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## **Changsha Broad Homes Industrial Group Co., Ltd.**

### **長沙遠大住宅工業集團股份有限公司**

*(A joint stock company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 2163)**

## **UPDATE OF APPLICATION DOCUMENTS FOR THE A SHARE OFFERING**

This announcement is made by Changsha Broad Homes Industrial Group Co., Ltd. (the “**Company**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

References are made to the Company’s announcements dated May 15, 2020, June 18, 2020, July 8, 2020, September 11, 2020 and September 30, 2020, respectively, and the circular dated June 18, 2020 (the “**Circular**”), in relation to (among others) the Proposed A Share Offering and related matters. Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Circular.

The Board of Directors (the “**Board**”) of the Company is pleased to announce that the Company has submitted the reply to the letter of enquiry regarding the application documents for the A Share Offering (the “**Reply to the Letter of Enquiry**”) and the updated application documents for the A Share Offering to the Shenzhen Stock Exchange in respect of the Proposed A Share Offering. The full text of the Reply to the Letter of Enquiry and the updated A Share prospectus (the “**Updated Prospectus**”) have been published on the website of the Information Disclosure of the Review and Approval of Offering and Listing of Stocks on the ChiNext of the Shenzhen Stock Exchange (<http://listing.szse.cn/disclosure/ipo/index.html>) on December 22, 2020, and have been published on the website of the Hong Kong Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the website of the Company ([www.bhome.com.cn](http://www.bhome.com.cn)) on the same date pursuant to Rule 13.10B of the Listing Rules.

The Updated Prospectus contains, among other things, the summary of the consolidated financial statements (the “**Consolidated Financial Statements**”) of the Group for the six months ended June 30, 2020 and in 2019, 2018 and 2017. The Consolidated Financial Statements are prepared in accordance with the Chinese Accounting Standards for Business Enterprises and have been audited by KPMG Huazhen LLP.

The key financial data of the Group's consolidated balance sheet as at June 30, 2020, December 31, 2019, December 31, 2018 and December 31, 2017, the consolidated income statement and the consolidated statement of cash flows for the six months ended June 30, 2020 and in 2019, 2018 and 2017 prepared in accordance with the Chinese Accounting Standards for Business Enterprises are as follows:

## 1. KEY DATA OF CONSOLIDATED BALANCE SHEET

*Unit: RMB'0,000*

<b>Items</b>	<b>As at June 30, 2020</b>	<b>As at December 31, 2019</b>	<b>As at December 31, 2018</b>	<b>As at December 31, 2017</b>
Total current assets	431,459.55	474,116.31	385,341.28	420,776.19
Total non-current assets	475,446.59	472,707.72	339,067.78	270,728.54
Total assets	906,906.14	946,824.03	724,409.06	691,504.74
Total current liabilities	431,191.11	502,554.37	398,324.79	382,302.59
Total non-current liabilities	94,240.99	36,092.87	44,739.46	43,841.94
Total liabilities	525,432.10	538,647.24	443,064.24	426,144.52
Total Shareholders' equity	381,474.04	408,176.78	281,344.82	265,360.21
Total liabilities and shareholders' equity	906,906.14	946,824.03	724,409.06	691,504.74

## 2. KEY DATA OF CONSOLIDATED INCOME STATEMENT

*Unit: RMB'0,000*

<b>Items</b>	<b>January to June, 2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
Operating income	117,526.95	339,136.97	226,912.92	193,568.91
Operating profits (losses are indicated with "-")	-1,362.60	71,151.54	52,242.48	20,533.22
Total profits (losses are indicated with "-")	-1,724.18	71,799.73	53,070.76	22,258.96
Net profit (losses are indicated with "-")	-2,320.78	66,359.25	45,064.77	15,299.43
Total comprehensive income	-2,320.78	66,359.25	45,064.77	15,299.43
Total comprehensive income attributable to shareholders of the parent company	-2,320.78	66,359.25	45,064.77	15,299.43
Earnings per share:				
(1) Basic earnings per share (RMB/Share)	-0.05	1.73	1.23	0.45
(2) Dilutive earnings per share (RMB/Share)	-0.05	1.73	1.23	0.45

### 3. KEY DATA OF CONSOLIDATED STATEMENT OF CASH FLOWS

Unit: RMB'0,000

Items	January to June, 2020	2019	2018	2017
Net cash flow from operating activities	-1,974.08	97,370.49	61,829.65	88,348.76
Net cash flow from investing activities	-36,273.31	-131,385.75	-78,556.04	-110,525.03
Net cash flow from financing activities	11,803.83	112,940.98	-21,220.29	61,791.59
Effect of foreign exchange rate changes on cash	934.62	-98.23	–	–
Net increase in cash (net decrease is indicated with “-”)	-25,508.94	78,827.49	-37,946.68	39,615.32
Cash at the end of the period/year	82,966.05	108,474.99	29,647.49	67,594.17

The above English version of the summary of the Consolidated Financial Statements is an unofficial translation of its Chinese version. In case of any discrepancies, the Chinese version shall prevail. For more details of the Proposed A Share Offering, please refer to the Updated Prospectus of the Company.

**Shareholders and potential investors should be aware that there is no assurance that the Proposed A Share Offering will proceed, and that the Proposed A Share Offering is subject to the approval of, among others, relevant regulatory authorities. Shareholders and potential investors should exercise caution when dealing in the shares of the Company. The Company will make further announcement(s) in respect of the Proposed A Share Offering pursuant to all applicable requirements under the Listing Rules as and when appropriate.**

On behalf of the Board  
**Changsha Broad Homes Industrial Group Co., Ltd.**  
**Zhang Jian**  
*Chairman*

Changsha, December 22, 2020

*As at the date of this announcement, the Board comprises Mr. Zhang Jian, Ms. Tang Fen, Ms. Shi Donghong, Mr. Zhang Kexiang and Mr. Tan Xinming as Executive Directors; Mr. Zhang Quanxun and Ms. Hu Keman as non-Executive Directors; and Mr. Chen Gongrong, Mr. Li Zhengnong, Mr. Wong Kai Yan Thomas and Mr. Zhao Zhengting as independent non-Executive Directors.*