

Stock code: 000058, 200058  
 Stock abbreviation: SHEN SEG

Notice No.:2022-032

## Shenzhen SEG Co., Ltd.

### The First Quarterly Report for 2022

The Company and whole members of the BOD guarantee that the information disclosed is true, accurate and complete, and there are no any fictitious records, misleading statements or important omissions.

#### Important content reminder:

1. Board of Directors, Supervisory Committee, all directors, supervisors and senior executives of Shenzhen SEG Co., Ltd. (hereinafter referred to as the Company) hereby confirm that there are no any fictitious statements, misleading statements, or important omissions carried in this report, and shall take all responsibilities, individual and/or joint, for the reality, accuracy and completion of the whole contents.
2. Principal of the Company Zhang Liang, Person in Charge of Accounting Works Yan Dongxia and Person in Charge of Accounting Organ (Accounting Officer) Wang Lei hereby confirm that the Financial Report of the First Quarterly Report is authentic, accurate and complete.
3. Whether the First Quarterly Report has been audited or not

Yes No

#### I. Main financial data

##### (i) Main accounting data and financial indexes

Whether it has retroactive adjustment or re-statement on previous accounting data or not

Yes No

	Amount of the reporting period	Amount of the same period of the previous year	Year-on-year increase/decrease in the reporting period
Operating income (Yuan)	472,271,888.67	463,208,485.25	1.96%
Net profit attributable to shareholders of the listed company (Yuan)	33,718,455.44	33,065,039.59	1.98%
Net profit attributable to shareholders of the listed company after deducting non-recurring gains and losses (Yuan)	31,935,930.86	28,784,190.03	10.95%
Net cash flow arising from operating activities (Yuan)	-60,846,435.24	-64,410,695.22	5.53%
Basic earnings per share (Yuan /Share)	0.0273	0.0268	1.87%
Diluted earnings per share (Yuan /Share)	0.0273	0.0268	1.87%
Weighted average ROE	1.68%	1.72%	-0.04%
	End of current period	End of previous year	Increase/decrease at the

			period-end compared with the end of the previous year
Total assets (Yuan)	5,639,011,593.28	5,632,373,265.14	0.12%
Net assets attributable to shareholder of the listed company (Yuan)	2,018,495,886.89	1,984,760,159.28	1.70%

**(ii) Items and amounts of non-recurring profit (gains)/losses**

√ Applicable   □ Not applicable

Unit: RMB/CNY

Item	Amount for the period	Note
Gains/losses from the disposal of non-current asset (including the write-off that accrued for impairment of assets)	21,911.60	
Government subsidy recorded in current gains/losses (except those closely related to the Company's normal operation, and those continuously enjoyed on a fixed or quantitative basis with certain standards in accordance with national policy regulations)	119,373.45	
Capital occupation fee charged to non-financial enterprise that reckoned into current gains/losses	214,101.84	
Profit and loss from commissioned investment or asset management	2,082,817.32	
Trust fee obtained from trust operation	78,459.54	
Other non-operating income and expenses other than the above	240,098.28	
Other gains/losses items that meet the definition of non-recurring gains/losses	120,528.45	
Less: impact on income tax	677,830.63	
Impact on minority shareholders' equity (post-tax)	416,935.27	
Total	1,782,524.58	--

Other gain/loss items that qualified the definition of non-recurring profit (gains)/losses:

□ Applicable   √ Not applicable

The Company does not have other gain/loss items that qualified the definition of non-recurring profit (gains)/losses

Explanation on those non-recurring gain/loss listed in the "Q&amp;A Announcement No.1 on Information Disclosure for Companies Offering Their Securities to the Public --- Extraordinary Profit/loss" defined as recurring gain/loss

□ Applicable   √ Not applicable

The Company does not have the non-recurring gain/loss listed in the "Q&amp;A Announcement No.1 on Information Disclosure for Companies Offering Their Securities to the Public --- Extraordinary Profit/loss" defined as recurring gain/loss

**(iii) Particulars about changes in items of main accounting data and financial index and explanations of reasons**

√ Applicable   □ Not applicable

## Changes in major accounting data and financial indicators

Unit: RMB/CNY

Item	Closing balance/current amount	Beginning balance/same period of last year	Difference	Increase/decrease (+,-) at end of the period/current period compared to the beginning of the period/the same period of last year(%)	Reasons for differences
Accounts receivable	313,587,373.84	209,248,610.21	104,338,763.63	49.86%	Mainly due to the settlement method for property management business of the Company
Construction in progress	813,849.31	3,042,922.98	-2,229,073.67	-73.25%	Mainly due to the transferred to fixed assets from construction in progress
Other current liabilities	4,334,439.13	1,199,408.55	3,135,030.58	261.38%	Mainly due to the increase in stay-recognition output tax
Financial expenses	13,551,836.72	20,383,151.62	-6,831,314.90	-33.51%	Mainly due to the scale down in financing
Credit impairment loss	1,940.00	5,603,672.81	-5,601,732.81	-99.97%	Mainly due to the recovery of litigation payments in the same period last year
Net cash flows from investing activities	11,662,763.27	-17,972,160.08	29,634,923.35	164.89%	Mainly due to the decrease in bank wealth management products purchased in the Period
Net increase in cash and cash equivalents	-78,329,719.99	-121,164,613.83	42,834,893.84	35.35%	Mainly due to the increase in net cash flow arising from investment activities and financing activities in the Period

## II. Shareholders Information

## (i) Total number of common shareholders and preference shareholders with voting rights recovered and top ten common shareholders

Unit: Share

Total common shareholders at the end of report period	66,286	Total preference shareholders with voting rights recovered at end of reporting period (if applicable)	0		
Top ten shareholders					
Shareholder's	Nature of	Proportion of	Amount of shares	Amount of	Information of shares pledged,

name	shareholder	shares held	held	restricted shares held	tagged or frozen	
					State of share	Amount
Shenzhen SEG Group Co., Ltd.	State-owned legal person	56.70%	700,618,759	450,857,239		
Liu Guocheng	Domestic natural person	0.59%	7,296,402			
LISHERYNZHANMING	Overseas natural person	0.46%	5,693,558			
Liu Guohong	Domestic natural person	0.29%	3,605,661			
Gong Qianhua	Overseas natural person	0.24%	2,940,000			
Xu Yueying	Domestic natural person	0.16%	1,983,900			
Wang Li	Domestic natural person	0.13%	1,575,400			
Luo Haijin	Domestic natural person	0.12%	1,502,275			
Wang Jinjun	Domestic natural person	0.12%	1,433,500			
Qian Jidong	Domestic natural person	0.11%	1,340,345			
Top ten shareholders with unrestricted shares held						
Shareholder's name	Amount of unrestricted shares held	Type of shares				
		Type	Amount			
Shenzhen SEG Group Co., Ltd.	249,761,520	RMB ordinary shares	249,761,520			
Liu Guocheng	7,296,402	Domestic listed foreign shares	7,296,402			
LISHERYNZHANMING	5,693,558	Domestic listed foreign shares	5,693,558			
Liu Guohong	3,605,661	Domestic listed foreign shares	3,605,661			
Gong Qianhua	2,940,000	Domestic listed foreign shares	2,940,000			
Xu Yueying	1,983,900	Domestic listed foreign shares	1,983,900			
Wang Li	1,575,400	RMB ordinary shares	1,575,400			
Luo Haijin	1,502,275	Domestic listed foreign shares	1,502,275			
Wang Jinjun	1,433,500	Domestic listed foreign shares	1,433,500			
Qian Jidong	1,340,345	RMB ordinary	1,340,345			

		shares	
Explanations on the association relationship or concerted action among the above-mentioned shareholders	SEG Group has no association relationship with other shareholders and is not a person acting in concert with other shareholders as specified in the <i>Management Methods for Disclosure of Information on Changes of Shareholding Status of Shareholders of Listed Companies</i> . It is unclear whether other shareholders are persons acting in concert.		
Information on top 10 ordinary shareholders participating in securities margin trading (if applicable)	Domestic natural person Wang Li holds 1,575,400 shares of the Company through the investor credit account for securities margin trading		

### (ii) Total shareholders with preferred stock held and shares held by top ten shareholders with preferred stock held

Applicable  Not applicable

### III. Other significant events

Applicable  Not applicable

Overview of major events	Disclosure date	Inquiry index for the websites disclosing the temporary reports
1. Situation of “5 18” SEG Plaza Building Vibration Event	January 7, 2022	The <i>Notice on Impact of “5 18” SEG Plaza Building Vibration Event on Company’s Operation</i> released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
2. Controlling subsidiary - Changsha SEG Development Co., Ltd provided financial assistance to its shareholder	January 22, 2022	<i>Notice on Progress of Controlling subsidiary - Changsha SEG Development Co., Ltd Provided Financial Assistance to its Shareholder</i> released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	March 2, 2022	<i>Notice on Progress of Controlling subsidiary - Changsha SEG Development Co., Ltd Provided Financial Assistance to its Shareholder</i> released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
3. Controlling subsidiary intends to transfer 55% equity of Xi’an SEG Kanghong Real Estate Co., Ltd through publicly listed and with related transaction involved	January 29, 2022	<i>Notice on Progress of Controlling Subsidiary Intends to Transfer 55% Equity of Xi’an SEG Kanghong Real Estate Co., Ltd Through Publicly Listed and With Related Transaction Involved</i> released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	February 12, 2022	<i>The Notice of Creditor Regarding to Repurchase and Written off the Compensated Shares of Controlling Shareholder, Repurchase and Written off the Compensated Shares of Controlling Shareholders and Related Transactions</i> released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
	April 15, 2022	<i>Notice on Completion of the Repurchase and Written off</i>

		<i>Compensated Shares of Controlling Shareholders</i> released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
4. Progress of the controlling sub-subsidiary involved in litigation	February 26, 2022	<i>Progress Notice on Controlling sub-subsidiary Involved in Litigation</i> released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )
5. Purchase of Financial Products with Own Idle Funds	March 18, 2022	Notice on Purchasing the Financial Products with Own Idle Funds released on Juchao Website ( <a href="http://www.cninfo.com.cn/">http://www.cninfo.com.cn/</a> )

## IV. Quarterly financial statements

### (i) Financial statement

#### 1. Consolidate Balance Sheet

Prepared by Shenzhen SEG Co., Ltd.

Unit: RMB/CNY

Item	Ending balance	Opening balance
Current assets:		
Monetary fund	1,027,375,240.73	1,102,543,548.87
Settlement provisions		
Capital lent		
Trading financial assets	304,700,000.00	325,057,600.51
Derivative financial assets		
Note receivable	6,201,200.80	5,441,038.00
Account receivable	313,587,373.84	209,248,610.21
Receivable financing		
Account paid in advance	10,315,194.44	9,318,448.66
Insurance receivable		
Reinsurance receivables		
Contract reserve of reinsurance receivable		
Other account receivable	58,995,516.54	50,022,297.47
Including: Interest receivable		
Dividend receivable		
Buying back the sale of financial assets		
Inventory	1,725,376,031.41	1,697,997,134.90
Contract assets	20,980,891.11	22,328,808.46
Assets held for sale		
Non-current asset due within one year		
Other current assets	188,045,464.36	181,153,434.58

Total current assets	3,655,576,913.23	3,603,110,921.66
Non-current assets:		
Loans and payments on behalf		
Debt investment		
Other debt investment		
Long-term account receivable	39,070,459.58	38,454,117.14
Long-term equity investment	180,299,094.12	181,471,343.42
Investment in other equity instrument	34,100,628.32	34,066,039.01
Other non-current financial assets		
Investment real estate	995,010,617.84	1,009,378,181.86
Fixed assets	261,746,413.12	265,396,889.67
Construction in progress	813,849.31	3,042,922.98
Productive biological asset		
Oil and gas asset		
Right-of-use assets	287,065,845.29	308,471,942.19
Intangible assets	24,517,081.02	25,065,576.29
Expense on research and development		
Goodwill	71,041,012.43	71,041,012.43
Long-term expenses to be apportioned	33,238,628.88	35,531,141.15
Deferred income tax asset	50,389,809.78	50,372,808.51
Other non-current assets	6,141,240.36	6,970,368.83
Total non-current asset	1,983,434,680.05	2,029,262,343.48
Total assets	5,639,011,593.28	5,632,373,265.14
Current liabilities:		
Short-term loans	60,000,000.00	63,003,480.82
Loan from central bank		
Capital borrowed		
Trading financial liability		
Derivative financial liability		
Note payable		
Account payable	399,772,358.59	380,319,611.50
Accounts received in advance	123,032,170.31	158,668,868.45
Contract liabilities	53,590,789.84	50,003,262.90
Selling financial asset of repurchase		
Absorbing deposit and interbank deposit		
Security trading of agency		
Security sales of agency		
Wage payable	121,016,628.24	115,799,226.03

Taxes payable	149,015,772.88	158,561,857.46
Other account payable	1,158,987,801.27	1,142,794,979.80
Including: Interest payable		
Dividend payable		
Commission charge and commission payable		
Reinsurance payable		
Liability held for sale		
Non-current liabilities due within one year	132,488,070.60	138,220,344.18
Other current liabilities	4,334,439.13	1,199,408.55
Total current liabilities	2,202,238,030.86	2,208,571,039.69
Non-current liabilities:		
Insurance contract reserve		
Long-term loans	538,286,207.00	546,248,418.00
Bonds payable		
Including: Preferred stock		
Perpetual capital securities		
Lease liability	212,200,792.77	232,520,332.31
Long-term account payable	5,986,294.20	5,905,964.21
Long-term wages payable		
Accrual liability	54,377,757.11	54,377,757.11
Deferred income	893,372.66	966,382.90
Deferred income tax liabilities	10,354,669.03	10,579,877.96
Other non-current liabilities		
Total non-current liabilities	822,099,092.77	850,598,732.49
Total liabilities	3,024,337,123.63	3,059,169,772.18
Owner's equity:		
Share capital	1,235,656,249.00	1,235,656,249.00
Other equity instrument		
Including: Preferred stock		
Perpetual capital securities		
Capital public reserve	216,689,753.71	216,689,753.71
Less: Treasury shares		
Other comprehensive income	98,737.51	81,465.34
Reasonable reserve		
Surplus public reserve	175,537,597.25	175,537,597.25
Provision of general risk		
Retained profit	390,513,549.42	356,795,093.98
Total owner's equity attributable to parent company	2,018,495,886.89	1,984,760,159.28



Minority interests	596,178,582.76	588,443,333.68
Total owner's equity	2,614,674,469.65	2,573,203,492.96
Total liabilities and owner's equity	5,639,011,593.28	5,632,373,265.14

Legal Representative: Zhang Liang

Person in charge of accounting works: Yan Dongxia

Person in charge of accounting institute: Wang Lei

## 2. Consolidated Profit Statement

Unit: RMB/CNY

Item	Current period	Last period
I. Total operating income	472,271,888.67	463,208,485.25
Including: Operating income	472,271,888.67	463,208,485.25
Interest income		
Insurance gained		
Commission charge and commission income		
II. Total operating cost	412,551,949.79	406,895,920.79
Including: Operating cost	363,737,649.96	347,538,135.16
Interest expense		
Commission charge and commission expense		
Cash surrender value		
Net amount of expense of compensation		
Net amount of withdrawal of insurance contract reserve		
Bonus expense of guarantee slip		
Reinsurance expense		
Tax and extras	6,499,941.12	7,413,187.00
Sales expense	5,878,491.73	5,503,600.12
Administrative expense	21,241,288.41	24,904,887.23
R&D expense	1,642,741.84	1,152,959.66
Financial expenses	13,551,836.72	20,383,151.62
Including: Interest expenses	15,683,958.32	20,662,563.93
Interest income	2,293,466.16	1,896,862.14
Add: other income	1,020,051.43	1,804,761.25
Investment income (Loss is listed with "-")	891,263.75	-65,686.85
Including: Investment income on affiliated company and joint venture	-1,172,249.30	-4,098,114.81
The termination of income recognition for financial assets measured by amortized cost		
Exchange income (Loss is listed with "-")		

Net exposure hedging income (Loss is listed with “-”)		
Income from change of fair value (Loss is listed with “-”)		
Loss of credit impairment (Loss is listed with “-”)	1,940.00	5,603,672.81
Losses of devaluation of asset (Loss is listed with “-”)		
Income from assets disposal (Loss is listed with “-”)		
III. Operating profit (Loss is listed with “-”)	61,633,194.06	63,655,311.67
Add: Non-operating income	337,759.21	658,069.47
Less: Non-operating expense	53,837.73	157,834.61
IV. Total profit (Loss is listed with “-”)	61,917,115.54	64,155,546.53
Less: Income tax expense	20,472,080.83	20,567,879.14
V. Net profit (Net loss is listed with “-”)	41,445,034.71	43,587,667.39
(i) Classify by business continuity		
1. Net profit from continuing operations (net loss listed with “-”)	41,445,034.71	43,587,667.39
2. Net profit from termination of operations (net loss listed with “-”)		
(ii) Classify by ownership		
1. Net profit attributable to owner’s of parent company	33,718,455.44	33,065,039.59
2. Minority shareholders’ gains and losses	7,726,579.27	10,522,627.80
VI. Net after-tax of other comprehensive income	25,941.98	-12,714.91
Net after-tax of other comprehensive income attributable to owners of parent company	17,272.17	-8,456.06
(i) Other comprehensive income items which will not be reclassified subsequently to profit of loss	17,272.17	-8,484.58
1. Changes of the defined benefit plans that re-measured		
2. Other comprehensive income under equity method that cannot be transfer to gain/loss		
3. Change of fair value of investment in other equity instrument	17,272.17	-8,484.58
4. Fair value change of enterprise's credit risk		
5. Other		
(ii) Other comprehensive income items which will be reclassified subsequently to profit or loss		28.52
1. Other comprehensive income under equity method that can transfer to gain/loss		28.52
2. Change of fair value of other debt investment		
3. Amount of financial assets		

re-classify to other comprehensive income		
4.Credit impairment provision for other debt investment		
5.Cash flow hedging reserve		
6.Translation differences arising on translation of foreign currency financial statements		
7.Other		
Net after-tax of other comprehensive income attributable to minority shareholders	8,669.81	-4,258.85
VII. Total comprehensive income	41,470,976.69	43,574,952.48
Total comprehensive income attributable to owners of parent Company	33,735,727.61	33,056,583.53
Total comprehensive income attributable to minority shareholders	7,735,249.08	10,518,368.95
VIII. Earnings per share:		
(i) Basic earnings per share	0.0273	0.0268
(ii) Diluted earnings per share	0.0273	0.0268

Enterprise combine under the same control in the Period, the combined party realized net profit of 0.00 Yuan before combination, and realized 0.00 Yuan at last period for combined party

Legal Representative: Zhang Liang

Person in charge of accounting works: Yan Dongxia

Person in charge of accounting institute: Wang Lei

### 3. Consolidated Cash Flow Statement

Unit: RMB/CNY

Item	Current period	Last period
I. Cash flows arising from operating activities:		
Cash received from selling commodities and providing labor services	395,959,276.93	369,280,991.34
Net increase of customer deposit and interbank deposit		
Net increase of loan from central bank		
Net increase of capital borrowed from other financial institution		
Cash received from original insurance contract fee		
Net cash received from reinsurance business		
Net increase of insured savings and investment		
Cash received from interest, commission charge and commission		
Net increase of capital borrowed		

Net increase of returned business capital		
Net cash received by agents in sale and purchase of securities		
Write-back of tax received	1,021,164.70	12,359.71
Other cash received concerning operating activities	67,761,540.57	85,771,974.54
Subtotal of cash inflow arising from operating activities	464,741,982.20	455,065,325.59
Cash paid for purchasing commodities and receiving labor service	170,811,283.46	143,278,784.27
Net increase of customer loans and advances		
Net increase of deposits in central bank and interbank		
Cash paid for original insurance contract compensation		
Net increase of capital lent		
Cash paid for interest, commission charge and commission		
Cash paid for bonus of guarantee slip		
Cash paid to/for staff and workers	178,203,981.37	139,366,479.49
Taxes paid	59,820,455.80	59,968,939.78
Other cash paid concerning operating activities	116,752,696.81	176,861,817.27
Subtotal of cash outflow arising from operating activities	525,588,417.44	519,476,020.81
Net cash flows arising from operating activities	-60,846,435.24	-64,410,695.22
II. Cash flows arising from investing activities:		
Cash received from recovering investment	141,900,000.00	143,600,000.00
Cash received from investment income	2,096,568.00	4,032,427.96
Net cash received from disposal of fixed, intangible and other long-term assets		886.52
Net cash received from disposal of subsidiaries and other units		
Other cash received concerning investing activities		
Subtotal of cash inflow from investing activities	143,996,568.00	147,633,314.48
Cash paid for purchasing fixed, intangible and other long-term assets	9,333,804.73	5,905,474.56
Cash paid for investment	123,000,000.00	159,700,000.00
Net increase of mortgaged loans		
Net cash received from subsidiaries and other units obtained		
Other cash paid concerning investing activities		

Subtotal of cash outflow from investing activities	132,333,804.73	165,605,474.56
Net cash flows arising from investing activities	11,662,763.27	-17,972,160.08
III. Cash flows arising from financing activities		
Cash received from absorbing investment		
Including: Cash received from absorbing minority shareholders' investment by subsidiaries		
Cash received from loans	5,047,789.00	
Other cash received concerning financing activities		
Subtotal of cash inflow from financing activities	5,047,789.00	
Cash paid for settling debts	21,574,709.02	22,278,500.00
Cash paid for dividend and profit distributing or interest paying	10,268,294.66	16,503,258.53
Including: Dividend and profit of minority shareholder paid by subsidiaries		
Other cash paid concerning financing activities	2,350,833.34	
Subtotal of cash outflow from financing activities	34,193,837.02	38,781,758.53
Net cash flows arising from financing activities	-29,146,048.02	-38,781,758.53
IV. Influence on cash and cash equivalents due to fluctuation in exchange rate		
V. Net increase of cash and cash equivalents	-78,329,719.99	-121,164,613.83
Add: Balance of cash and cash equivalents at the period-begin	1,091,838,138.56	817,618,857.13
VI. Balance of cash and cash equivalents at the period-end	1,013,508,418.57	696,454,243.30

**(ii) Audit report**

Whether the 1<sup>st</sup> quarterly report has been audited or not

Yes  No

The 1<sup>st</sup> quarterly report of the Company has not been audited.

Board of Directors of  
Shenzhen SEG Co., Ltd.

April 29, 2022