reportable segment revenue and profit or loss

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Revenue		
Reportable segment revenue	3,405,223	14,056,546
Elimination of inter-segment revenue	(4,182)	(3,182)
Consolidated revenue	3,401,041	14,053,364
Loss		
Reportable segment losses	(1,729,394)	(2,355,500)
Elimination of inter-segment losses	—	3,522
Reportable segment losses derived from the Group's external customers	(1,729,394)	(2,351,978)
Other income and gains	722,378	85,991
Other expenses	(28,378)	(52,820)
Depreciation	(20,630)	(24,101)
Finance costs	(193,831)	(1,126,364)
Share of (losses)/profits of associates and joint ventures, net	(30,451)	94,368
Fair value losses on investment properties, net	(241,055)	(36,799)
Fair value gains on derivative financial instruments	—	4,465
Unallocated head office and corporate expenses	(36,566)	(59,958)
Consolidated loss before tax	(1,557,927)	(3,467,196)

Geographical information

Geographical information is not presented since over 90% of the Group's revenue from external customers was generated in the People's Republic of China (the "PRC" or "Mainland China") and over 90% of the segment assets of the Group are located in Mainland China. Accordingly, in the opinion of the directors, the presentation of geographical information would provide no additional useful information to the users of the interim financial information.

Information about major customers

During the six months ended 30 June 2025 and 2024, no revenue from transactions with a single external customer amounted to 10% or more of the Group's total revenue.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

4. REVENUE, OTHER INCOME AND GAINS

An analysis of the Group's revenue is as follows:

	Six months ended 30 June	
	2025	2024
	(Unaudited)	(Unaudited) (Represented)
	RMB'000	RMB'000
<i>Revenue from contracts with customers</i>		
Property development	3,268,487	13,982,347
<i>Revenue from other source</i>		
Gross rental income from investment property operating leases:		
Other lease payments, including fixed payments	135,029	181,689
	3,403,516	14,164,036
Less: sales related taxes	(2,475)	(110,672)
	3,401,041	14,053,364

Revenue from contracts with customers

Disaggregated revenue information

	Six months ended 30 June	
	2025	2024
	Property development (Unaudited)	Property development (Unaudited)
	RMB'000	RMB'000
Timing of revenue recognition:		
Goods transferred at a point in time	3,154,997	13,490,874
Goods and services transferred over time	112,098	384,379
Total revenue from contracts with customers	3,267,095	13,875,253

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

4. REVENUE, OTHER INCOME AND GAINS (CONTINUED)

Other income and gains

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

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Bank interest income	51,885	64,797
Interest income on amounts due from associates and joint ventures	—	2,396
Forfeiture income on deposits received	8,562	9,267
Gain on disposal of a subsidiary	84	—
Waived of interest payable	567,148	—
Foreign exchange differences, net	86,147	4
Gain on disposal of items of other property, plant and equipment	131	—
Others	8,421	9,527
	722,378	85,991

5. FINANCE COSTS

An analysis of finance costs is as follows:

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Interest on bank and borrowings	586,197	2,021,771
Interest on senior notes	681,906	681,784
Interest on corporate bonds	—	414,627
	1,268,103	3,118,182
Less: Interest capitalised	(1,074,272)	(1,991,818)
	193,831	1,126,364

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

6. LOSS BEFORE TAX

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

	Six months ended 30 June	
	2025	2024
	(Unaudited)	(Unaudited)
	RMB'000	RMB'000
Cost of properties sold	3,890,341	12,872,907
Cost of services provided	7,341	44,541
Depreciation of other property, plant and equipment	21,943	26,905
Less: Amount capitalised	(1,313)	(2,804)
	20,630	24,101
(Gain)/loss on disposal of items of other property, plant and equipment	(131)	280
Write-down of inventories to net realisable value*	870,000	2,809,788
Foreign exchange differences, net	(86,147)	4

* Item is included in "Cost of Sales" in the condensed consolidated statement of profit or loss.

7. INCOME TAX

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the six months ended 30 June 2025. Taxes on profits assessable in the PRC have been calculated at the rates of tax prevailing in the cities in which the Group's subsidiaries operate.

	Six months ended 30 June	
	2025	2024
	(Unaudited)	(Unaudited)
	RMB'000	RMB'000
Current (credit)/charge for the period:		
PRC corporate income tax	(55,066)	(1,692,359)
PRC land appreciation tax	401,407	(320,586)
	346,341	(2,012,945)
Deferred	55,414	345,864
Total tax charge/(credit) for the period	401,755	(1,667,081)

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

8. LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic loss per share amount for the six months ended 30 June 2025 is based on the loss for the period attributable to owners of the parent, as adjusted for the distribution related to perpetual capital securities, and the weighted average number of ordinary shares in issue less the weighted average number of shares held under the share award scheme during the period.

The calculation of the diluted loss per share amount for the six months ended 30 June 2025 is based on the loss for the period attributable to owners of the parent, adjusted for the distribution related to perpetual capital securities. The weighted average number of ordinary shares used in the calculation is the weighted average number of ordinary shares in issue less the weighted average number of shares held under the share award scheme during the period, as used in the basic loss per share calculation, and the weighted average number of ordinary shares assumed to have been issued at no consideration on the deemed exercise of all the dilutive potential ordinary shares into ordinary shares.

The calculations of the basic and diluted loss per share are based on:

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Loss		
Loss attributable to owners of the parent	(1,782,215)	(1,536,487)
Distribution related to perpetual capital securities	—	—
Loss used in the basic and diluted loss per share calculations	(1,782,215)	(1,536,487)

	Number of shares	
	Six months ended 30 June 2025 (Unaudited) '000	2024 (Unaudited) '000
Shares		
Weighted average number of ordinary shares in issue less the weighted average number of shares held under the share award scheme during the period, used in the basic loss per share calculation	5,527,178	5,527,178
Effect of dilution — weighted average number of ordinary shares: Share options	—	—
Weighted average number of ordinary shares in issue during the period, used in the diluted loss per share calculation	5,527,178	5,527,178

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

8. LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (CONTINUED)

No adjustment for dilution has been made to the basic loss per share presented for the six months ended 30 June 2025 and 2024 as the Company's share options has anti-dilutive effect on the basic loss per share presented.

9. DIVIDEND

The board of directors (the "Board") did not recommend the payment of interim dividend for the six months ended 30 June 2025 (six months ended 30 June 2024: Nil).

10. INVESTMENT PROPERTIES

The Group's investment properties and investment properties under construction were revalued on 30 June 2025 based on valuations performed by APAC Asset Valuation and Consulting Limited, independent professionally qualified valuer, or the Group's internal assessment.

The valuations of completed investment properties were based on either the direct comparison method by reference to comparable market transactions, which is positively correlated to the market unit sale rate; or the income approach by capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental income potential of the properties, which is positively correlated to the market rental growth rate, yearly unit rental income and occupancy rate and negatively correlated to risk-adjusted discount rate and capitalisation rate.

The valuations of investment properties under construction were based on the residual approach, and have taken into account the expended construction costs and future costs that will be expended to complete the development to reflect the quality of the completed development on the basis that the properties will be developed and completed in accordance with the Group's latest development plan. The valuations of investment properties under construction are positively correlated to the development profit and negatively correlated to the risk-adjusted discount rate.

During the period, the net decrease in fair value of investment properties and investment properties under construction amounted to RMB241,055,000 (six months ended 30 June 2024: net decrease in fair value of RMB36,799,000), additions in investment properties and investment properties under construction amounted to Nil (six months ended 30 June 2024: RMB74,106,000) and transfer from investment properties to completed properties for sales amounted to RMB350,824,000 (six months ended 30 June 2024: RMB453,254,000).

11. OTHER PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2025, the Group acquired and disposed of other property, plant and equipment of RMB877,000 (six months ended 30 June 2024: RMB1,230,000) and RMB94,000 (six months ended 30 June 2024: RMB11,862,000), respectively.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

12. TRADE AND OTHER RECEIVABLES, PREPAYMENTS AND OTHER ASSETS

The Group's trade receivables arise from the sale of properties, leasing of investment properties and provision of construction and decoration services.

Consideration in respect of sale of properties is payable by the purchasers in accordance with the terms of the related sale and purchase agreements. Consideration in respect of provision of construction and decoration services is payable by the customers in accordance with the terms of the related construction and decoration agreements. The Group normally requires its customers to make payment of monthly/quarterly charges in advance in relation to the leasing of investment properties.

Since the Group's trade receivables are related to a number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. All trade receivables are non-interest-bearing.

An ageing analysis of the trade receivables (other than those from associates and joint ventures) as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Within 30 days	73,262	52,587
31 to 90 days	146,718	140,999
91 to 180 days	155,748	172,342
181 to 365 days	740,235	770,550
	1,115,963	1,136,478

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

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Within 30 days	181,065	100,869
31 to 90 days	82,317	94,182
91 to 180 days	103,247	175,988
181 to 365 days	82,539	110,824
	449,168	481,863

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

13. ASSETS AND LIABILITIES UNDER CROSS — BORDER GUARANTEE ARRANGEMENTS

During the six months ended 30 June 2025 and the year ended 31 December 2024, the Group had some cross-border guarantee arrangements with certain financial institutions, whereby certain onshore funding (i.e. in the PRC) and offshore funding (i.e. in Hong Kong) have been used as a pledge against advances to offshore (i.e. in Hong Kong) and onshore (i.e. in the PRC) for the Group's general working capital.

Pursuant to these arrangements which are made in compliance with the relevant rules and regulations promulgated by the State Administration of Foreign Exchange, funds are advanced to the Group's subsidiaries in Hong Kong by depositing a certain amount of funds in the relevant financial institutions by the Group's subsidiaries in the PRC or vice versa. The net cost of such arrangements is less than 1% per annum of the total funds advanced.

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Assets under cross-border guarantee arrangements	—	—
Portion classified as current assets	—	—
Non-current portion	—	—
Liabilities under cross-border guarantee arrangements	806,436	818,896
Portion classified as current liabilities	(806,436)	(818,896)
Non-current portion	—	—

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

14. CASH AND BANK BALANCES

As at 30 June 2025, the total cash and bank balances amounted to RMB8,953 million (year ended 31 December 2024: RMB8,654 million), of which:

- (a) deposits in the amount of RMB3,793 million (year ended 31 December 2024: RMB3,992 million) are placed in designated bank accounts and can only be applied in the designated property development projects in accordance with the applicable prevailing policies and regulations; and
- (b) deposits in the amount of RMB1,659 million (year ended 31 December 2024: RMB2,009 million) were restricted in relation to project development such as mortgage loans granted to the property purchasers or for bank and other loans.

At the end of the reporting period, the cash and bank balances and time deposits of the Group denominated in RMB amounted to RMB4,621 million (year ended 31 December 2024: RMB5,736 million). RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Cash at banks earns interest at floating rates based on daily bank deposit rates. Non-pledged time deposits are made for varying periods of between seven days and six months depending on immediate cash requirements of the Group, and earn interest at the respective short term time deposit rates. All the bank balances and time deposits are deposited with creditworthy banks with no recent history of default.

15. TRADE AND OTHER PAYABLES

Included in the balance as at 30 June 2025 is an aggregate trade payables balance of RMB23,658,899,000 (year ended 31 December 2024: RMB23,277,191,000). An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Within 30 days	6,985,802	6,756,602
31 to 90 days	4,277,335	4,923,728
91 to 180 days	2,864,975	1,962,784
181 to 365 days	2,226,734	2,475,699
Over 365 days	7,304,053	7,158,378
	23,658,899	23,277,191

The trade payables are non-interest-bearing.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

16. SENIOR NOTES

	Notes	Effective interest rate (% per annum)	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
US\$450m Senior Notes due in 2023	(i), (xvi)	5.42	3,192,737	3,242,066
US\$300m Senior Notes due in 2022	(ii)	7.78	1,978,078	2,008,640
US\$400m Senior Notes due in 2023	(iii), (xvi)	6.76	2,837,989	2,881,836
US\$100m Senior Notes due in 2024	(iv), (xvi)	7.60	709,497	731,267
US\$300m Senior Notes due in 2025	(v), (xvi)	5.96	2,128,491	2,211,705
US\$180m Senior Notes due in 2024	(vi), (xvi)	5.42	1,277,095	1,347,622
US\$100m Senior Notes due in 2024	(vii), (xvi)	4.53	709,497	727,361
US\$300m Senior Notes due in 2025	(viii), (xvi)	5.49	2,148,049	2,170,808
US\$300m Senior Notes due in 2026	(ix), (xvi), (xvii)	5.03	2,126,167	2,152,310
US\$300m Senior Notes due in 2028	(x), (xvi), (xvii)	4.64	2,162,473	2,190,607
US\$300m Senior Notes due in 2025	(xi), (xvi)	4.97	2,169,616	2,165,993
US\$300m Senior Notes due in 2026	(xii), (xvi), (xvii)	4.91	2,170,957	2,196,673
US\$60m Senior Notes due in 2024	(xiii)	4.21	425,698	438,986
HKD1,950m Equity-linked Securities due in 2026	(xiv), (xvi), (xvii)	7.14	1,824,110	1,849,098
Portion classified as current liabilities:			25,860,454	26,314,972
— based on maturity terms of the senior notes	(xv)		(17,576,747)	(17,926,284)
— based on contract terms classified as other current liabilities	(xv), (xvii), 17		(8,283,707)	(8,388,688)
Non-current portion	(xv)		—	—

Notes:

- (i) On 23 May 2017, the Company issued senior notes with a principal amount of US\$450,000,000 due in 2023 (the "US\$450m Senior Notes due in 2023"). The senior notes are interest bearing at 5.25% per annum which is payable semi-annually in arrears. The maturity date of the senior notes is 23 February 2023. At any time and from time to time on or after 23 May 2020, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (ii) On 25 February 2019, the Company issued senior notes with a principal amount of US\$300,000,000 due in 2022 ("US\$300m Senior Notes due in 2022"). The senior notes are interest bearing at 7.50% per annum which is payable semi-annually in arrears. The maturity date of the senior notes is 25 August 2022. At any time and from time to time prior to 25 February 2021, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum. As at 22 February 2022, the Company has repurchased an aggregate principal amount of US\$21,200,000 of the Senior Notes. The remaining principal amount of US\$278,800,000 was due on 25 August 2022.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

16. SENIOR NOTES (CONTINUED)

Notes: (continued)

- (iii) On 16 July 2019, the Company issued senior notes with a principal amount of US\$400,000,000 due in 2023 ("US\$400m Senior Notes due in 2023"). The senior notes are interest bearing at 6.50% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 16 July 2023. At any time and from time to time on or after 16 July 2021, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (iv) On 9 September 2019, the Company issued senior notes with a principal amount of US\$100,000,000 due in 2024 ("US\$100m Senior Notes due in 2024"). The senior notes are interest bearing at 6.90% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 9 June 2024. At any time and from time to time on or after 9 September 2022, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (v) On 14 January 2020, the Company issued senior notes with a principal amount of US\$300,000,000 due in 2025 ("US\$300m Senior Notes due in 2025"). The senior notes are interest bearing at 5.75% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 14 January 2025. At any time and from time to time on or after 14 January 2023, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (vi) On 17 January 2020, the Company issued senior notes with a principal amount of US\$180,000,000 due in 2024 ("US\$180m Senior Notes due in 2024"). The senior notes are consolidated and form a single series with the US\$100m Senior Notes due 2024 issued on 9 September 2019. The senior notes are interest bearing at 6.90% per annum which is payable semi-annually in arrears. The maturity date of the senior notes is 9 June 2024. At any time and from time to time on or after 9 September 2022, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (vii) On 17 September 2020, the Company issued senior notes with a principal amount of US\$100,000,000 due in 2024 ("US\$100m Senior Notes due in 2024"). The senior notes are interest bearing at 4.25% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 17 September 2024. At any time and from time to time on or after 17 September 2023, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (viii) On 19 October 2020, the Company issued senior notes with a principal amount of US\$300,000,000 due in 2025 ("US\$300m Senior Notes due in 2025"). The senior notes are interest bearing at 5.25% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 19 October 2025. At any time and from time to time on or after 19 October 2023, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (ix) On 14 December 2020, the Company issued senior notes with a principal amount of US\$300,000,000 due in 2026 ("US\$300m Senior Notes due in 2026"). The senior notes are interest bearing at 4.85% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 14 December 2026. At any time and from time to time on or after 14 December 2024, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (x) On 13 January 2021, the Company issued senior notes with a principal amount of US\$300,000,000 due in 2028 ("US\$300m Senior Notes due in 2028"). The senior notes are interest bearing at 4.5% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 13 January 2028. At any time and from time to time on or after 13 January 2025, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

16. SENIOR NOTES (CONTINUED)

Notes: (continued)

- (xi) On 12 April 2021, the Company issued senior notes with a principal amount of US\$300,000,000 due in 2025 ("US\$300m Senior Notes due in 2025"). The senior notes are interest bearing at 4.25% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 12 July 2025. At any time and from time to time on or after 12 July 2023, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (xii) On 6 July 2021, the Company issued senior notes with a principal amount of US\$300,000,000 due in 2026 ("US\$300m Senior Notes due in 2026"). The senior notes are interest bearing at 4.7% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 6 July 2026. At any time and from time to time on or after 6 July 2024, the Company may at its option redeem the senior notes at a pre-determined redemption price. The details of the redemption price are disclosed in the relevant offering memorandum.
- (xiii) On 5 August 2021, the Company issued senior notes with a principal amount of US\$60,000,000 due in 2024 ("US\$60m Senior Notes due in 2024"). The senior notes are interest bearing at 4.15% per annum and the interest is payable semi-annually in arrears. The maturity date of the senior notes is 5 August 2024.
- (xiv) On 4 February 2022, the Company issued Equity-linked Securities with a principal amount of HK\$1,950,000,000 due in 2026 ("HK\$1,950m Equity-linked Securities due in 2026"). The Equity-linked Securities are interest bearing at 6.95% per annum and the interest is payable semi-annually in arrears. The maturity date of the Equity-linked Securities is 4 August 2026. The securities are cash settled equity linked securities. No equity securities of the Company will be issued by the Company upon exchange or redemption of the securities. The details of which are set out in the Company's announcement dated 27 January 2022.
- (xv) Liability component represents the present value of the contractually determined stream of future cash flows discounted at the prevailing market interest rate at that time applicable to instruments of comparable credit status and providing substantially the same cash flows, on the same terms, but without the embedded derivatives.
- (xvi) Redemption call options represent the fair value of the Company's options to early redeem the senior notes and are recorded as derivative financial instruments under "Trade and other receivables, prepayments and other assets" (note 12). The assumptions applied in determining the fair value of the redemption call options as at 30 June 2025 and 31 December 2024 are set out in note 25.

Equity-linked securities redemption option of security holders represent the fair value of the equity-linked securities' options to early redeem the equity-linked securities and are recorded as derivative financial instruments under "Trade and other payables" (note 15). The assumptions applied in determining the fair value of the redemption call options as at 30 June 2025 and 31 December 2024 are set out in note 25.

Equity-linked securities conversion option of security holders represent the fair value of the security holders's option to require the Company to exchange the securities at pre-determined cash exercise amount and are recorded as derivative financial instruments under "Trade and other payables" (note 15). The assumptions applied in determining the fair value of the conversion option as at 30 June 2025 and 31 December 2024 are set out in note 25.

- (xvii) As disclosed in note 1 to the interim financial information, the non-payment of the principal of the relevant senior notes and equity-linked securities and the relevant interest accrued may lead to the Company's creditors demanding acceleration of repayments. Hence, the relevant senior notes and equity-linked securities, of which their maturity date are over one year, were classified as current liabilities and included in "Other current liabilities".

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

17. OTHER CURRENT LIABILITIES AND CORPORATE BONDS

	Notes	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Corporate bonds due in 2025	(i), (iii), (iv), (vii)	4,455,891	4,455,891
Corporate bonds due in 2026	(ii), (iv)–(vi), (viii)–(xii)	12,557,551	12,557,551
		17,013,442	17,013,442
Analysed into:			
Repayable:			
Within one year or on demand		—	8,223,157
In the second year		—	8,790,285
In the third to fifth years, inclusive		—	—
Over 5 years		17,013,442	—
		17,013,442	17,013,442
Portion classified as non-current liabilities		(17,013,442)	(8,790,285)
Current liabilities		—	8,223,157
Senior notes classified as other current liabilities	16	8,283,707	8,388,688
Total other current liabilities		8,283,707	16,611,845

Notes:

- (i) On 1 February 2018, 22 March 2018, 21 May 2018 and 7 December 2018, Shenzhen Logan Holdings Co., Ltd. ("Shenzhen Logan") issued non-public domestic corporate bonds on the Shanghai Stock Exchange. The coupon rates of the first, second, third and fourth tranches with principal amounts of RMB2,000,000,000, RMB2,000,000,000, RMB1,000,000,000 and RMB1,000,000,000 were fixed at 6.99% per annum, 7.20% per annum, 7.30% per annum and 7.00% per annum, respectively. The terms of all these four domestic corporate bonds were 4 years. At the end of second year, Shenzhen Logan shall be entitled to adjust the coupon rates of all these four domestic corporate bonds and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan. In 2020, the third tranche of corporate bonds with a principal amount of RMB1,000,000,000 and the fourth tranche of corporate bonds with principal amount of RMB1,000,000,000 were fully paid before maturity.

On 1 February 2020, Shenzhen Logan had adjusted the coupon rate of first tranche of corporate bonds from 6.99% per annum to 5.40% per annum and the corporate bonds with an aggregate principal amount of RMB1,290,000,000 were sold back to Shenzhen Logan; the first tranche of corporate bonds with a remaining principal amount of RMB710,000,000 was due and fully repaid upon maturity in February 2022.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

17. OTHER CURRENT LIABILITIES AND CORPORATE BONDS
(CONTINUED)

Notes: (continued)

(i) (continued)

On 22 March 2020, Shenzhen Logan had adjusted the coupon rate of second tranche of corporate bonds from 7.20% per annum to 4.90% per annum and the corporate bonds with an aggregate principal amount of RMB174,000,000 were sold back to Shenzhen Logan; the second tranche of corporate bonds with a remaining principal amount of RMB1,826,000,000 are due in March 2022.

On 22 March 2022, the Group obtained approval from the holders of corporate bonds with a principal amount of RMB1,826,000,000 for the extension of the maturity date for 15 months by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to settle 10% of the outstanding principal as upfront payment and the remaining 90% outstanding principal will be repaid by 10 equal installments commencing from the sixth months after the extension. The 10% of the outstanding principal amount of RMB182,600,000 were repaid in March 2022 and the first installment repayment of 90% outstanding principal amount of RMB164,340,000 in October 2022.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB1,479,060,000 for the extension of the maturity date for 36 months (to be due in 2025) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal will be repaid quarterly within 36 months after extension.

The principal amount of RMB3,645,000 and RMB2,835,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB2,909,000 were repaid in June 2024. The amount of RMB1,469,671,000 of the corporate bonds were classified as a current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,469,671,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

(ii) On 20 November 2018, Shenzhen Logan issued domestic corporate bonds on the Shenzhen Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB2,490,000,000 was 5.98% per annum. The terms of the domestic corporate bonds were 4 years. At the end of the second year, Shenzhen Logan shall be entitled to adjust the coupon rate of domestic corporate bonds and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 20 November 2020, Shenzhen Logan had adjusted the coupon rate of corporate bonds from 5.98% per annum to 4.60% per annum.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB2,490,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB39,031,000 and RMB32,738,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB4,836,000 were repaid in June 2024. The amount of RMB724,019,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB2,413,395,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

17. OTHER CURRENT LIABILITIES AND CORPORATE BONDS (CONTINUED)

Notes: (continued)

- (iii) On 19 March 2019, Shenzhen Logan issued domestic corporate bonds on the Shenzhen Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB1,510,000,000 was 5.50% per annum. The terms of the domestic corporate bonds were 5 years. At the end of the third year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 21 March 2022, the Group obtains approval from the holders of corporate bonds with a principal amount of RMB1,510,000,000 for the extension of the maturity date for 15 months by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to settle 10% of the outstanding principal as upfront payment and the remaining 90% outstanding principal will be repaid by 10 equal installments commencing from the sixth months after the extension. The 10% of the outstanding principal amount of RMB151,000,000 were repaid in March 2022 and the first installment repayment of 90% outstanding principal amount of RMB164,340,000 in September 2022.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB1,223,100,000 for the extension of the maturity date for 36 months (to be due in 2025) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023, respectively, and the remaining outstanding principal will be repaid quarterly within 36 months after extension.

The principal amount of RMB11,700,000 and RMB11,080,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB2,371,000 were repaid in June 2024. The amount of RMB1,197,949,000 of the corporate bonds were classified as a current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,197,949,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

- (iv) On 5 August 2019, Shenzhen Logan issued two tranches of private domestic corporate bonds. The coupon rates of the first and second tranches with principal amounts of RMB500,000,000 and RMB1,000,000,000 were fixed at 6.5% per annum and 6.2% per annum, respectively. The terms of the first and second tranches of corporate bonds were 5 years (to be due in 2025) and 4 years (to be due in 2024), respectively. At the end of the third year and the second year, Shenzhen Logan shall be entitled to adjust the coupon rates of the first and second tranches of corporate bonds respectively and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan. On 3 August 2021, the second tranches of corporate bonds with an aggregate principal amounts of RMB895,000,000 were sold back to Shenzhen Logan.

The first tranches of corporate bonds with aggregated principal amounts of RMB50,000,000 was repaid in August 2022.

On 2 December 2022, the Group obtained approval from the holders of first and second tranches corporate bonds with the principal amount of RMB450,000,000 and RMB105,000,000 respectively, for the extension of the maturity date for 36 months and 48 months respectively (to be due in 2025 and 2026 respectively) by the provision of additional equity interests of the Group's subsidiaries a collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively. The remaining outstanding principal of the first tranches of corporate bonds will be repaid quarterly from the 36 months after the extension. The second tranches of corporate bonds will be repaid be fully repaid by eight installments within the 48 months after the extension, of which interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB270,000 and RMB270,000 of first tranches corporate bond were repaid in February 2023 and May 2023, respectively, and the principal amount of RMB150,000 and RMB100,000 of second tranches corporate bond were repaid in February 2023 and May 2023, respectively.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

17. OTHER CURRENT LIABILITIES AND CORPORATE BONDS
(CONTINUED)

Notes: (continued)

(iv) (continued)

The principal amount of RMB899,000 of first tranches corporate bond were repaid in June 2024 and the principal amount of RMB210,000 of second tranches corporate bond were repaid in June 2024. The amount of RMB479,923,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB553,101,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

- (v) On 18 November 2019, Shenzhen Logan issued public domestic corporate bonds on the Shanghai Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB2,000,000,000 was 5.09% per annum. The terms of the domestic corporate bonds were 5 years. At the end of the third year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB2,000,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB27,854,000 and RMB23,930,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB3,896,000 were repaid in July 2024. The amount of RMB583,296,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,944,320,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

- (vi) On 8 January 2020, Shenzhen Logan issued public domestic corporate bonds on the Shenzhen Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB1,000,000,000 was 4.80% per annum. The terms of the domestic corporate bonds were 5 years. At the end of the third year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB1,000,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB25,901,000 and RMB22,251,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB1,904,000 were repaid in June 2024. The amount of RMB284,983,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB949,944,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

17. OTHER CURRENT LIABILITIES AND CORPORATE BONDS (CONTINUED)

Notes: (continued)

- (vii) On 15 April 2020, Shenzhen Logan issued non-public domestic corporate bonds on the Shanghai Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB1,500,000,000 was 4.69% per annum. The terms of the domestic corporate bonds were 4 years. At the end of the second year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 18 April 2022, the Group obtained approval from the holders of corporate bonds with a principal amount of RMB1,500,000,000 for the extension of the maturity date for 15 months by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to settle 10% of the outstanding principal as upfront payment and the remaining 90% outstanding principal will be repaid by 10 equal installments commencing from the sixth months after the extension. The 10% of the outstanding principal amount of RMB150,000,000 were repaid in April 2022.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB1,350,000,000 for the extension of the maturity date for 36 months (to be due in 2025) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal will be repaid quarterly from the 36 months after the extension.

The principal amount of RMB4,275,000 and RMB3,330,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB2,685,000 were repaid in June 2024. The amount of RMB1,339,710,000 of the corporate bonds were classified as a current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,339,710,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

- (viii) On 24 July 2020, Shenzhen Logan issued public domestic corporate bonds on the Shanghai Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB2,000,000,000 was 4.69% per annum. The terms of the domestic corporate bonds were 5 years. At the end of the third year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB2,000,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB7,201,000 and RMB7,050,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB3,971,000 were repaid in June 2024. The amount of RMB594,533,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,981,778,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

17. OTHER CURRENT LIABILITIES AND CORPORATE BONDS
(CONTINUED)

Notes: (continued)

- (ix) On 14 September 2020, Shenzhen Logan issued public domestic corporate bonds on the Shanghai Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB2,000,000,000 was 4.80% per annum. The terms of the domestic corporate bonds were 5 years. At the end of the third year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB2,000,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB21,736,000 and RMB19,795,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB3,917,000 were repaid in June 2024. The amount of RMB586,366,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,954,552,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

- (x) On 25 March 2021, Shenzhen Logan issued public domestic corporate bonds on the Shenzhen Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB427,000,000 was 4.90% per annum. The terms of the domestic corporate bonds were 4 years. At the end of the second year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB427,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB5,811,000 and RMB5,600,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB831,000 were repaid in June 2024. The amount of RMB124,427,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB414,758,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

- (xi) On 24 June 2021, Shenzhen Logan issued public domestic corporate bonds on the Shanghai Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB1,347,000,000 was 4.80% per annum. The terms of the domestic corporate bonds were 4 years. At the end of the second year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB1,347,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

17. OTHER CURRENT LIABILITIES AND CORPORATE BONDS (CONTINUED)

Notes: (continued)

(xi) (continued)

The principal amount of RMB12,379,000 and RMB11,054,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB2,647,000 were repaid in July 2024. The amount of RMB396,276,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,320,920,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

(xii) On 23 August 2021, Shenzhen Logan issued public domestic corporate bonds on the Shanghai Stock Exchange. The coupon rate of the domestic corporate bonds with a principal amount of RMB1,500,000,000 was 4.70% per annum. The terms of the domestic corporate bonds were 4 years. At the end of the second year, Shenzhen Logan shall be entitled to adjust the coupon rate, and the bond holders shall be entitled to sell back the bonds to Shenzhen Logan.

On 2 December 2022, the Group obtained approval from the holders of the corporate bonds with a principal amount of RMB1,500,000,000 for the extension of the maturity date for 48 months (to be due in 2026) by the provision of additional equity interests of the Group's subsidiaries as collateral. According to the related extension arrangement, the Group is required to arrange repayment before 10 February 2023 and 10 May 2023 respectively, and the remaining outstanding principal would be fully repaid by eight installments within the 48 months after the extension. The interval of the first four and last four payments would be three months and two months, respectively.

The principal amount of RMB12,053,000 and RMB11,650,000 were repaid in February 2023 and May 2023, respectively.

The principal amount of RMB2,953,000 were repaid in July 2024. The amount of RMB442,004,000 of the corporate bonds were classified as a current liability and the remaining outstanding amount were classified as a non-current liability as at 31 December 2024.

The restructuring proposal of the corporate bonds have been considered and approved by the bondholders. The amount of RMB1,473,344,000 of the corporate bonds were classified as a non-current liability as at 30 June 2025.

18. SHARE CAPITAL

A summary of movements in the Company's issued share capital is as follows:

	Number of shares	
	'000	HK'000
Ordinary shares, issued and fully paid:		
At 1 January 2024, 31 December 2024,		
1 January 2025 and 30 June 2025	5,685,408	568,541
RMB'000 equivalent at 31 December 2024 and 30 June 2025		450,227

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

19. SHARE OPTION SCHEME AND SHARE AWARD SCHEME**Share option scheme**

The Company operates a share option scheme (the “Scheme”) which was adopted by an ordinary resolution of the shareholders of the Company on 18 November 2013. Full-time and part-time employees, executives, officers or directors (including independent non-executive directors) of the Group and any advisors, consultants, agent, suppliers, customers, distributors and such other persons who, in the sole opinion of the Board, will contribute or have contributed to the Group are included in the eligible participants under the Scheme. The maximum number of shares may be granted is 10% of the shares in issue immediately upon completion of the Global offering. Each participant cannot be entitled to more than 0.1% of the total number of shares in issue in any 12-month period unless approved from the independent non-executive directors of the Company is obtained. The option shall expire, in any event, not later than 10 years from the date of grant of the option subject to the provision for early termination set out in the Scheme.

- (i) On 25 August 2017, the Company granted share options to the Company’s directors and employees. The exercise of these share options would entitle the Company’s directors and employees of the Group to subscribe for an aggregate of 24,250,000 shares (of which 8,000,000 shares is granted to Mr. Kei Hoi Pang, the executive director and chairman of the Group (“Mr. Kei”)) and 135,750,000 shares (of which only 46,512,000 shares is accepted) of the Company respectively. 25%, 25%, 25% and the remaining share options will be vested on the 36th, 48th, 60th and 72th month, respectively, from the date of grant (i.e. 25 August 2017). The exercise price is HK\$7.43 per share. These share options are exercisable within a period of ten years from the date of grant (i.e. 25 August 2017) subject to the above vesting schedule. Each option gives the holder the right to subscribe for one ordinary share of the Company.
- (ii) On 8 June 2018, the Company granted share options to the Group’s employees. The exercise of these share options would entitle the employees of the Group to subscribe for an aggregate of 50,000,000 shares of the Company. 33.3%, 33.3% and the remaining share options will be vested on the 36th, 48th and 60th month, respectively, from the date of grant (i.e. 8 June 2018). The exercise price is HK\$12.50 per share. These share options are exercisable within a period of ten years from the date of grant (i.e. 8 June 2018) subject to the above vesting schedule. Each option gives the holder right to subscribe for one ordinary share of Company.
- (iii) On 22 October 2018, the Company granted share options to the Group’s employees. The exercise of these share options would entitle the employees of the Group to subscribe for an aggregate of 36,400,000 shares of the Company. 33.3%, 33.3% and the remaining share options will be vested on the 36th, 48th and 60th month, respectively, from the date of grant (i.e. 22 October 2018). The exercise price is HK\$7.64 per share. These share options are exercisable within a period of ten years from the date of grant (i.e. 22 October 2018) subject to the above vesting schedule. Each option gives the holder the right to subscribe for one ordinary share of the Company.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

**19. SHARE OPTION SCHEME AND SHARE AWARD SCHEME
(CONTINUED)****Share option scheme (continued)**

- (iv) On 28 June 2019, the Company granted share options to the Group's employees. The exercise of these share options would entitle the employees of the Group to subscribe for an aggregate of 10,500,000 shares of the Company. For some grantees, 33.3% and the remaining share options will be vested on the 36th and 48th month, respectively, from the date of grant (i.e. 28 June 2019). For some grantees, 50% and the remaining share options will be vested on the 36th and 48th month, respectively, from the date of grant (i.e. 28 June 2019). The exercise price is HK\$12.64 per share. These share options are exercisable within a period of ten years from the date of grant (i.e. 28 June 2019) subject to the above vesting schedule. Each option gives the holder the right to subscribe for one ordinary share of the Company.
- (v) On 12 June 2020, the Company granted share options to the Group's employees. The exercise of these share options would entitle the employees of the Group to subscribe for an aggregate of 5,565,000 shares of the Company. All of the share options will be vested on the 36th month from the date of grant (i.e. 12 June 2020). The exercise price is HK\$13.08 per share. These share options are exercisable within a period of ten years from the date of grant (i.e. 12 June 2020) subject to the above vesting schedule. Each option gives the holder the right to subscribe for one ordinary share of the Company.

The share options lapsed due to the resignation of certain employees. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the related share-based compensation reserve is transferred to retained profits.

4,516,000 share options were forfeited during the six months ended 30 June 2025 (during the six months ended 30 June 2024: 5,580,500). At the end of the reporting period, the Company had 57,582,000 (year ended 31 December 2024: 62,098,000) share options outstanding under the Scheme.

Share award scheme

The Company operates a share award scheme (the "Share Award Scheme") which was adopted by the Board of the Company on 13 May 2020. Unless otherwise cancelled or amended, the Share Award Scheme will remain valid and effective for 15 years from the date of adoption. The specific objectives of the Share Award Scheme are (i) to promote the effective realisation of the medium and long-term performance growth targets of the Group; (ii) to promote the long-term sustained growth in the shareholder value of the Group; and (iii) to attract outstanding talents in the industry and to motivate and retain outstanding key talents of the Group with rewards and incentives.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

19. SHARE OPTION SCHEME AND SHARE AWARD SCHEME (CONTINUED)**Share award scheme (continued)**

The Share Award Scheme is operated by an independent trustee which holds the shares in trust for the selected participants, until the shares become vested. The shares to be awarded under the Share Award Scheme will be acquired by the trustee from the open market. The shares granted will be vested in the proportions and on the dates as set out in the relevant letters of grant issued by the Company. Vested shares will be transferred to the selected participants at no cost save that transaction fees and expenses will be payable by the selected participants as transferees.

As at 30 June 2025, the number of the Company's shares held under the Share Award Scheme is 158,230,000 (year ended 31 December 2024: 158,230,000).

20. PERPETUAL CAPITAL SECURITIES

On 31 May 2017, the Company issued perpetual capital securities with a principal amount of US\$350,000,000 (equivalent to approximately RMB2,363,346,000).

The securities confer the holders a right to receive distributions at the applicable distribution rate of 7% per annum from and including 31 May 2017, payable semi-annually on 31 May and 30 November of each year. The Company may, at its sole discretion, elect to defer a distribution pursuant to the terms of the securities. Unless and until the Company satisfies in full all outstanding arrears of distribution and any additional distribution amount, the Company shall not declare or pay any dividends, distributions or make payment on, and will procure that no dividend or other payment is made on or redeem, reduce, cancel, buy-back or acquire for any consideration any share capital thereof. The securities may be redeemed at the option of the Company, in whole but not in part.

In the opinion of the directors, the Company is able to control the delivery of cash or other financial assets to the holders of the perpetual capital securities due to redemption other than an unforeseen liquidation of the Company. Accordingly, the perpetual capital securities are classified as equity instruments of the Company.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

21. ACQUISITIONS OF SUBSIDIARIES

During the period ended 30 June 2024, the Group acquired certain assets through acquisition of Shenzhen Weichi Industrial Co. Ltd. ("Shenzhen Weichi") and certain entities included in "Others" below from joint venture partners, joint ventures and/or independent third party. Upon the completion of these acquisitions, the acquired companies became wholly-owned subsidiaries of the Group. The following table summarises the financial information in relation to the acquisition of subsidiaries.

	Shenzhen Weichi (Unaudited) RMB'000	Others (Unaudited) RMB'000	Total (Unaudited) RMB'000
Inventories	108,804	32,866	141,670
Trade and other receivables, prepayments and other assets	—	80,356	80,356
Cash and bank balances	36	1,579	1,615
Trade and other payables	—	(114,671)	(114,671)
Total identifiable net assets	108,840	130	108,970
Satisfied by:			
Consideration payable included in trade and other payables	108,840	130	108,970

An analysis of the cash flows in respect of the above acquisitions is as follows:

	Shenzhen Weichi (Unaudited) RMB'000	Others (Unaudited) RMB'000	Total (Unaudited) RMB'000
Cash consideration paid	—	—	—
Cash and cash equivalents acquired	36	1,579	1,615
Net inflow of cash and cash equivalents included in cash flows from investing activities	36	1,579	1,615

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

22. FINANCIAL GUARANTEES

At the end of the reporting period, the Group had the following financial guarantees:

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Guarantees in respect of mortgage facilities provided for certain purchasers of the Group's properties (notes (i) and (ii))	29,439,590	32,545,416
Guarantees given to banks and other lenders in connection with credit facilities granted to joint ventures, associates and joint ventures partners provided by the Group (note (iii))	11,717,138	11,879,623
	41,156,728	44,425,039

The Group does not hold any collateral or other credit enhancements over the guarantees. The financial guarantee contracts are measured at the higher of the expected credit loss ("ECL") allowance and the amount initially recognised less the cumulative amount of income recognised. The ECL allowance is measured by estimating the cash shortfalls, which are based on the expected payments to reimburse the holders for a credit loss that it incurs less any amounts that the Group expects to receive from the debtor. The amount initially recognised represents the fair value at initial recognition of the financial guarantees.

Notes:

- (i) As at 30 June 2025 and 31 December 2024, the Group provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, in the event of default on mortgage payments by these purchasers before the expiry of the guarantees, the Group is responsible for repaying the outstanding mortgage principals together with the accrued interest and penalties owed by the defaulted purchasers to the banks, net of any auction banks, net of any auction proceeds as described below.

Pursuant to the above arrangement, the related properties were pledged to the banks as collateral for the mortgage loans, in the event of default on mortgage repayments by these purchasers, the banks are entitled to take over the legal titles and will realise the pledged properties through open auction. The Group is responsible for repaying the banks when the proceeds from the auction of the properties cannot cover the outstanding mortgage principals together with the accrued interest and penalties.

The Group's guarantee period starts from the dates of grant of the relevant mortgage loans and ends upon the issuance of real estate ownership certificates to the purchasers, which will generally be available within one to two years after the purchasers take possession of the relevant properties.

- (ii) The fair value of the guarantees at initial recognition and the ECL allowance are not significant as the directors of the Company consider that in the event of default on payments, the net realisable value of the related properties can cover the repayment of the outstanding mortgage principal together with the accrued interest and penalties.
- (iii) As at 30 June 2025, the Group provided seven (year ended 31 December 2024: seven) guarantees to the extent of RMB9,573,870,000 (US\$1,349,000,000) (year ended 31 December 2024: RMB9,721,790,000 (US\$1,349,000,000)) in respect of the borrowings of entities controlled by a joint venture partner. The joint venture partner is an independent third party. The borrowings have been used for the project development of the joint venture partner's joint ventures with the Group. The joint venture partner entered into counter-guarantee agreements with the Group, pursuant to which the joint venture partner provided counter-guarantees to the Group in respect of guarantees provided by the Group to the banks and other lenders to entities controlled by the joint venture partner. The counter-guarantees are secured by property projects, the valuation of which is sufficient to cover the guarantee amount of RMB9,573,870,000 (US\$1,349,000,000) (year ended 31 December 2024: RMB9,721,790,000 (US\$1,349,000,000)) provided by the Group.

In the opinion of the directors, the fair value of the guarantees at the initial recognition and the ECL allowance are not significant.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

23. COMMITMENTS

The Group had the following contractual commitments at the end of the reporting period:

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Contracted, but not provided for	6,643,233	6,835,422

24. RELATED PARTY TRANSACTIONS

- (a) In addition to the transactions and balances detailed elsewhere in the interim financial information, the Group had the following transactions with related parties during the period:

		Six months ended 30 June 2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
	Notes		
Construction contracts income from related parties	(i)	4,652	—
Construction contracts income from joint ventures	(ii)	41,904	70,813
Construction contracts income from associates	(ii)	1	266
Project management service income from related parties	(i)	3,948	—
Project management service income from joint ventures	(ii)	—	136,902
Project management service income from associates	(ii)	1,401	—
Design service income from joint ventures	(ii)	460	171
Design service income from associates	(ii)	555	76
Rental income from related companies	(iii)	1,515	829
Interest income from joint ventures	(iv)	—	2,396

Notes:

- (i) The income was derived from the construction, and project management services provided to related companies controlled by Mr. Kei at rates similar to the terms and conditions set out in the contracts entered into with the other major customers of the Group.
- (ii) The income represented the gross income derived from the construction, project management, and design services provided to joint ventures and associates, which are before the elimination of relevant income between the Group and joint ventures or associates, at rates similar to the terms and conditions set out in the contracts entered into with the other major customers of the Group.
- (iii) The income was derived from the leasing of the Group's investment properties to related companies controlled by Mr. Kei at rates similar to the terms and conditions set out in the rental agreements entered into with the other tenants of the Group.
- (iv) This represented the gross interest income from the joint ventures, which is before the elimination of interest between the Group and joint ventures. The Group has been providing funds to joint ventures.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

24. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Remuneration to key management personnel includes amounts paid to the directors is as follows:

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Fees	552	910
Salaries, allowances and benefits in kind	6,346	7,443
Retirement scheme contributions	353	304
	7,251	8,657

25. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The carrying amounts of the Group's financial instruments, other than derivative financial instruments, and senior notes and corporate bonds, reasonably approximate to their fair values.

Management has assessed that the fair values of the cash and bank balance, trade receivables, trade payables, financial assets included in prepayments, other receivables and other assets, financial liabilities included in other payables and accruals, the current portion of bank and other loans, amounts due from/to related parties approximate to their carrying amounts largely due to the short term maturities of these instruments.

For the Group's assets and liabilities not measured at fair value in the consolidated statement of financial position but for which the fair value is disclosed, (i) the carrying amounts of the amounts due from joint ventures and associates included in investments in joint ventures and associates, bank and other loans and assets and liabilities under cross-border guarantee arrangements approximated to their fair values and were determined as Level 3; (ii) the fair values of the senior notes and certain corporate bonds were RMB1,891,040,000 with carrying amount of RMB25,860,454,000 and RMB2,137,611,000 with carrying amount of RMB13,650,959,000, respectively (31 December 2024: RMB2,458,674,000 with carrying amount of RMB26,314,972,000 and RMB2,463,693,000 with carrying amount of RMB13,650,959,000, respectively), and were determined as Level 1; and (iii) the fair values of the remaining corporate bonds were RMB1,161,375,000 with carrying amount of RMB3,362,483,000 (31 December 2024: RMB1,264,583,000 with carrying amount of RMB3,362,483,000), and were determined as Level 2.

The fair value of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

25. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

The following methods and assumptions were used to estimate the fair values:

The fair values of amounts due from joint ventures and associates included in investments in joint ventures and associates, bank and other loans and certain corporate bonds and assets and liabilities under cross-border guarantee arrangements have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The fair values of the senior notes and certain corporate bonds are calculated with reference to quoted market prices at the reporting date. The changes in fair value as a result of the Group's own non-performance risk for bank and other loans as at 30 June 2025 and 31 December 2024 were assessed to be insignificant.

The fair values of derivative financial instruments are measured using residual method by subtracting the fair value of the straight debt from the quoted market price of the notes at the date of valuation. The fair value measurement is negatively correlated to risk free rate, option adjusted spread and discount rate. The carrying amounts of derivative financial instruments are the same as their fair values.

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

(Liabilities)/assets measured at fair value:

As at 30 June 2025 (Unaudited)

	Fair value measurement using			Total RMB'000
	Quoted prices in active markets (Level 1) RMB'000	Significant observable inputs (Level 2) RMB'000	Significant unobservable inputs (Level 3) RMB'000	
Senior notes redemption call options	—	—	—	—
Equity-linked securities redemption option of security holders	—	—	—	—
Equity-linked securities conversion option of security holders	—	—	—	—

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

25. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

(Liabilities)/assets measured at fair value: (continued)

As at 31 December 2024 (Audited)

	Fair value measurement using			Total RMB'000
	Quoted prices in active markets (Level 1) RMB'000	Significant observable inputs (Level 2) RMB'000	Significant unobservable inputs (Level 3) RMB'000	
Senior notes redemption call options	—	—	—	—
Equity-linked securities redemption option of security holders	—	—	—	—
Equity-linked securities conversion option of security holders	—	—	—	—

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

(Liabilities)/assets measured at fair value:

For the six months ended 30 June 2025 (Unaudited)

	Senior notes redemption call options RMB'000	Equity-linked securities redemption option of security holders RMB'000	Equity-linked securities conversion option of security holders RMB'000	Total RMB'000
At 1 January	—	—	—	—
Total gains recognised in statement of profit or loss	—	—	—	—
Exchange realignment	—	—	—	—
At 30 June	—	—	—	—

NOTES TO THE INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2025

25. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

(Liabilities)/assets measured at fair value: (continued)

For the six months ended 30 June 2024 (Unaudited)

	Senior notes redemption call options RMB'000	Equity-linked securities redemption option of security holders RMB'000	Equity-linked securities conversion option of security holders RMB'000	Total RMB'000
At 1 January	—	(4,452)	—	(4,452)
Total gains recognised in statement of profit or loss	—	4,465	—	4,465
Exchange realignment	—	(13)	—	(13)
At 30 June	—	—	—	—

The fair values of derivative financial instruments are determined using the residual method by subtracting the fair value of the straight debt from the quoted market price of the notes at the date of valuation, in which not all inputs are market observable, such as risk free rate, option adjusted spread and discount rate. The fair value measurement is negatively correlated to risk free rate, option adjusted spread and discount rate.

During the period, there were no transfers of fair value measurements between level 1 and level 2 and no transfers into or out of level 3 for both financial assets and financial liabilities (the year ended 31 December 2024: Nil).

26. COMPARATIVE INFORMATION

Certain comparative figures have been reclassified to conform with the current period's presentation.

27. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

This interim financial information was approved and authorised for issue by the Board on 27 August 2025.