MIDEA REAL ESTATE HOLDING LIMITED
美的置業控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3990)

INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

FINANCIAL HIGHLIGHTS

- For the six months ended 30 June 2026, the Group's revenue amounted to RMB1,882.48 million, representing a decrease of 5.7% as compared to RMB1,996.59 million for the corresponding period of 2025. Among this, revenue from project management services amounted to RMB329.61 million, representing a decrease of 34.7% as compared to RMB504.70 million for the corresponding period of 2025; revenue from property management services amounted to RMB912.70 million, basically maintaining a similar level as compared to RMB929.99 million for the corresponding period of 2025; revenue from asset operation amounted to RMB558.65 million, representing an increase of 103.2% as compared to RMB274.93 million for the corresponding period of 2025; revenue from real estate technology amounted to RMB81.52 million, representing a decrease of 71.6% as compared to RMB286.97 million for the corresponding period of 2025.

- For the six months ended 30 June 2026, the Group's gross profit amounted to RMB630.45 million, representing an increase of 2.6% as compared to RMB614.73 million for the corresponding period of 2025. The gross profit margin was 33.5%, representing an increase of 2.7 percentage points as compared to the gross profit margin of 30.8% for the corresponding period of 2025.

- For the six months ended 30 June 2026, the profit attributable to owners of the Company for the period amounted to RMB254.59 million, representing a decrease of 16.7% as compared to RMB305.46 million for the corresponding period of 2025. The core net profit attributable to owners of the Company* amounted to RMB255.50 million, representing a decrease of 18.1% as compared to RMB312.08 million for the corresponding period of 2025.

- For the six months ended 30 June 2026, the basic earnings per share attributable to owners of the Company amounted to RMB0.18.

* "Core net profit attributable to owners of the Company" represents profit attributable to owners of the Company excluding the post-tax profit or loss arising from changes in fair value of investment properties and the post-tax expenses arising from equity settled share-based payment transactions.

INTERIM DIVIDEND

The Board has declared an interim dividend of HK$0.12 per share for the six months ended 30 June 2026, payable in cash on or about 22 December 2026 to the shareholders whose names appear on the register of members of the Company on 4 December 2026.

The board of directors (the "**Board**" or the "**Director(s)**") of Midea Real Estate Holding Limited (the "**Company**") hereby announces the unaudited consolidated results of the Company and its subsidiaries (the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**"), with the comparative figures for the corresponding period of 2025.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		Unaudited	
		Six months ended 30 June	
		2026	2025
	Note	***RMB'000***	*RMB'000*
Revenue	*3*	**1,882,475**	1,996,589
Cost of sales	*4*	**(1,252,029)**	(1,381,862)
Gross profit		**630,446**	614,727
Other income and gains — net	*5*	**10,170**	13,438
Selling and marketing expenses	*4*	**(42,715)**	(49,269)
Administrative expenses	*4*	**(149,581)**	(156,809)
Net impairment losses on financial assets		**(35,332)**	(26,277)
Operating profit		**412,988**	395,810
Finance income	*6*	**898**	11,732
Finance costs	*6*	**(6,147)**	(101)
Finance (costs)/income — net	*6*	**(5,249)**	11,631
Share of results of joint ventures and associates		**883**	349
Profit before income tax		**408,622**	407,790
Income tax expenses	*7*	**(148,162)**	(94,699)
Profit for the period		**260,460**	313,091
Profit attributable to:			
Owners of the Company		**254,593**	305,461
Non-controlling interests		**5,867**	7,630
		260,460	313,091
Total comprehensive income for the period		**260,460**	313,091
Total comprehensive income attributable to:			
Owners of the Company		**254,593**	305,461
Non-controlling interests		**5,867**	7,630
		260,460	313,091
Earnings per share for profit attributable to owners of the Company (expressed in RMB per share)			
Basic	*8*	**0.18**	0.21
Diluted	*8*	**0.18**	0.21

The above interim condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

	Note	**Unaudited 30 June 2026** *RMB'000*	Audited 31 December 2025 *RMB'000*
ASSETS			
Non-current assets			
Property, plant and equipment		**223,589**	236,720
Investment properties		**4,778,119**	4,832,946
Right-of-use assets		**46,482**	46,988
Intangible assets		**108,782**	125,983
Investments in joint ventures		**771**	969
Investments in associates		**42,615**	42,078
Finance lease receivables		**82,973**	9,508
Deferred income tax assets		**106,710**	87,158
Financial assets at fair value through profit or loss	*11*	**1,992**	1,197
		5,392,033	5,383,547
Current assets			
Inventories		**22,245**	20,408
Contract assets and contract acquisition costs		**32,032**	31,499
Properties under development		**204,918**	465,611
Completed properties held for sale		**489,579**	318,321
Trade and other receivables	*10*	**1,101,416**	1,455,489
Prepaid taxes		**97,409**	90,467
Financial assets at fair value through profit or loss	*11*	**404,032**	216,918
Restricted cash		**51,140**	44,970
Cash and cash equivalents		**1,118,581**	1,601,390
		3,521,352	4,245,073
Total assets		**8,913,385**	9,628,620

	Note	Unaudited 30 June 2026 RMB'000	Audited 31 December 2025 RMB'000
EQUITY			
Equity attributable to the owners of the Company			
Share capital and premium	12	**1,951,754**	2,188,960
Other reserves		**311,662**	311,662
Retained earnings		**2,659,754**	2,405,161
		4,923,170	4,905,783
Non-controlling interests		**134,287**	129,988
Total equity		**5,057,457**	5,035,771
LIABILITIES			
Non-current liabilities			
Lease liabilities		**248,197**	177,897
Deferred income tax liabilities		**240,421**	208,119
		488,618	386,016
Current liabilities			
Bank and other borrowings		**50,000**	591,920
Lease liabilities		**24,808**	15,136
Contract liabilities		**815,612**	1,029,624
Other financial liabilities under supplier finance arrangement		**13,198**	36,502
Trade and other payables	13	**2,184,538**	2,210,845
Current income tax liabilities		**279,154**	322,806
		3,367,310	4,206,833
Total liabilities		**3,855,928**	4,592,849
Total equity and liabilities		**8,913,385**	9,628,620

The above interim condensed consolidated balance sheet should be read in conjunction with the accompanying notes.

NOTES TO THE INTERIM FINANCIAL INFORMATION

1 BASIS OF PRESENTATION AND PREPARATION

The Interim Financial Information has been prepared in accordance with the Hong Kong Accounting Standard ("**HKAS**") 34, 'Interim financial reporting'. The Interim Financial Information does not include all the notes normally included in an annual financial report. Accordingly, the Interim Financial Information is to be read in conjunction with the annual consolidated financial statements of the Company for the year ended 31 December 2025 (the "**2025 Financial Statements**"), which have been prepared in accordance with the HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants and requirements of the Hong Kong Companies Ordinance ("**HKCO**") Cap. 622, and any public announcements made by the Company during the interim reporting period.

2 MATERIAL ACCOUNTING POLICIES

Except as described below, the accounting policies applied are consistent with those of the 2025 Financial Statements and corresponding interim reporting period.

(a) New and amended standard adopted by the Group

The following new and amended standards and interpretations are mandatory for the first time for the financial year beginning or after 1 January 2026:

Amendment to HKFRS 9 and HKFRS 7	Amendments to the Classification and measurement of financial instruments
Amendment to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards — Volume 11

The adoption of these new and amended standards and interpretations did not result in any significant impact on the results and financial position of the Group.

(b) New standards, amendments and interpretations to existing standards have been issued but not yet effective and have not been early adopted by the Group.

		Effective for accounting periods beginning on or after
HKFRS 18	Presentation and disclosure in financial statements	1 January 2027
Amendment to HKAS 21	Translation to a Hyperinflationary Presentation Currency	1 January 2027
Amendments to Illustrative Examples on HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37	Disclosures about Uncertainties in the Financial Statements	1 January 2027
HKFRS 19	Subsidiaries without public accountability: disclosures	1 January 2027
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of assets between an investor and its associate or joint venture	To be determined

The Group has already commenced an assessment of the impact of these new or amended standards and interpretations, certain of which are relevant to the Group's operations. According to the preliminary assessment made by the Group, no material impact on the financial performance and position of the Group in the current or future reporting period and on foreseeable future transactions is expected when they become effective, except for certain presentation adjustment might be raised due to the adoption of HKFRS 18.

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 statement of financial performance and providing management defined performance measures within the financial statements. The Group is currently assessing the detailed implications of applying the new standard on the Group's financial statements.

3 REVENUE AND SEGMENT INFORMATION

The chief operating decision maker ("**CODM**") has been identified as the executive directors, who reviews the Group's internal reporting in order to assess performance and allocate resources. The executive directors have determined the operating segments based on these reports.

The executive directors assess the performance of the Group organised into four business segments as follows:

- Project management services business;
- Property management services business;
- Asset operation business; and
- Real estate technology business.

The executive directors assess the performance of the operating segments based on a measure of operating profit. This measurement basis excludes financial costs and share of results of associates and joint ventures from the operating segments. Other information provided, except as noted below, to the executive directors is measured in a manner consistent with that in the consolidated financial statements. At the Group level no information regarding segment assets and segment liabilities is provided to the executive directors.

Sales between segments are carried out on terms agreed upon by the respective parties. The revenue from external parties reported to the executive directors is measured in a manner consistent with that in the consolidated statement of comprehensive income.

The segment information was as follows:

	Six months ended 30 June 2026 (Unaudited)					
	Project management services business	Property management services business	Asset operation business	Real estate technology business	Others	Group
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*
Revenue from contracts with customers	332,365	921,240	396,531	82,362	–	1,732,498
Recognised over time	331,678	897,213	82,221	71,700	–	1,382,812
Recognised at a point in time	687	24,027	314,310	10,662	–	349,686
Revenue from lease	–	2,432	162,692	–	–	165,124
Rental income	–	2,432	162,692	–	–	165,124
Total segment revenue	332,365	923,672	559,223	82,362	–	1,897,622
Less: inter-segment revenue	(2,752)	(10,975)	(577)	(843)	–	(15,147)
Revenue (from external customers)	329,613	912,697	558,646	81,519	–	1,882,475
Operating profit/(loss)	74,292	158,268	225,564	(47,554)	2,418	412,988

	Six months ended 30 June 2025 (Unaudited)					
	Project management services business	Property management services business	Asset operation business	Real estate technology business	Others	Group
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*
Revenue from contracts with customers	505,212	935,658	100,114	288,522	–	1,829,506
Recognised over time	505,212	887,613	78,669	182,532	–	1,654,026
Recognised at a point in time	–	48,045	21,445	105,990	–	175,480
Revenue from lease	–	5,397	175,564	–	–	180,961
Rental income	–	5,397	175,564	–	–	180,961
Total segment revenue	505,212	941,055	275,678	288,522	–	2,010,467
Less: inter-segment revenue	(515)	(11,063)	(744)	(1,556)	–	(13,878)
Revenue (from external customers)	504,697	929,992	274,934	286,966	–	1,996,589
Operating profit/(loss)	161,818	145,879	101,439	(8,488)	(4,838)	395,810

(a) Analysis of revenue by category

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Project management services business	**329,613**	504,697
Property management services business	**912,697**	929,992
Asset operation business	**558,646**	274,934
Real estate technology business	**81,519**	286,966
	1,882,475	1,996,589

(b) Information about major customers

The Group's revenue derived from major customers, which individually contributed 10% or more of the Group's was as follows:

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
The PrivateCo and its subsidiaries *(note i)*	**452,158**	775,099

(i) In 2024, the Group underwent a reorganisation of its property development and sales business held by Midea Construction (BVI) Limited (the "**PrivateCo**") which primarily comprised residential property development projects.

4 EXPENSES BY NATURE

Expenses included in cost of sales, selling and marketing expenses and administrative expenses were analysed as follows:

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Employee benefit expenses	**578,637**	722,305
Cost of property development and sales — including construction cost, land cost, capitalised interest expenses	**194,053**	28,693
Cleaning and greening expenses	**159,823**	155,366
Security expenses	**131,248**	107,617
Utilities	**58,400**	49,253
Community maintenance fee	**48,921**	45,976
Cost of materials and goods sold	**42,793**	156,554
Depreciation and amortisation	**37,229**	43,412
Taxes and surcharges	**26,434**	26,338
Travelling and entertainment expenses	**18,766**	23,864
Professional service and consulting fees	**18,347**	12,447
Marketing and advertising expenses	**14,575**	31,088
Write-downs of completed properties held for sale and inventories	**14,079**	20,292
Installation cost	**12,453**	51,056
Impairment loss of property, plant and equipment and intangible assets	**8,294**	19,315
Design service fee	**3,357**	1,996
Office expenses	**2,793**	4,360
Others	**74,123**	88,008
Total	**1,444,325**	1,587,940

5 OTHER INCOME AND GAINS — NET

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Other income		
Government subsidy income	**3,554**	7,499
Compensation income	**1,098**	1,856
	4,652	9,355
Other gains — net		
Realised and unrealised gains on financial assets at fair value through profit or loss	**13,913**	1,372
Gains/(losses) arising from changes in fair value of investment properties *(Note)*	**1,091**	(3,837)
Losses on disposal of property, plant and equipment	**(376)**	(44)
Net foreign exchange (losses)/gains	**(3,290)**	2,718
Others	**(5,820)**	3,874
	5,518	4,083
Other income and gains — net	**10,170**	13,438

Note: During the six months ended 30 June 2026, the amount comprises a loss of RMB59,773,000 arising from the revaluation of the fair value of investment properties, netted off by a gain of RMB60,864,000 arising from the reassessment of accrued construction costs relating to certain investment properties.

6 FINANCE (COSTS)/INCOME — NET

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Finance costs		
— Interest expenses	**(6,147)**	(5,311)
Less:		
— Capitalised interest	**–**	5,210
	(6,147)	(101)
Finance income		
— Interest income	**898**	11,732
Finance (costs)/income — net	**(5,249)**	11,631

7 INCOME TAX EXPENSES

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Current income tax		
— Corporate income tax	**97,081**	79,038
— PRC land appreciation tax	**38,332**	2,637
	135,413	81,675
Deferred income tax		
— Corporate income tax	**5,249**	13,024
— Withholding income tax on profits to be distributed *(note (d))*	**7,500**	–
	12,749	13,024
	148,162	94,699

Note:

(a) Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits of the Group's subsidiaries in Hong Kong.

(b) The general corporate income tax rate in PRC is 25%. Certain subsidiaries of the Group in the PRC are either supported by Western Development Strategy or qualified as "High and New Technology Enterprise" and thus subject to a preferential income tax rate of 15%.

(c) PRC land appreciation tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales property development and sales less deductible expenditures including cost of land use rights and all property development expenditures.

(d) Withholding income tax is provided on the dividends distributed and to be distributed by the PRC subsidiaries of the Group.

8 EARNINGS PER SHARE

(a) Basic

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Unaudited Six months ended 30 June **2026**	 2025
Profit attributable to owners of the Company *(RMB'000)*	**254,593**	305,461
Weighted average number of ordinary shares in issue *(thousands)*	**1,430,642**	1,430,642
Earnings per share — Basic *(RMB per share)*	**0.18**	0.21

(b) Diluted

Diluted earnings per share are calculated by adjusting the weighted average number of shares outstanding to assume conversion of all dilutive potential shares.

The Group has one category of potential ordinary shares for the six months ended 30 June 2026, which was the share options. A calculation was done to determine the number of shares that could have been acquired at fair value (determined as the average market price of the Company's shares during the period) based on the monetary value of the subscription rights attached to outstanding share options. The number of shares calculated as above was compared with the number of shares that would have been issued assuming the exercise of the share options. The effect of share options was anti-dilutive because the exercise price of the share options was higher than the market price of the Company's shares as at 30 June 2026.

Hence the diluted earnings per share was equal to the basic earnings per share.

9 DIVIDENDS

On 10 August 2026, the Board has declared the payment of an interim dividend of HK$0.12 per share for the six months ended 30 June 2026 out of the share premium account of the Company (six months ended 30 June 2025: HK$0.15). The interim dividend declared after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

10 TRADE AND OTHER RECEIVABLES

	As at 30 June 2026 *RMB'000* (Unaudited)	As at 31 December 2025 *RMB'000* (Audited)
Included in current assets:		
Trade receivables — net *(note (a))*	**800,233**	1,080,866
Other receivables — net *(note (b))*	**209,215**	267,257
Other prepayments	**91,968**	107,366
	1,101,416	1,455,489

(a) Details of trade receivables are as follows:

	As at 30 June 2026 *RMB'000* (Unaudited)	As at 31 December 2025 *RMB'000* (Audited)
Trade receivables — related parties	**251,016**	499,052
Trade receivables — third parties	**755,564**	768,648
	1,006,580	1,267,700
Less: allowance for impairment	**(206,347)**	(186,834)
Trade receivables — net	**800,233**	1,080,866

Aging analysis of the gross amount of trade receivables based on invoice date is as follows:

	As at 30 June 2026 *RMB'000* (Unaudited)	As at 31 December 2025 *RMB'000* (Audited)
Within 1 year	**643,263**	931,473
Over 1 year and within 2 years	**193,571**	151,758
Over 2 years and within 5 years	**150,457**	169,512
Over 5 years	**19,289**	14,957
	1,006,580	1,267,700

The Group's trade receivables are denominated in RMB.

Property management services income, asset operation income are received in accordance with the terms of the relevant service agreements. Service income from property management, asset operation are due for payment by the residents upon the issuance of demand note.

For real estate technology services and project management services, customers are generally given a credit term of up to 90 days.

The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9. For the six months ended 30 June 2026, a provision of RMB19,513,000 was made against the gross amounts of trade receivables.

(b) Details of other receivables are as follows:

	As at 30 June 2026	As at 31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Amounts due from related parties	**102,896**	129,230
Deposits and others from third parties	**133,933**	147,940
	236,829	277,170
Less: allowance for impairment	**(27,614)**	(9,913)
Other receivables — net	**209,215**	267,257

11 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	As at 30 June 2026	As at 31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Investments in wealth management products	**404,032**	216,918
Equity investments in unlisted companies	**1,992**	1,197
	406,024	218,115
Non-current	**1,992**	1,197
Current	**404,032**	216,918
	406,024	218,115

12 SHARE CAPITAL AND PREMIUM

	Note	Number of ordinary shares	Nominal value of ordinary shares HKD'000	Equivalent nominal value of ordinary shares RMB'000	Share premium RMB'000	Total RMB'000
Authorised						
Ordinary share of HKD1.00 each upon incorporation		1,000,000,000	1,000,000			
Increase in authorised share capital		1,000,000,000	1,000,000			
		2,000,000,000	2,000,000			
Issued and fully paid						
At 31 December 2024 and 1 January 2025		1,435,411,483	1,435,412	1,219,233	1,523,396	2,742,629
Dividends		–	–	–	(356,013)	(356,013)
At 30 June 2025 (unaudited)		1,435,411,483	1,435,412	1,219,233	1,167,383	2,386,616
At 31 December 2025 and 1 January 2026		1,435,411,483	1,435,412	1,219,233	969,727	2,188,960
Dividends	*(a)*	–	–	–	(237,206)	(237,206)
At 30 June 2026 (unaudited)		1,435,411,483	1,435,412	1,219,233	732,521	1,951,754

(a) On 31 March 2026, the Board recommended the payment of a final dividend of HK$0.19 per share for the year ended 31 December 2025 out of the share premium account of the Company, which was approved by the shareholders of the Company at the annual general meeting held on 24 June 2026. It was recorded in "Trade and other payables" in the interim condensed consolidated balance sheet.

13 TRADE AND OTHER PAYABLES

	As at 30 June 2026 ***RMB'000*** **(Unaudited)**	As at 31 December 2025 *RMB'000* (Audited)
Trade payables *(note (a))*	**1,093,414**	1,104,905
— related parties	**139,862**	164,826
— third parties	**953,552**	940,079
Amounts due to related parties	**112,612**	110,598
Dividends payable to shareholders	**239,697**	–
Deposit payables	**175,127**	176,287
Accrued expenses	**111,658**	147,620
Salaries payable	**125,459**	237,726
Interests payable	**5,743**	6,516
Other taxes payable	**49,398**	89,730
Receipts on-behalf of third parties	**165,264**	218,498
Other payables	**106,166**	118,965
	2,184,538	2,210,845

(a) The aging analysis of the trade payables based on invoice dates is as follows:

	As at 30 June 2026 *RMB'000* **(Unaudited)**	As at 31 December 2025 *RMB'000* (Audited)
Within 1 year	**824,951**	766,591
Over 1 year and within 2 years	**79,254**	51,685
Over 2 years and within 5 years	**112,030**	202,161
Over 5 years	**77,179**	84,468
	1,093,414	1,104,905

The Group's trade payables as at 30 June 2026 and 31 December 2025 are denominated in RMB.

MANAGEMENT DISCUSSION AND ANALYSIS

MARKET REVIEW

During the first half of 2026, the overall real estate market remained in an adjustment cycle characterised by an L-shaped bottoming process, a weak recovery and structural divergence. The market continued to exhibit differentiated performance, with core cities taking the lead in recovery while lower-tier cities remained under pressure. Driven by supportive policies, certain core cities experienced a rebound in housing prices; however, the conditions for a nationwide recovery have yet to materialise. Against the prevailing market backdrop, the competitive advantages of the light-asset business model have become increasingly evident. The Group has transformed its business model from generating profits through incremental property development and sales to generating recurring operating service fee income through development management, property management services and commercial operation. Accordingly, the Group has shifted from a heavy-asset, high-risk business model to a light-asset model featuring low leverage and stable cash flows. The Group is focused on four core business segments, namely "Project Management Services+Property Management Services+Asset Operation+Real Estate Technology". Upholding its commitment to building quality homes for customers, the Group continuously enhances its property management service capabilities, strengthens its asset operation and management capabilities, and further reinforces its product competitiveness and service excellence.

Project Management Services is one of the Group's core business segments. It primarily focuses on the full-process development management of real estate projects, covering services including product design, planning and construction, sales management and phased development management. During the Reporting Period, revenue from the Group's Project Management Services amounted to RMB329.61 million, representing a decrease of 34.7% as compared with RMB504.70 million for the corresponding period of last year. Amid market changes and emerging opportunities, the Group placed greater emphasis on the quality of business expansion. The quality of externally secured projects improved significantly. Leveraging its established presence in key cities including Wuxi, Xuzhou and Guiyang, the Group successfully secured four third-party residential projects. Among them, the Midea Junlanyue Project (美的君蘭玥) in Xuzhou adopts a proactive strategy of selling completed properties, reshaping the credit system of the real estate industry, and redefining the reassuring home-buying experience with genuinely tangible quality.

During the Reporting Period, revenue from property management services amounted to approximately RMB912.70 million, basically maintaining a similar level as compared with RMB929.99 million for the corresponding period of last year. The Group continued to build high-quality development capabilities through its "Service+" model, empowering the urban space service ecosystem across multiple sectors, including residential communities, industrial parks, healthcare and elderly care facilities, schools, and commercial office properties. During the Reporting Period, residential property management services, as the Group's core business, maintained steady expansion through deep penetration of existing projects and continuous expansion into third-party markets, thereby contributing stable cash flows. Industrial park services further strengthened their position as the Group's core non-residential business by providing integrated services covering industrial investment promotion and comprehensive enterprise support, which continued to improve occupancy rates. The Group's contracted GFA and GFA under management amounted to approximately 95.52 million square metres and 84.05 million square metres, respectively. In respect of its core non-residential business, the Group managed a total of 115 projects including industrial parks, healthcare and elderly care facilities, schools and public infrastructure projects. During the Reporting Period, the Group secured 7 new projects, each with a contract value exceeding RMB10 million.

During the Reporting Period, revenue from asset operation amounted to RMB558.65 million, representing an increase of 103.2% as compared with RMB274.93 million for the corresponding period of last year. The Group had a total of 14 commercial projects in operation, primarily located in Foshan, Guiyang, Zhuzhou, Handan, Xuzhou and Zhenjiang, comprising shopping malls under the two flagship brands, Yueran Square and Yueran Block, as well as long-term rental apartments and office buildings. The Group owned 6 commercial properties in operation, primarily located in Foshan, Xuzhou, Guiyang and Zhuzhou. During the Reporting Period, the operating performance of the commercial properties remained stable, with an average occupancy rate of approximately 94%, representing an increase of 3 percentage points from 91% for the corresponding period of last year, demonstrating strong customer attraction and sales conversion capabilities. In addition, the Group's 4 industrial parks complemented its commercial portfolio, creating a more diversified asset operation and management platform. During the Reporting Period, the industrial park factory premises achieved a delivered area of 49,000 sq.m.. The Group will continue to focus on existing strategically important cities, leveraging its self-owned projects to refine its management capabilities and standardised operational system continuously, while expanding third-party operation projects to export its operational capabilities, brand, systems and resources, thereby continuously expanding its business scale and increasing the scale of its light-asset operations.

During the Reporting Period, revenue from real estate technology amounted to approximately RMB81.52 million, a decrease of 71.6% as compared to RMB286.97 million for the corresponding period last year. The Group continued to focus on design technology and smart home solutions, with the objective of creating "Better Living (好住)" products for customers. Leveraging the SIS Tech System, the Group provides users with high-performance residential infrastructure, highly adaptable interior solutions and intelligent living systems, facilitating the upgrade from a "residential area" to a "better home". Real Estate Technology is a strategic direction that the Group continues to cultivate, exploring the development of diversified products through intelligent manufacturing, digital design and AI-enabled business transformation. Among these, the key cultivated products are designed specifically for smart residences, redefining the lighting and shading control experience and upgrading the supporting facilities for smart living. Guided by the core philosophy of "Better Living", the Group continues to explore and expand full-value chain business scenario services.

FUTURE PROSPECT

Looking ahead, the Group will steadily advance the coordinated development of its four core business segments, namely "Project Management Services+Property Management Services+Asset Operation+Real Estate Technology". Remaining committed to its mission of delivering quality homes and quality services to customers, the Group will continue to explore new pathways for the sustainable development of the real estate industry.

Unlocking the Potential of Project Management Services: The Group will continue to focus on strategically important cities where it has an established presence, leveraging its professional project development and management capabilities to steadily expand its third-party business and create greater value for entrusted parties.

Strengthening Property Management Service Capabilities: The Group will continue to consolidate its residential property management business while actively expanding into emerging business segments, including industrial parks and healthcare and wellness facilities. By continuously enhancing property owners' service experience and satisfaction through quality services, the Group will further broaden the market coverage of its property management business, enhance service quality and establish a more solid foundation for recurring revenue growth.

Enhancing the Value of Asset Operation: Leveraging its self-owned projects, the Group will continue to capitalise on its strengths in investment promotion and operational management, strengthen refined operational management, improve operating efficiency and asset returns, and, building upon its existing competitive advantages, pursue disciplined expansion into external projects in core cities.

Driving Business Empowerment through Real Estate Technology: The Group will continue to focus on its core technology products and allocate resources to key areas that enhance the competitiveness of its principal businesses and create greater value for customers. Through technological innovation, the Group will empower the entire value chain of product design, construction and service delivery, supporting the development of higher-quality residential products and living spaces.

FINANCIAL REVIEW

During the Reporting Period, the Group recorded revenue of RMB1,882.48 million, representing a decrease of 5.7% as compared with RMB1,996.59 million for the corresponding period of 2025. Gross profit amounted to RMB630.45 million, representing an increase of 2.6% from RMB614.73 million for the corresponding period in 2025. Gross profit margin was 33.5%, representing an increase of 2.7 percentage points as compared with 30.8% for the corresponding period of 2025. Net profit of the Company for the Reporting Period amounted to RMB260.46 million, representing a decrease of 16.8% as compared with RMB313.09 million for the corresponding period of 2025. The core net profit attributable to owners of the Company was RMB255.50 million, representing a decrease of 18.1% as compared to RMB312.08 million for the corresponding period of 2025. Basic and diluted earnings per share were RMB0.18 (corresponding period of 2025: RMB0.21).

Revenue

Project Management Services

During the Reporting Period, revenue from project management services amounted to RMB329.61 million, representing a decrease of 34.7% as compared to RMB504.70 million for the corresponding period of 2025. The decrease was primarily attributable to the decline in revenue from property sales and the area under management, which led to a corresponding reduction in property management service income received.

Property Management Services

During the Reporting Period, revenue from property management services amounted to RMB912.70 million, basically maintaining a similar level as compared to RMB929.99 million for the corresponding period of 2025, primarily attributable to the combined effects of an increase in the gross floor area of properties under contract management and a decrease in value-added services for developers.

Asset Operation

During the Reporting Period, revenue from asset operation amounted to RMB558.65 million, representing an increase of 103.2% as compared with RMB274.93 million for the corresponding period in 2025. The increase was primarily attributable to delivery of the factories of industrial park within the period.

Real Estate Technology

During the Reporting Period, revenue from Real Estate Technology amounted to RMB81.52 million, representing a decrease of 71.6% as compared with RMB286.97 million for the corresponding period in 2025. The decrease was primarily attributable to the contraction in business volume as a result of the prevailing conditions in the real estate market.

Cost of Sales

The Group’s cost of sales primarily represents costs incurred directly from providing project management services, property management services, asset operation and real estate technology. During the Reporting Period, the Group’s cost of sales was RMB1,252.03 million, representing a decrease of 9.4% as compared to RMB1,381.86 million for the corresponding period of 2025. The decrease was primarily due to the combined effects of the Group's implementation of stringent cost control measures and the enhancement of per capita efficiency.

Gross Profit

During the Reporting Period, the Group’s gross profit was RMB630.45 million, representing an increase of 2.6% as compared to RMB614.73 million for the corresponding period of 2025. The increase in gross profit was primarily driven by the combined effects of the delivery of the high-margin factories of industrial park during the period, and the Group's implementation of stringent cost control measures.

Other Income and Gains — Net

During the Reporting Period, other income and gains — net amounted to gains of RMB10.17 million, representing a decrease of 24.3% year-on-year as compared with RMB13.44 million for the corresponding period in 2025. Other income and gains mainly include realised and unrealised gains on financial assets at fair value through profit or loss, government grants income, exchange gains/losses, compensation income and gains or losses arising from fair value change of investment properties. The decrease was primarily due to decrease in government subsidies and increase in exchange losses during the Reporting Period.

Selling and Marketing Expenses

During the Reporting Period, the Group’s selling and marketing expenses was RMB42.72 million, representing a decrease of 13.3% as compared to RMB49.27 million for the corresponding period of 2025, primarily due to decrease in marketing and advertising expenses, travel expenses, and business entertainment expenses during the Reporting Period.

Administrative Expenses

During the Reporting Period, administrative expenses was RMB149.58 million, representing a decrease of 4.6% as compared to RMB156.81 million for the corresponding period of 2025, primarily due to a decrease in travelling and business entertainment expenses during the Reporting Period.

Finance (Costs)/Income — Net

The Group's finance (costs)/income — net primarily consists of interest expenses on finance leases, bank borrowings and other borrowings, and interest income from bank deposit.

During the Reporting Period, the Group recorded a net finance cost of RMB5.25 million, representing a decrease of 145.1% as compared to the net finance income of RMB11.63 million for the corresponding period of 2025, mainly due to decrease of interest income in the Reporting Period.

Core Net Profit Attributable to Owners of the Company

During the Reporting Period, the core net profit attributable to owners of the Company was RMB255.50 million, representing a decrease of 18.1% as compared to RMB312.08 million for the corresponding period of 2025.

LIQUIDITY AND CAPITAL RESOURCES

Cash Position and Available Funds

The Group's total cash and bank deposits reached RMB1,169.72 million as at 30 June 2026, including RMB1,118.58 million in cash and cash equivalents and RMB51.14 million in restricted cash.

Borrowings

As at 30 June 2026, the Group's total borrowings amounted to RMB50.00 million, all of which were bank and other borrowings.

Interest Rate Risk

The Group's interest rate risk arises from interest-bearing bank deposits and other borrowings. Bank deposits at variable rates expose the Group to cash flow interest rate risk; bank and other borrowings at fixed rates expose the Group to fair value interest rate risk.

Currency Risk

The Group's businesses are mainly conducted in RMB and most of its assets are denominated in RMB. Non-RMB assets and liabilities are mainly bank deposits denominated in Hong Kong dollars and US dollars. The Group is subject to certain foreign exchange risks arising from future commercial transactions and recognised assets and liabilities which are denominated in Hong Kong dollars and US dollars.

Legal Contingencies

The Group may be involved in litigations and other legal proceedings in its ordinary course of business from time to time. The Group believes that the liabilities arising from these legal proceedings will not have a material adverse effect on our business, financial condition or results of operations.

SIGNIFICANT INVESTMENTS HELD, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES, AND FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

During the Reporting Period, there were no significant investments held, and no material acquisitions or disposals of subsidiaries, associates and joint ventures, nor was there any plan authorised by the Board for other material investments or additions of capital assets.

CHANGES SINCE 31 DECEMBER 2025

Save as disclosed in this announcement, there were no other significant changes in the Group's financial position or from the information disclosed under the section headed "Management Discussion and Analysis" in the Group's annual report for the year ended 31 December 2025.

SUBSEQUENT EVENTS

There were no significant subsequent events of the Group since 30 June 2026 and up to the date of this announcement.

HUMAN RESOURCES

As at 30 June 2026, the Group had employed 6,626 full time employees, most of whom were based in the PRC. Employee's remuneration includes salaries, bonuses and other cash subsidies. The remuneration and bonuses of the employees are determined based on the Group's remuneration and welfare policies, the performance of the employees, the profitability of the Group and market level. The Group will also provide employees with comprehensive welfare plans and career development opportunities, including social insurances, housing provident funds, commercial insurance as well as internal and external training opportunities.

In addition, the Group had granted certain share options and award shares for the purpose of providing incentives to eligible participants of the Group in the past. For details, please refer to the paragraphs headed "2020 Share Option Scheme" and "2021 Share Award Scheme" below.

TERMINATION OF THE 2020 SHARE OPTION SCHEME AND THE 2021 SHARE AWARD SCHEME AND ADOPTION OF THE 2024 SHARE OPTION SCHEME AND THE 2024 SHARE AWARD SCHEME

With effect from 1 January 2023, Chapter 17 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") has been amended and it applies to both share option schemes and share award schemes. In this connection, there are certain changes to Chapter 17 of the Listing Rules that would eventually entail substantial revisions to the share option scheme which was approved and adopted by the shareholders of the Company at the Company's annual general meeting held on 29 May 2020 (the "**2020 Share Option Scheme**") and the share award scheme managed by the independent trustee(s) which was approved and adopted by the Board on 22 April 2021 (the "**2021 Share Award Scheme**").

In view of such amendments, the shareholders of the Company at the Company's annual general meeting held on 24 May 2024 had approved the termination of the 2020 Share Option Scheme and the 2021 Share Award Scheme, and the adoption of a new share option scheme (the "**2024 Share Option Scheme**") and a new share award scheme (the "**2024 Share Award Scheme**") (collectively, the "**2024 Share Schemes**").

2020 Share Option Scheme

The 2020 Share Option Scheme was valid and effective for a period of 10 years commencing on 29 May 2020 and ending 28 May 2030. The Board had granted 66,660,000 share options to 193 eligible participants at an exercise price of HK$18.376 per share on 22 April 2021 under the 2020 Share Option Scheme. Subject to satisfaction of the vesting conditions including the achievement of performance targets, the first tranche of 40% share options shall be exercisable from 22 April 2023 to 21 April 2027, the second tranche of 40% share options shall be exercisable from 22 April 2024 to 21 April 2027 and the third tranche of 20% share options shall be exercisable from 22 April 2025 to 21 April 2027. Pursuant to the resolution passed by the shareholders of the Company at the Company's annual general meeting held on 24 May 2024, the 2020 Share Option Scheme was terminated and no further share option may be granted thereunder. All outstanding share options granted prior to such termination and not then exercised shall continue to be in full force and effect in accordance with the 2020 Share Option Scheme. Please refer to the Company's announcement dated 22 April 2021 and the Company's circular dated 29 April 2024 for details.

As at 30 June 2026, a total of 22,807,400 share options remain outstanding and exercisable under the 2020 Share Option Scheme, and upon its full exercise, representing approximately 1.59% of the total number of shares in issue as at the date of this announcement.

2021 Share Award Scheme

The 2021 Share Award Scheme was valid and effective for a period of 10 years commencing on 22 April 2021 and ending 21 April 2031. The Board had granted 5,225,000 award shares at nil consideration to 31 eligible participants on 22 April 2021, 8,932,500 award shares at nil consideration to 423 eligible participants on 13 May 2022 and 4,770,000 award shares at nil consideration to 25 eligible participants on 12 May 2023 under the 2021 Share Award Scheme, which shall be vested subject to satisfaction of the vesting conditions, including the length of service and the achievement of performance targets as determined by the Board. Pursuant to the resolution passed by the shareholders of the Company at the Company's annual general meeting held on 24 May 2024, the 2021 Share Award Scheme was terminated and no further award share may be granted thereunder. There was no outstanding award share under the 2021 Share Award Scheme and 4,770,000 award shares lapsed were held in trust by the independent trustee(s) appointed by the Company for the purpose to service the 2024 Share Award Scheme. Please refer to the Company's announcements dated 22 April 2021, 13 May 2022 and 12 May 2023, and the Company's circular dated 29 April 2024 for details.

2024 Share Schemes

The 2024 Share Schemes were approved and adopted by the shareholders of the Company at the Company's annual general meeting held on 24 May 2024 (the "**Adoption Date**"), which are valid and effective for a period of 10 years commencing on the Adoption Date and ending 23 May 2034.

The total number of new shares which may be issued in respect of all share options and award shares that may be granted under the 2024 Share Schemes and any other schemes involving the issue or grant of share options or award shares or similar rights over new shares by the Company (the "**Other Schemes**") would be no more than 143,541,148 shares (the "**Scheme Mandate Limit**"), representing approximately 10% of the total number of shares in issue as at the Adoption Date and as at the date of this announcement. The total number of share options and award shares which may be granted under the 2024 Share Schemes and the Other Schemes is 143,541,148 as at the Adoption Date and as at the date of this announcement. The Company may seek approval by the shareholders in general meeting for "refreshing" the Scheme Mandate Limit after 3 years from the date of shareholders' approval for the last refreshment (or the Adoption Date) or, in the case where refreshment is made within the 3 years period, approval by shareholders with the controlling shareholders and their associates abstaining from voting in favour of the relevant resolutions.

Given that the outstanding share options granted under the 2020 Share Option Scheme were historical grants made by the Company and the terms and conditions of such outstanding share options will remain unchanged, such outstanding share options will not be counted towards the Scheme Mandate Limit.

During the six months ended 30 June 2026, the Company had not granted any share options or award shares under the 2024 Share Schemes. The number of share options and award shares available for grant under the 2024 Share Schemes as at 1 January 2026 and 30 June 2026 was 143,541,148 and 143,541,148, respectively, each representing approximately 10% of the total number of shares in issue as at the date of this announcement.

As at 30 June 2026, there was no outstanding share option or unvested award share granted under the 2024 Share Schemes, and the independent trustee(s) holding 4,770,000 unvested shares in trust shall abstain from voting on matters that require shareholders' approval under the Listing Rules.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities (including treasury shares, as defined under the Listing Rules) of the Company during the six months ended 30 June 2026. As at 30 June 2026, the Company did not hold any treasury shares.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules as the code of conduct of the Company for Directors' securities transactions. Having made specific enquiry of the Directors, all the Directors confirmed that they had complied with the Model Code during the six months ended 30 June 2026.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

Save as disclosed below, the Company had complied with all the code provisions of the Corporate Governance Code (the "**CG Code**") as set out in Appendix C1 to the Listing Rules during the six months ended 30 June 2026.

According to code provision C.2.1 of the CG Code, the roles of chairman and the chief executive officer should be separate and should not be performed by the same individual. The Company has deviated from code provision C.2.1 of the CG Code in that Mr. Wang Dazai is both the Chairman and President during the six months ended 30 June 2026. However, given Mr. Wang has considerable experience in the business operation of the Group, the Board believes that vesting both roles of Chairman and President in Mr. Wang facilitates the execution of the Group's strategic aims and accelerates business development, thereby maximising the effectiveness of the Group's operations.

The Board believes that this structure is in the best interest of the Company, and that this situation would not impair the balance of power and authority between the Board and the management of the Company because the Board comprises nine experienced and high-calibre individuals with demonstrated integrity, of which three are independent non-executive Directors, and they will take the lead where potential conflicts of interests of other Directors arise.

Further, major decisions of the Board are collectively made by way of majority voting. Therefore, major decisions must be made in consultation with members of the Board and appropriate committees. Senior management and/or external professional consultants are also invited to attend Board and committee meetings from time to time to provide adequate, accurate, clear, complete and reliable information to members of the Board for consideration in a timely manner.

The Board will nevertheless review the effectiveness of this structure and the Board composition from time to time.

REVIEW OF THE INTERIM RESULTS BY AUDIT COMMITTEE

The Company established its audit committee ("**Audit Committee**") on 12 September 2018 with the responsibility to assist the Board in providing an independent review of the financial statements, risk management and internal control systems. The Audit Committee comprises two independent non-executive Directors, Mr. Tan Jinsong (chairman of the Audit Committee) and Mr. O'Yang Wiley, and one non-executive Director, Mr. Zhao Jun. Mr. Tan Jinsong is the independent non-executive Director possessing the appropriate professional accounting and related financial management expertise.

The Audit Committee has reviewed the unaudited interim results of the Group for the six months ended 30 June 2026, including the accounting principles and practices adopted by the Group. In addition, PricewaterhouseCoopers, the Company's auditor, has reviewed the unaudited interim financial information of the Group for the six months ended 30 June 2026 in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by Hong Kong Institute of Certified Public Accountants.

INTERIM DIVIDEND

The Board has declared an interim dividend of HK$0.12 per share for the six months ended 30 June 2026 (the "**Interim Dividend**") (for the corresponding period of 2025: HK$0.15 per share). The Interim Dividend will be payable in cash on or about 22 December 2026 to the shareholders whose names appear on the register of members of the Company on 4 December 2026.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the identity of shareholders who are entitled to the Interim Dividend, the register of members of the Company will be closed from 3 December 2026 to 4 December 2026, both days inclusive, during which period no transfer of shares shall be effected. In order to qualify for the Interim Dividend, all transfers accompanied by the relevant share certificates must be lodged with the Hong Kong branch share registrar and transfer office of the Company, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on 2 December 2026.

PUBLICATION OF THE RESULTS ANNOUNCEMENT AND INTERIM REPORT

This results announcement is published on the Company's website at http://www.mideadc.com and the website of Hong Kong Exchanges and Clearing Limited at http://www.hkexnews.hk. The 2026 interim report will be despatched to shareholders of the Company and available on the above websites in due course.

By order of the Board
Midea Real Estate Holding Limited
Wang Dazai
Chairman, Executive Director and President

Hong Kong, 10 August 2026

As of the date of this announcement, the executive directors of the Company are Mr. Wang Dazai (Chairman and President), Ms. Liu Min and Mr. She Zuojun; the non-executive directors of the Company are Mr. He Jianfeng, Mr. Zhao Jun and Ms. Ren Lingyan; and the independent non-executive directors of the Company are Mr. Tan Jinsong, Mr. O'Yang Wiley and Mr. Lu Qi.