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**中國建築興業集團有限公司**

**CHINA STATE CONSTRUCTION DEVELOPMENT HOLDINGS LIMITED**

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

**(Stock Code: 830)**

**ANNOUNCEMENT OF UNAUDITED INTERIM RESULTS  
FOR THE SIX MONTHS ENDED 30 JUNE 2025**

The board of directors (the “Board”) of China State Construction Development Holdings Limited (the “Company”) hereby announces the unaudited interim results of the Company and its subsidiaries (the “Group”) for the six months ended 30 June 2025 together with comparative figures as follows:

**UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT**

		For the six months ended 30 June	
		2025	2024
	Notes	HK\$'000	HK\$'000
<b>Revenue</b>	3	<b>3,338,064</b>	4,722,048
Costs of sales		<u>(2,750,029)</u>	<u>(3,961,414)</u>
<b>Gross profit</b>		<b>588,035</b>	760,634
Other income and gains, net	4	<b>13,710</b>	23,097
Administrative, selling and other operating expenses		<b>(127,682)</b>	(131,879)
Share of loss of an associate		<b>(576)</b>	(316)
Finance costs	5	<u><b>(30,507)</b></u>	<u>(34,899)</u>
<b>Profit before tax</b>	6	<b>442,980</b>	616,637
Income tax charge	7	<u><b>(58,315)</b></u>	<u>(70,969)</u>
<b>Profit for the period</b>		<u><b>384,665</b></u>	<u>545,668</u>
<b>Profit/(loss) for the period attributable to:</b>			
Owners of the Company		<b>386,159</b>	550,470
Non-controlling interests		<u><b>(1,494)</b></u>	<u>(4,802)</u>
		<u><b>384,665</b></u>	<u>545,668</u>
<b>Earnings per share attributable to owners of the Company</b>			
Earnings per share			
Basic and diluted (HK cents)	9	<u><b>17.12</b></u>	<u>24.41</u>

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	For the six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
<b>Profit for the period</b>	<b>384,665</b>	<b>545,668</b>
<b>Other comprehensive income/(loss)</b>		
<i>Items that may be reclassified to profit and loss:</i>		
Exchange differences arising on translation of foreign operations	65,765	(69,756)
Exchange differences arising on translation of an associate	522	601
Other comprehensive loss for the period, net of tax of nil	66,287	(69,155)
<b>Total comprehensive income for the period</b>	<b>450,952</b>	<b>476,513</b>
<b>Total comprehensive income/(loss) for the period attributable to:</b>		
Owners of the Company	451,200	482,170
Non-controlling interests	(248)	(5,657)
	<b>450,952</b>	<b>476,513</b>

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		30 June 2025 HK\$'000	31 December 2024 HK\$'000
	Notes		
<b>Non-current Assets</b>			
Property, plant and equipment		1,583,236	1,553,377
Right-of-use assets		221,428	235,120
Investment properties		18,943	18,943
Interests in an associate		8,429	9,005
Deferred tax assets		111,166	112,162
Total non-current assets		1,943,202	1,928,607
<b>Current Assets</b>			
Interests in infrastructure project investments	10	-	13,705
Inventories		168,575	152,888
Contract assets		6,129,062	5,411,269
Trade and other receivables	11	1,869,204	2,083,521
Deposits and prepayments		193,979	170,475
Tax recoverable		6,724	5,126
Amounts due from fellow subsidiaries		782,911	754,275
Cash and bank balances		823,888	982,505
Total current assets		9,974,343	9,573,764
<b>Current Liabilities</b>			
Bank borrowings	12	667,653	583,341
Contract liabilities		301,912	797,470
Trade payables, other payables and accruals	13	4,010,164	3,814,993
Lease liabilities		25,255	29,258
Deposits received		28,602	21,377
Current tax payables		163,339	126,573
Dividend payables		63,155	-
Amounts due to fellow subsidiaries		2,040,715	1,970,760
Total current liabilities		7,300,795	7,343,772
Net Current Assets		2,673,548	2,229,992
Total Assets less Current Liabilities		4,616,750	4,158,599

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**(continued)**

		<b>30 June 2025 HK\$'000</b>	<b>31 December 2024 HK\$'000</b>
	<i>Notes</i>		
<b>Capital and Reserves</b>			
Share capital	14	22,555	22,555
Treasury shares	14	(747)	-
Share premium and reserves		<u>3,040,202</u>	<u>2,652,157</u>
Equity attributable to owners of the Company		<b>3,062,010</b>	2,674,712
Non-controlling interests		<u>(114,772)</u>	<u>(114,524)</u>
Total equity		<u>2,947,238</u>	<u>2,560,188</u>
<b>Non-current Liabilities</b>			
Contract liabilities		507,494	523,026
Bank borrowings	12	1,095,016	997,607
Lease liabilities		66,709	77,485
Deferred tax liabilities		<u>293</u>	<u>293</u>
Total non-current liabilities		<u>1,669,512</u>	<u>1,598,411</u>
		<u><b>4,616,750</b></u>	<u><b>4,158,599</b></u>

## NOTES

### (1) BASIS OF PREPARATION

The unaudited condensed consolidated financial statements for the six months ended 30 June 2025 have been prepared in accordance with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and with Hong Kong Accounting Standard (“HKAS”) 34 *Interim Financial Reporting* issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”).

The unaudited condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2024.

The unaudited condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties which have been measured at fair value.

The unaudited condensed consolidated financial statements are presented in Hong Kong dollars (“HK\$”), which is also the functional currency of the Company, and all values are rounded to the nearest thousand except when otherwise indicated.

### (2) CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the unaudited condensed consolidated financial statements are consistent with those applied in the preparation of the Group’s annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of the following amended HKFRS Accounting Standard for the first time for the current period’s financial statements.

Amendments to HKAS 21

*Lack of Exchangeability*

The application of the above amended HKFRS Accounting Standard in the current period has had no material impact on the Group’s results and financial position.

### (3) REVENUE AND SEGMENT INFORMATION

The Group is principally engaged in facade and general contracting business and operating management business. The Group’s revenue represents revenue from construction and management contracts.

The Group has classified the reportable segments into two operating segments, principally based on reportable business units as well as the reporting organisation hierarchy, and are determined as follows:

- Facade and General Contracting Works
- Operating Management

Operating management segment includes the Group’s urban planning management and consultation services, engineering consultancy services, thermoelectricity business, senior housing services and funding to infrastructure projects.

**(3) REVENUE AND SEGMENT INFORMATION (continued)**

Unaudited segment results for the six months ended 30 June 2025 and 2024 are as follows:

	Revenue		Gross profit		Segment result	
	2025	2024	2025	2024	2025	2024
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Facade and General						
Contracting Works	2,848,698	4,214,456	487,186	665,377	435,502	636,269
Operating Management	489,366	507,592	100,849	95,257	78,921	64,601
Total	<u>3,338,064</u>	<u>4,722,048</u>	<u>588,035</u>	<u>760,634</u>	<u>514,423</u>	<u>700,870</u>
Unallocated corporate expenses					(49,195)	(55,744)
Other income and gains, net					8,835	6,726
Share of loss of an associate					(576)	(316)
Finance costs					<u>(30,507)</u>	<u>(34,899)</u>
Profit before tax					<u>442,980</u>	<u>616,637</u>

For the six months ended 30 June 2025, segment revenue of Facade and General Contracting Works and Operating Management comprises revenue from Hong Kong, Chinese Mainland and other region amounting to HK\$3,304,264,000 (30 June 2024: HK\$4,686,557,000) and revenue from North America region amounting to HK\$33,800,000 (30 June 2024: HK\$35,491,000).

For the six months ended 30 June 2025, revenue amounting to HK\$3,319,724,000 (30 June 2024: HK\$4,707,148,000) are recognised over time and revenue amounting to HK\$18,340,000 (30 June 2024: HK\$14,900,000) are recognised at a point in time.

**(4) OTHER INCOME AND GAINS, NET**

	For the six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
Bank interest income	4,185	1,193
Gain on disposal of property, plant and equipment	-	13,128
Sundry income	<u>9,525</u>	<u>8,776</u>
	<u>13,710</u>	<u>23,097</u>

**(5) FINANCE COSTS**

	<b>For the six months ended 30 June</b>	
	<b>2025</b>	<b>2024</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
Interest on bank borrowings	<b>28,472</b>	32,469
Interest on lease liabilities	<b>2,035</b>	2,430
	<b>30,507</b>	<b>34,899</b>

**(6) PROFIT BEFORE TAX**

	<b>For the six months ended 30 June</b>	
	<b>2025</b>	<b>2024</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
Profit before tax has been arrived at after charging:		
Depreciation of property, plant and equipment, excluding right-of-use assets	<b>89,742</b>	90,698
Less: Amounts included in costs of sales	<b>(85,969)</b>	(87,443)
	<b>3,773</b>	3,255
Depreciation of right-of-use assets	<b>16,954</b>	21,305
Less: Amounts included in costs of sales	<b>(13,509)</b>	(17,376)
	<b>3,445</b>	3,929
	<b>7,218</b>	<b>7,184</b>

**(7) INCOME TAX CHARGE**

	<b>For the six months ended 30 June</b>	
	<b>2025</b>	<b>2024</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
The amount of taxation charged to the consolidated income statement represents:		
Current tax — Hong Kong profits tax		
Provision for the period	<b>24,812</b>	47,061
Current tax — Chinese Mainland and overseas		
Provision for the period	<b>30,044</b>	17,530
Deferred tax	<b>3,459</b>	6,378
Income tax charge for the period	<b>58,315</b>	<b>70,969</b>

Hong Kong profits tax has been provided at 16.5% of the estimated assessable profit for both periods.

The tax charge on estimated assessable profits elsewhere has been calculated at the rates of tax prevailing in the countries in which the Group operates, based on existing legislation, interpretation and practices.

**(8) DIVIDENDS**

**For the six months ended 30 June**  
**2025**                      2024  
*HK\$'000*                      *HK\$'000*

Dividends recognised as distributions during the period:

2024 Final, declared – HK2.8 cents per ordinary share

(2024: 2023 Final, declared – HK3.2 cents per ordinary share)

**63,155**

**72,177**

The Board has declared the payment of an interim dividend of HK5.0 cents per ordinary share (30 June 2024: HK7.0 cents per ordinary share), amounting to approximately HK\$112,752,000 (30 June 2024: HK\$157,888,000) payable on 24 October 2025. This interim dividend has not been recognised as a liability at the end of the reporting period.

**(9) EARNINGS PER SHARE**

The calculation of the basic and diluted earnings per share attributable to the owners of the Company is based on the following:

**For the six months ended 30 June**  
**2025**                      2024  
*HK\$'000*                      *HK\$'000*

**Earnings**

Profit attributable to owners of the Company,

used in the basic and diluted earnings per share calculation

**386,159**

**550,470**

**'000**

**'000**

**Number of shares**

Weighted average number of ordinary shares outstanding during the period used in basic and diluted earnings per share calculation

**2,255,517#**

**2,255,545**

Basic and diluted earnings per share (HK cents)

**17.12**

**24.41**

The Company did not have any dilutive potential ordinary shares during the periods ended 30 June 2025 and 30 June 2024.

# The weighted average number of shares was after taking into account the effect of treasury shares held.



###### (10) INTERESTS IN INFRASTRUCTURE PROJECT INVESTMENTS

	<b>30 June 2025 HK\$'000</b>	<b>31 December 2024 HK\$'000</b>
Interests in infrastructure project investments	-	13,705
Less: Portion due within one year included in current assets	-	(13,705)
Portion due after one year	-	-

On 7 January 2019, the Group acquired 100% of equity interests in and shareholder's loan to Fuller Sky Enterprises Limited ("Fuller Sky") and Value Idea Investments Limited ("Value Idea") from Ever Power Group Limited, a wholly owned subsidiary of China State Construction International Holdings Limited for a total consideration of HK\$295,000,000.

Interests in infrastructure project investments represent funding denominated in Renminbi ("RMB") for infrastructure projects located in Chinese Mainland. The Group is responsible to provide finance for the construction of the infrastructure of these projects, whereby the Group's return is predetermined in accordance with the provisions of the relevant agreements.

As at 31 December 2024, the infrastructure project investments have a yield of 10.2%.

###### (11) TRADE AND OTHER RECEIVABLES

The analysis of trade and other receivables, including the ageing analysis of trade receivables, based on invoice date, and net of provisions, is as follows:

	<b>30 June 2025 HK\$'000</b>	<b>31 December 2024 HK\$'000</b>
Trade receivables:		
0 to 30 days	54,724	191,440
31 to 90 days	56,788	243,507
More than 90 days	685,515	572,428
	797,027	1,007,375
Retention receivables	988,235	1,017,114
	1,785,262	2,024,489
Other receivables	83,942	59,032
Trade and other receivables	1,869,204	2,083,521

Except for the receivables arising from construction contracts which are billed and immediately payable in accordance with the terms of the relevant agreement, the Group generally allows an average credit period not exceeding 90 days (31 December 2024: 90 days) to its customers and the retention receivables are repayable approximately one year after the expiry of the defect liability period of construction projects.

**(12) BANK BORROWINGS**

	<b>30 June 2025 HK\$'000</b>	<b>31 December 2024 HK\$'000</b>
Bank loans, unsecured	<b>1,762,669</b>	1,580,948
The borrowings are repayable as follows:		
On demand or within one year	<b>667,653</b>	583,341
In the second year	<b>1,959</b>	-
In the third to fifth years, inclusive	<b>1,093,057</b>	997,607
	<b>1,762,669</b>	1,580,948
Less: Current portion	<b>(667,653)</b>	(583,341)
Non-current portion	<b>1,095,016</b>	997,607

The carrying amounts of the Group's bank borrowings are denominated in the following currencies:

	<b>Hong Kong dollar HK\$'000</b>	<b>Renminbi HK\$'000</b>	<b>Total HK\$'000</b>
30 June 2025	<b>1,408,057</b>	<b>354,612</b>	<b>1,762,669</b>
31 December 2024	1,377,607	203,341	1,580,948

The average bank loan interest rate at 30 June 2025 was 3.28% (31 December 2024: 4.69%) per annum.

**(13) TRADE PAYABLES, OTHER PAYABLES AND ACCRUALS**

The analysis of trade payables, other payables and accruals, including the ageing analysis of trade payables, based on invoice date, is as follows:

	<b>30 June 2025 HK\$'000</b>	<b>31 December 2024 HK\$'000</b>
Trade payables:		
0 to 30 days	<b>2,095,693</b>	2,138,321
31 to 90 days	<b>433,622</b>	750,160
More than 90 days	<b>856,413</b>	338,724
	<b>3,385,728</b>	3,227,205
Retention payables	<b>395,058</b>	370,390
	<b>3,780,786</b>	3,597,595
Other payables and accruals	<b>229,378</b>	217,398
Trade payables, other payables and accruals	<b>4,010,164</b>	3,814,993

**(14) SHARE CAPITAL**

	<b>Issued and fully paid</b>	
	<b>Number of</b>	<b>Share capital</b>
	<b>shares</b>	<b>Amount</b>
	<b>'000</b>	<b>HK\$'000</b>
Ordinary shares of HK\$0.01 each		
At 1 January 2024, 31 December 2024, 1 January 2025 and		
30 June 2025	<b>2,255,545</b>	<b>22,555</b>

The Company repurchased 500,000 of its shares on the Stock Exchange of Hong Kong Limited at a total consideration of HK\$747,000 (including transaction costs) during the six months ended 30 June 2025. The treasury shares represents the shares repurchased but not yet cancelled as at 30 June 2025 and were all cancelled on 23 July 2025.

## **BUSINESS REVIEW**

In 2025, the Group continued to focus on its core business of facade contracting, adhering to the business strategy of “deepening in Hong Kong and Macau, consolidating in Chinese Mainland, and focusing on key overseas markets.” Leveraging the brand strengths of “Far East Facade,” the Group empowered business development with innovative technologies, enhanced cost-efficiency through refined management, and proactively addressed downward market pressures.

### **Market Conditions**

In the first half of 2025, the United States imposed reciprocal tariffs on multiple countries, which, combined with retaliatory measures from trading nations, drove global tariff rates to historic highs. Amid escalating trade policy tensions and heightened uncertainties, international trade and investment faced significant disruptions, potentially further slowing global economic growth. In contrast, China’s proactive macroeconomic policies delivered robust outcomes, sustaining a stable and positive economic trajectory with strong resilience and vitality. Based in Hong Kong and Macau and oriented toward Chinese Mainland, the Group reinforced its leading market position in Hong Kong’s facade business during the first half of the year. Steady progress was made in the building-integrated photovoltaics (BIPV) business, contributing to the high-quality development of the Group’s operations.

#### **1. Contracting Engineering Business**

##### **Facade Contracting Business**

Hong Kong and Macau are the Group’s long-established key markets. The Group continued to strengthen its brand effect, competitive edge, and project delivery capabilities, further solidifying its leading position in Hong Kong’s facade market. Recognized as a premium provider of high-end facade solutions in Hong Kong and Macau, the Group focused on deepening strategic cooperation with existing major clients, actively expanding its strategic client base and enhancing internal synergies. In the first half of the year, the Group secured several significant medium to large-scale facade projects in Hong Kong and Macau, including Wheelock’s Mansfield Road Residential Project, Swire’s Queen’s Road East Residential Project in Wan Chai, and New World Development’s State Theatre Commercial Redevelopment Project. The Group meticulously organized internal design, procurement, production, and installation resources, vigorously implemented project incentive mechanisms, and strengthened safety controls to ensure project timelines, quality, safety and efficiency. Additionally, responding to demand in the existing facade market in Hong Kong and Macau, the Group continued its facade inspection, maintenance and upgrade business, securing the Prince’s Building Redevelopment Project in Central during the year, creating a new growth avenue for the business.

The facade market in Macau is mainly dominated by large entertainment resort hotels. With the Group’s high-quality performance capacity, Galaxy (phase 4) project, which has the largest contract for single facade project in the world, successfully achieving the first-phase milestone. Leveraging its extensive and excellent project delivery experience, the Group maintains close cooperation with strategic major clients such as Sands, MGM, and Galaxy, positioning it with significant competitive advantages in future large-scale projects. Additionally, the Group’s outstanding performance in past public building projects in Macau will enhance its prospects for securing future large-scale government redevelopment and renovation projects.

The facade market in Chinese Mainland offers vast potential. The Group adhered to a differentiated competitive strategy, leveraging the high-end brand, advanced technologies, experience with complex projects, and reliable quality of “Far East Facade” to focus on “big markets, big landlords, and big projects”, deepened the synergy between Hong Kong, Macau, and Chinese Mainland. In the first half of the year, the Group secured several landmark facade projects, including the Guangzhou Pearl River Taikoo Julong Wan Project, the Shenzhen Huawei Baicao Garden Urban Renewal Project, the Beijing Yiti Port Phase II (Taikoo Place) Project, the Beijing Taikoo Li North District N1 Building Renovation Project, and the Shanghai Hermès Hongqiao Airport Store.

The business environment in Singapore is excellent, and the facade market remains stable in terms of size. The Group has accelerated its strategic layout in the Singapore market, establishing robust cooperative relationships with key local clients. During the year, the Group secured the facade contract for the Changi Airport T2 Hotel Project. With the outstanding project execution of ongoing projects, the Group is poised to gain greater trust and collaboration from clients, which is expected to steadily enhance its market share in Singapore.

In recent years, the development of countries along the “Belt and Road” has attracted significant attention, resulting in a large number of high-end and high-quality landmark projects. The Group will seize the important opportunities in the facade market development of countries along the “Belt and Road”, thoroughly research political risks, business risks, cultural risks, and supply chain risks, the Group is prudently advancing its business expansion. The Group continues to focus on large-scale and high-potential development projects in regions such as the Middle East and Southeast Asia.

The building-integrated photovoltaics (BIPV) is deemed as the focus of the Group’s new business development. The Group has a team of seasoned professionals in the industry, supported by an expert team composed of academicians from Chinese Academy of Engineering, successfully overcoming key technologies such as ultra-thin surfaces and lightweight high-strength structures. The performance of such products has obtained multiple international certifications and passed architectural performance tests, achieving photovoltaic facade products with performance and display effects similar to those of traditional building materials such as aluminum panels, stone, and glass for building exteriors. During the first half of the year, the Group continued to advance product upgrades, address technical challenges, and enhance cost competitiveness. The Group’s mass production line was officially commissioned, marking the successful commercialization of its BIPV products. Furthermore, the Group’s technical capabilities gained market recognition, leading to the signing of a framework agreement with the Kunshan Municipal Government for projects valued at tens of billions of Renminbi to support the development of a green building demonstration city. The Group also secured a landmark project, winning the bid for the Shenzhen Qianhai Huafa Ice and Snow World Project, which is the China’s largest BIPV project.

The Group places a high priority on technological innovation, advancing smart factory development and accelerating digital transformation to enhance its core technological competitiveness. With world-leading technologies in super-tall skyscraper facades and complex hyperbolic facade designs, the Group operates industry-leading automated production lines and equipment. Leveraging its independently developed intelligent manufacturing information system for the entire facade industry chain and the Digital Far East platform, combined with Building Information Model (BIM) technology and artificial intelligence technologies, the

Group significantly enhanced its refined management capabilities, continuously improving project efficiency and delivery quality.

#### **General Contracting Business**

The general contracting business has been developing steadily. The Group actively participated in the bidding of small and medium-sized housing construction projects in Hong Kong and deepened internal collaboration. During the year, the Group successfully secured the Tsim Sha Tsui Observatory Headquarters Project.

## **2. Operating Management Business**

While optimising the existing supervision business, China Overseas Supervision Company Limited, a subsidiary of the Group, has been proactively expanding into the field of project management and engineering consultancy, accelerating its transformation toward a full industry chain of Technology + Supervision + Consultation + Project Management. By exploring synergies with internal businesses, it is cultivating new business opportunities and enhancing its overall competitiveness.

As Shenyang Huanggu Thermoelectricity Company Limited, a subsidiary of the Group, proactively expanded its heat supply market. Through refined management practices and technological innovation, it has achieved significant results in energy conservation, consumption reduction, and emission control, contributing to the Group's commitment to a green and low-carbon industrial transformation.

### **Overall Results**

For the six months ended 30 June 2025, the aggregate revenue of the Group decreased by 29.3% to HK\$3,338 million (30 June 2024: HK\$4,722 million). The profit attributable to owners of the Company was HK\$386 million (30 June 2024: HK\$550 million), a decrease of 29.8% as compared with the corresponding period of last year. The basic earnings per share was HK17.12 cents (30 June 2024: HK24.41 cents), a decrease of 29.9% as compared with the corresponding period of last year.

### **Segment analysis**

#### **Facade and General Contracting Business**

As a result of the completion of certain large-scale projects in Hong Kong and Macau in the previous year, the segment's revenue recorded a decrease to HK\$2,849 million for the six months ended 30 June 2025 (30 June 2024: HK\$4,214 million), representing a decrease of 32.4% as compared with the corresponding period of last year. The operating profit decreased by 31.4% to HK\$436 million for the six months ended 30 June 2025 (30 June 2024: HK\$636 million) as compared with the corresponding period of last year.

#### **Operating Management Business**

Affected by the depreciation of the Renminbi on revenue in Chinese Mainland, the segment's revenue decreased to HK\$489 million for the six months ended 30 June 2025 (30 June 2024: HK\$508 million), and the operating profit increased to HK\$79 million for the six months ended 30 June 2025 (30 June 2024: HK\$65 million) as a result of cost control.

#### **Administrative, selling and other operating expenses**

With the stringent cost measures implemented, administrative, selling and other operating expenses decreased to HK\$128 million for the six months ended 30 June 2025 (30 June 2024: HK\$132 million).

### Finance costs

For the six months ended 30 June 2025, the Group's finance costs decreased to HK\$31 million (30 June 2024: HK\$35 million) as a result of the stringent finance cost control through bank loan replacement and early refinancing. Compared with the increase in bank loan during the year, it can be seen that the Group's strategic financing plans have achieved remarkable results.

### New Contracts Awarded

The Group recorded an accumulated new contract value of HK\$4,711 million in the six months ended 30 June 2025.

### Financial Management

The Group generally finances its operation with internally generated cash flow and credit facilities provided by its principal bankers. As of 30 June 2025, the Group had bank balances and cash of HK\$824 million (31 December 2024: HK\$982 million), total bank borrowings of the Group were HK\$1,763 million (31 December 2024: HK\$1,581 million). The Group's net gearing ratio (net bank borrowings to total net assets) as at 30 June 2025 was approximately 31.9% (31 December 2024: 23.4%). Furthermore, the Group had unutilised banking facilities including performance guarantee facilities, working capital facilities and loan facilities) of approximately HK\$7,439 million, the Group had sufficient financial resources to meet the business development and expansion. The Group's borrowings are principally on a floating rate basis and have not been hedged by any interest rate financial instruments.

The maturities of the Group's total bank borrowings as at 30 June 2025 and 31 December 2024 are set out as follows:

	<b>30 June 2025 HK\$'000</b>	<b>31 December 2024 HK\$'000</b>
On demand or within one year	<b>667,653</b>	583,341
More than one year but not exceeding two years	<b>1,959</b>	-
More than two years but not more than five years	<b>1,093,057</b>	997,607
Total bank borrowings	<b><u>1,762,669</u></b>	<b><u>1,580,948</u></b>

As at 30 June 2025, the Group's equity attributable to owners of the Company amounted to HK\$3,062 million (31 December 2024: HK\$2,674 million), comprising issued capital of HK\$23 million (31 December 2024: HK\$23 million) and reserves of HK\$3,039 million (31 December 2024: HK\$2,651 million).

During the period, the Group conducted share buybacks which enhanced shareholders' value.

### Treasury Policy

The Group adopts a conservative treasury policy in cash and financial management. The Group's treasury activities are centralised in order to achieve better risk control and minimise cost of funds. Cash is generally placed in short-term deposits mostly denominated in Hong Kong dollar or Renminbi. The Group's liquidity and financing requirements are frequently reviewed. In anticipating new investments or maturity of bank loans, the Group will consider new financing while maintaining an appropriate level of gearing.

### **Employees and Remuneration Policy**

As at 30 June 2025, the Group employed a total of 3,834 (31 December 2024: 4,006) employees. The Group has sound policies of management incentives and competitive remuneration, which align the interests of management, employees and shareholders' alike. The Group sets its remuneration policy by reference to the prevailing market conditions and the performance of the individuals concerned, subject to review from time to time. The components of the remuneration package consist of base salary, allowances, fringe benefits including medical insurance and contributions to pension funds as well as incentives such as discretionary bonus.

### **PROSPECTS**

Looking ahead to the second half of the year, the global economy faces continued downside risks, primarily due to uncertainties in trade policies. However, China's economy is expected to maintain stable and progressive growth with a positive outlook. Hong Kong and Macau are increasingly integrating into the national development framework, generating new momentum. Hong Kong's market position as an international financial centre remains firm, and the local property market shows ongoing signs of recovery, underlining a positive long-term outlook. The continued advancement of the Hong Kong Northern Metropolis Development Strategy, the launch of new large-scale integrated entertainment projects in Macau, the deep integration of Hong Kong and Macau with the Guangdong-Hong Kong-Macau Greater Bay Area, and development initiatives in "Belt and Road" countries, such as the Middle East and Southeast Asia, will create numerous project opportunities for the Group. Amid these vast market opportunities, the Group will accelerate its expansion into high-potential global markets.

### **Business and Development Strategies**

The facade contracting business remains the Group's core business. Guided by the business philosophy of "closely focusing on high-end markets and providing high-quality services", the Group will enhance its operational and management models tailored to diverse market characteristics, optimizing its global business deployment. To maintain satisfactory profitability, the Group will intensify brand promotion and market expansion, continuously improve smart manufacturing production lines, advance digitalization, and strengthen core competencies in design, procurement, production and construction, while refining high-quality project delivery capabilities.

The building-integrated photovoltaics (BIPV) will undoubtedly be a new growth point for the Group's future facade business. The Group will persist in constructing demonstration projects in first-tier high-class cities, advancing near-zero energy building construction, and enhancing the integrated design, construction and operation of photovoltaic components and building structure to lead the development of green buildings in the industry. The Group has already implemented BIPV projects in Hong Kong and the Chinese Mainland, which can drive public and private institutions to further develop environmentally friendly and energy-saving buildings. It aims to bolster the development of urban zero-carbon transformation systems and foster low-carbon transitions and sustainable development of building and energy systems. The Ministry of Housing and Urban-Rural Development and other government departments place significant emphasis on building-integrated photovoltaics (BIPV) as a crucial strategy in realizing "dual carbon" goals and promoting green buildings within the construction industry. The Group will continue to strengthen communication with relevant government departments, leveraging policy guidance and standard formulation recommendations for BIPV to facilitate its extensive application in both urban and rural areas.



The Group is actively mapping out the direction of facade industry chain. As buildings age and safety standards become increasingly stringent, there are a growing number of properties aged over the facade design service life. Property owners are inevitably placing increased emphasis on the esthetics and safety of the glass facade of their buildings. Leveraging on its technological advantages, the Company will actively explore the market demand for inspection, maintenance and renovation of old facades. Moreover, the Group will focus on the “high-altitude robot” segment and explore the development of intelligent cleaning and maintenance robots for curtain walls, ushering in a technological revolution within the industry.

The Group adheres to a high quality and sustainable development strategy, actively engaging in environmental protection and social responsibility. The Group steps up its efforts on its training to enhance the sustainability management awareness and capabilities, and gradually incorporates the Environmental, Social, and Governance (ESG) concerns into our business operations. Looking ahead, the Group will continue to deepen climate risk management initiatives and enhance the technology research and development and project implementation of BIPV, as well as improve energy efficiency. The Group will actively promote carbon data collection and carbon reduction measures along the supply chain to achieve our carbon neutrality target.

Through continuous exploration and practices, the Board and the management aim to establish and maintain a healthy system where various stakeholders, including shareholders, the Board, the management, employees, customers and suppliers, facilitate each other and contribute to the sustainable growth of the Group.

## **INTERIM DIVIDEND**

The Board declares the payment of an interim dividend of HK5.0 cents per share (30 June 2024: HK7.0 cents per share), payable on Friday, 24 October 2025 to shareholders whose names appear on the register of members of the Company on Friday, 19 September 2025.

## **CLOSURE OF REGISTER OF MEMBERS**

The register of members of the Company will be closed from Thursday, 18 September 2025 to Friday, 19 September 2025, both days inclusive, for the purpose of determining shareholders’ entitlement to the interim dividend.

In order to qualify for the interim dividend, all transfer documents, accompanied by the relevant share certificates, must be lodged with the Company’s Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration no later than 4:30 p.m. on Wednesday, 17 September 2025.

## **PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES**

During the six months ended 30 June 2025, the Company repurchased 500,000 ordinary shares in aggregate on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") for a total consideration (excluding expenses) of HK\$745,840. All the shares repurchased were cancelled on 23 July 2025. Details of the shares repurchased are set out below:

<b>Month</b>	<b>Number of ordinary shares repurchased</b>	<b>Purchase price per share</b>		<b>Total consideration (HK\$)</b>
		<b>Highest (HK\$)</b>	<b>Lowest (HK\$)</b>	
June 2025	500,000	1.51	1.47	745,840

Save as disclosed above, neither the Company nor any of its subsidiaries has made any purchase, sale or redemption of 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, there were no treasury shares (as defined in the Rules (the "Listing Rules") Governing the Listing of Securities on the Stock Exchange) held by the Company (whether held or deposited in the Central Clearing and Settlement System, or otherwise).

## **EVENT AFTER THE END OF THE REPORTING PERIOD**

The Group has no material event subsequent to the six months ended 30 June 2025 and up to the date of this announcement.

## **CORPORATE GOVERNANCE**

The Company has complied throughout the six months to 30 June 2025 with all applicable code provisions of the Corporate Governance Code as set out in Part 2 of Appendix C1 to the Listing Rules.

## **REVIEW OF ACCOUNTS**

The unaudited interim results of the Company and its subsidiaries for the six months ended 30 June 2025 have been reviewed by the Audit Committee which comprises three Independent Non-executive Directors.

## APPRECIATION

I would like to take this opportunity to express my heartfelt gratitude to all shareholders, customers and suppliers for their strong support and to all employees for their hard work and commitment.

By Order of the Board  
**China State Construction Development  
Holdings Limited**  
**Wang Xiaoguang**  
*Chairman and Non-executive Director*

Hong Kong, 19 August 2025

*As at the date of this announcement, the Board comprises Mr. Wang Xiaoguang as Chairman and Non-executive Director; Mr. Zhu Haiming (Chief Executive Officer) and Mr. Wong Man Cheung as Executive Directors; Mr. Huang Jiang as Non-executive Director; and Mr. Zhou Jinsong, Ms. Chan Man Ki Maggie and Mr. Sit Wing Hang as Independent Non-executive Directors.*

*This announcement is published on the websites of the Company ([www.cscd.com.hk](http://www.cscd.com.hk)) and Hong Kong Exchanges and Clearing Limited ([www.hkexnews.hk](http://www.hkexnews.hk)). The 2025 interim report will be available on the above websites and despatched to shareholders who have requested to receive printed copies.*