众安集团
ZHONG AN GROUP

众安智慧生活服務有限公司
Zhong An Intelligent Living Service Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2271)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2026

FINANCIAL HIGHLIGHTS

	For the six months ended 30 June		
	2026	2025	
	RMB'000	*RMB'000*	
	(Unaudited)	(Unaudited)	Change
Revenue	**237,969**	214,485	10.9%
Gross profit	**60,971**	65,484	-6.9%
Profit for the period	**9,324**	10,904	-14.5%
Profit attributable to owners of the parent	**8,850**	11,419	-22.5%
Earnings per share attributable to ordinary equity holders of the parent			
– Basic and diluted	**RMB1.66 cents**	RMB2.21 cents	

	As at 30 June 2026	As at 31 December 2025	
	RMB'000	*RMB'000*	
	(Unaudited)	(Audited)	Change
Total assets	**591,970**	546,880	8.2%
Net assets	**354,813**	319,647	11.0%
Net asset value per share	**RMB0.65**	RMB0.62	4.8%

The board (the "**Board**") of directors (the "**Directors**") of Zhong An Intelligent Living Service Limited (the "**Company**") is pleased to announce the unaudited interim condensed consolidated results of the Company and its subsidiaries (collectively, the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**"), together with the comparative figures for the corresponding period ended 30 June 2025 (the "**2025 Interim Period**") as below:

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Notes	**2026** ***RMB'000*** **(Unaudited)**	2025 *RMB'000* (Unaudited)
REVENUE	*4*	**237,969**	214,485
Cost of sales		**(176,998)**	(149,001)
GROSS PROFIT		**60,971**	65,484
Other income		**601**	474
Selling and distribution expenses		**(101)**	(766)
Administrative expenses		**(33,495)**	(38,364)
Impairment losses on financial assets, net		**(14,708)**	(10,503)
Finance costs		**(807)**	(390)
Share of profits and losses of an associate		**(35)**	30
PROFIT BEFORE TAX	*5*	**12,426**	15,965
Income tax expense	*6*	**(3,102)**	(5,061)
PROFIT FOR THE PERIOD		**9,324**	10,904
Profit attributable to:			
Owners of the parent		**8,850**	11,419
Non-controlling interests		**474**	(515)
		9,324	10,904

	Note	2026	2025
		RMB'000	*RMB'000*
		(Unaudited)	(Unaudited)
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT			
Basic and diluted	*8*	**RMB1.66 cents**	RMB2.21 cents
TOTAL COMPREHENSIVE INCOME, NET OF TAX, FOR THE PERIOD		**9,324**	10,904
Total comprehensive income attributable to:			
Owners of the parent		**8,850**	11,419
Non-controlling interests		**474**	(515)
		9,324	10,904

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

30 June 2026

	Notes	**30 June 2026** ***RMB'000*** **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
NON-CURRENT ASSETS			
Property and equipment		**4,853**	4,744
Intangible assets		**29**	39
Investment in an associate		**52**	87
Deferred tax assets		**14,352**	11,252
Total non-current assets		**19,286**	16,122
CURRENT ASSETS			
Inventories		**6,085**	6,110
Trade receivables	*9*	**250,336**	236,256
Due from related companies		**79,820**	56,012
Prepayments, other receivables and other assets		**66,808**	59,791
Cash and cash equivalents		**169,381**	171,947
Pledged deposits		**254**	642
Total current assets		**572,684**	530,758
CURRENT LIABILITIES			
Trade payables	*10*	**38,708**	30,295
Other payables, deposits received and accruals		**70,473**	74,287
Contract liabilities		**42,739**	49,055
Tax payable		**46,002**	40,386
Dividends payable		**8,080**	-
Deferred tax liabilities		**227**	808
Total current liabilities		**206,229**	194,831

	30 June 2026 *RMB'000* (Unaudited)	31 December 2025 *RMB'000* (Audited)
NET CURRENT ASSETS	**366,455**	335,927
TOTAL ASSETS LESS CURRENT LIABILITIES	**385,741**	352,049
NON-CURRENT LIABILITIES		
Contract liabilities	**2,882**	3,353
Interest-bearing bank borrowings	**28,046**	29,049
Total non-current liabilities	**30,928**	32,402
NET ASSETS	**354,813**	319,647
EQUITY		
Equity attributable to owners of the parent		
Share capital	**4,957**	4,731
Reserves	**349,416**	314,950
	354,373	319,681
Non-controlling interests	**440**	(34)
TOTAL EQUITY	**354,813**	319,647

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

30 June 2026

1. CORPORATE INFORMATION

The Company is an exempted company incorporated in the Cayman Islands on 16 November 2020. The registered office address of the Company is Offices of Vistra (Cayman) Limited, P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1025 Cayman Islands.

The Company is an investment holding company. The Company and its subsidiaries (together, the "**Group**") were members of Zhong An Group Limited ("**Zhong An**") and its subsidiaries ("**Zhong An Group**"). Zhong An, the shares of which have been listed on the Main Board of the Stock Exchange of Hong Kong Limited ("**Stock Exchange**"), is the intermediate holding company of Zhong An Group. In the opinion of the directors, the ultimate holding company of the Company is New Whole Good Limited (the "**Ultimate Holding Company**"), which was incorporated in the British Virgin Islands ("**BVI**").

The Group is principally engaged in the provision of property management services, value-added services mainly to property developers and community value-added services in the People's Republic of China (the "**PRC**").

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with IAS 34 *Interim Financial Reporting*. These interim condensed consolidated financial information are presented in Renminbi ("**RMB**") and all values are rounded to the nearest thousand except when otherwise indicated.

The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the following amended IFRS Accounting Standards for the first time for the current period's financial information.

Amendments to IFRS 9 and IFRS 7	*Amendments to the Classification and Measurement of Financial Instruments*
Amendments to IFRS 9 and IFRS 7	*Contracts Referencing Nature-dependent Electricity*
Annual Improvements to IFRS Accounting Standards – Volume 11	Amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7

The nature and impact of the amended IFRS Accounting Standards are described below:

(a) Amendments to IFRS 9 and IFRS 7 *Amendments to the Classification and Measurement of Financial Instruments* clarify that a financial asset is derecognised when the entity's rights to the contractual cash flows expire or are transferred, while a financial liability is derecognised on the settlement date. The amendments introduce an accounting policy option to derecognise a financial liability that is settled through an electronic payment system before the settlement date if specified criteria are met. The amendments clarify how to assess the contractual cash flow characteristics of financial assets with environmental, social and governance and other similar contingent features. Moreover, the amendments clarify the requirements for classifying financial assets with non-recourse features and contractually linked instruments. The amendments also include additional disclosures for investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features. Since the Group's accounting policy for the derecognition of financial assets and liabilities in prior years aligned with the amendments and the Group did not have the financial assets that were addressed by the amendments, the amendments did not have any impact on the interim condensed consolidated financial information.

(b) Amendments to IFRS 9 and IFRS 7 *Contracts Referencing Nature-dependent Electricity* clarify the application of the "own-use" requirements for in-scope contracts and amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts. The amendments also include additional disclosures that enable users of financial statements to understand the effects these contracts have on an entity's financial performance and future cash flows. As the Group did not have any contracts that are in the scope of the amendments, the amendments did not have any impact on the interim condensed consolidated financial information.

(c) *Annual Improvements to IFRS Accounting Standards* – Volume 11 set out narrow scope amendments to IFRS 1, IFRS 7 (and the accompanying Guidance on implementing IFRS 7), IFRS 9, IFRS 10 and IAS 7. The amendments include clarifications, simplifications, corrections or changes to improve consistency in the corresponding IFRS Accounting Standards. The amendments did not have any impact on the interim condensed consolidated financial information.

3. OPERATING SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision maker. The chief operating decision maker, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive directors of the Company. The Group is principally engaged in the provision of property management services, value-added services mainly to property developers and community value-added services to customers. Management reviews the operating results of the Group's business as one operating segment for the purpose of making decisions about resource allocation and performance assessment. Therefore, the chief operating decision maker of the Company regards that there is only one segment which is used to make strategic decisions.

Geographical information

No geographical information is presented as the Group's revenue from the external customers is derived solely from its operation in the Chinese mainland and no non-current assets of the Group are located outside the Chinese mainland.

Information about major customers

For the six months ended 30 June 2026, revenue from Zhong An and its subsidiaries other than the Group (collectively "**the Remaining Zhong An Group**") contributed 10.31% (for the six months ended 30 June 2025: 16.92%) to the Group's revenue. Other than the revenue from the Remaining Zhong An Group, no revenue derived from sales to a single customer or a group of customers accounted for 10% or more of the Group's revenue for the six months ended 30 June 2026 and 2025.

4. REVENUE

An analysis of revenue is as follows:

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Revenue from contracts with customers		
Property management services	**182,753**	186,521
Value-added services mainly to property developers	**5,377**	14,259
Community value-added services	**49,839**	13,705
Total	**237,969**	214,485

Revenue from contracts with customers

(a) Disaggregated revenue information

Types of services	**Property management services**	**Value-added services mainly to property developers**	**Community value-added services**	**Total**
	RMB'000	***RMB'000***	***RMB'000***	***RMB'000***
	(Unaudited)	**(Unaudited)**	**(Unaudited)**	**(Unaudited)**
Six months ended 30 June 2026				
Geographical market				
Chinese mainland	**182,753**	**5,377**	**49,839**	**237,969**
Timing of revenue recognition				
Revenue recognised overtime	**182,753**	**5,377**	**48,184**	**236,314**
Revenue recognised at a point in time	**–**	**–**	**1,655**	**1,655**
	182,753	**5,377**	**49,839**	**237,969**

Types of services	Property management services *RMB'000* (Unaudited)	Value-added services mainly to property developers *RMB'000* (Unaudited)	Community value-added services *RMB'000* (Unaudited)	Total *RMB'000* (Unaudited)
Six months ended 30 June 2025				
Geographical market				
Chinese mainland	186,521	14,259	13,705	214,485
Timing of revenue recognition				
Revenue recognised overtime	186,521	14,259	8,099	208,879
Revenue recognised at a point in time	–	–	5,606	5,606
	186,521	14,259	13,705	214,485

5. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging:

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Cost of services provided	**176,998**	149,001
Impairment of trade receivables	**14,708**	10,503
Depreciation of items of property and equipment	**501**	478
Amortisation of intangible assets	**10**	18
Staff cost (excluding directors' and chief executive's remuneration):		
Wages and salaries	**64,950**	93,080
Pension scheme contributions and social welfare	**11,814**	12,737
Total	**76,764**	105,817

6. INCOME TAX

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operated. Pursuant to the rules and regulations of the Cayman Islands and British Virgin Islands ("**BVI**"), the Company and the Group's subsidiary incorporated in BVI are not subject to any income tax. The Group's subsidiary incorporated in Hong Kong was not liable for income tax as it did not have any assessable profits arising in Hong Kong during the reporting periods.

PRC corporate income tax has been provided at the rate of 25% on the taxable profits of the Group's PRC subsidiaries for the reporting periods.

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Current – PRC income taxes		
Charge for the period	**6,783**	7,175
Deferred	**(3,681)**	(2,114)
Total tax charge for the period	**3,102**	5,061

7. DIVIDEND

On 4 June 2026, a final dividend for the year ended 31 December 2025 of RMB1.49 cents per ordinary share, amounting to approximately RMB8,080,000, has been approved by the shareholders at the annual general meeting for the Company (six months ended 30 June 2025: RMB9,779,000).

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

The calculation of the basic earnings per share amounts is based on the profit for the period attributable to ordinary equity holders of the parent, and the weighted average number of ordinary shares of 534,380,667 (six months ended 30 June 2025: 517,414,000) outstanding during the period.

The calculations of basic earnings per share are based on:

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Earnings		
Profit attributable to ordinary equity holders of the parent	**8,850**	11,419

	Number of shares	
	2026	2025
Shares		
Weighted average number of ordinary shares outstanding during the period	**534,380,667**	517,414,000

The Group had no potentially dilutive ordinary shares in issue during the period ended 30 June 2026 (six months ended 30 June 2025: Nil).

9. TRADE RECEIVABLES

An ageing analysis of the trade receivables as at the end of the reporting periods, based on the date of revenue recognition and net of loss allowance for impairment, is as follows:

	30 June 2026	31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within 6 months	**125,634**	122,899
Over 6 months and within 1 year	**46,220**	49,124
Over 1 year and within 2 years	**55,057**	40,420
Over 2 years and within 3 years	**23,425**	23,813
Total	**250,336**	236,256

10. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of each of the reporting period, based on the invoice date, is as follows:

	30 June 2026	31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within 3 months	**36,934**	28,769
3 to 12 months	**1,731**	1,273
12 to 24 months	**43**	253
Total	**38,708**	30,295

11. CONTINGENT LIABILITIES

As of 30 June 2026 and 31 December 2025, the Group did not have any material contingent liabilities.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Since the listing of Zhong An in November 2007 on the Stock Exchange, the Company is the second subsidiary of Zhong An to be successfully listed on the Stock Exchange through the spin-off. The first subsidiary of Zhong An to be successfully listed on the Stock Exchange by way of spin-off was China New City Group Limited. The Company has been listed on the Main Board of the Stock Exchange since 18 July 2023 (the "**Listing Date**").

The Group is a reputable integrated property management service provider headquartered in Hangzhou with deep roots in Zhejiang province and the Yangtze River Delta Region. Through over 27 years of operations since our establishment in 1998, the Group has grown from a local property management service provider in Hangzhou to an integrated regional property management service provider with major presence in Zhejiang province.

According to China Index Academy, the Group has been listed on the list of the Top 100 Property Management Companies in China（中國物業服務百強企業）since 2016 and our ranking among the Top 100 Property Management Companies in China rose from 82nd in 2016 to 33rd in 2026, reflecting the Group's growing property management capabilities and overall strength.

In 2026, the Group was awarded one of China's 2026 Top 100 Property Service Companies with Comprehensive Strengths (ranked 33rd during the year), 2026 Annual Property Service Enterprise with Sense of Social Responsibility in China, and Development Potential TOP10, among other honors.

As of 30 June 2026, the Group had a total of 136 contracted projects with a contracted area of approximately 20.34 million sq.m., covering 21 cities and eight provinces in China. As of 30 June 2026, the Group had 131 projects under management, with area under management of approximately 19.06 million sq.m., covering 20 cities and seven provinces in China.

The following table sets forth the revenue from property management services and GFA under management by types of property for the periods indicated:

	For the six months ended 30 June or as at 30 June							
	2026				2025			
	Number of projects	**GFA under management** ***(sq.m'000)***	**Revenue** ***(RMB'000)***	**Percentage**	Number of projects	GFA under management *(sq.m'000)*	Revenue *(RMB'000)*	Percentage
Residential properties	**97**	**15,814**	**126,394**	**69.2%**	110	17,667	140,034	75.1%
Non-residential properties	**34**	**3,246**	**56,359**	**30.8%**	28	3,026	46,487	24.9%
Total	**131**	**19,060**	**182,753**	**100.0%**	138	20,693	186,521	100.0%

Multi-dimensional strategic initiatives work in synergy to lay a solid foundation for the sustainable and healthy development of business.

Over the course of the Group's development, in addition to the efforts in managing residential property projects, we also focused on non-residential property projects comprising primarily commercial and office buildings, serviced apartments, industrial parks, public and other properties (such as office buildings of PRC governmental bodies, hospitals, schools and air transportation hubs). The management of the Group believes that the development of our non-residential property projects portfolio would enable the Group to provide more personalized and professional service offerings and enhance its service standards, which would in turn allow the Group to provide our customers with better quality services and elevate the Group's brand reputation and image. Meanwhile, we are actively developing new models for business expansion. Through strategic cooperation with enterprises under the State-owned Assets Supervision and Administration Commission, we lay the foundation for business growth.

During the Reporting Period, the Group focused its precise efforts on three major areas – service upgrading, business innovation and cost optimization. Various initiatives were effectively implemented, providing strong support for enhancing operational quality and efficiency. In terms of service quality, the Group further advanced the establishment of a service standardization system and continuously strengthened its core quality competitiveness. The Group compiled operational guidelines such as the Job Operation Pocket Book, reinforced implementation through a three-in-one talent cultivation system of "online training + offline mentoring + self-learning", and comprehensively consolidated the professional capability foundation of frontline teams. We enhanced service transparency by implementing regular disclosure mechanisms such as daily and quarterly service reports. We fully implemented a three-tier service quality control mechanism and established a closed-loop management chain of "standard setting – implementation – effect evaluation – rectification and enhancement". We concurrently accelerated the promotion and application of the smart service platform and iterative upgrade of intelligent service robot equipment, empowering the quality and efficiency enhancement of basic property services through digitalization and intelligent means.

In the value-added services segment, the Group continued to deepen the operation of existing businesses and strengthened dedicated research, continuously broadening the breadth and depth of business coverage and further consolidating the fundamentals of existing businesses. For retail businesses, we continued to advance the "Source-seeking Action", focusing on building a "farm-to-community" safe food chain to provide property owners with green and eco-friendly healthy agricultural products. For asset operations, through comprehensive and multi-dimensional integration of internal and external resources and linkage of diversified disposal channels such as sales and leasing, we achieved efficient revitalization and precise realization of inventory assets and enhanced asset operations efficiency. Leveraging the scenario advantages of existing community value-added services, the Group actively innovated business formats, focusing on two featured service areas of laundry and care services and elderly care. The Group has successfully secured opportunities with external partners for these featured services and plans to commence their formal operations in the second half of the year, further enhancing the all-age community service ecosystem and broadening diversified growth space.

In terms of cost control, the Group adhered to the two-way synergy of digitalization and centralization to reduce costs and enhance efficiency. On the one hand, it accelerated group-wide intelligent construction and introduced AI digital management tools to comprehensively enhance internal operational management efficiency; on the other hand, it deepened strategic cooperation along the supply chain and, leveraging the scale advantages of centralized procurement, achieved volume-for-price benefits and optimized the cost mix of project operations. Concurrently, the Group increased investment in intelligent facilities and equipment, such as fire protection systems and smart water and electricity meters, enhancing on-site service efficiency through hardware intelligent upgrades and achieving a two-way balance between cost reduction and quality enhancement.

FINANCIAL REVIEW

Revenue

For the Reporting Period, revenue of the Group amounted to approximately RMB238.0 million (2025 Interim Period: approximately RMB214.5 million), representing an increase of approximately 10.9% as compared with the 2025 Interim Period. The Group's revenue was derived from three major business lines: (i) property management services; (ii) value-added services mainly to property developers; and (iii) community value-added services.

The following table sets forth a breakdown of our revenue by business line for the periods indicated, both in absolute amount and as a percentage of total revenue:

	For the six months ended 30 June			
	2026		2025	
	(RMB in thousands, except for percentages)			
Property management services	**182,753**	**76.8%**	186,521	87.0%
Value-added services mainly to property developers	**5,377**	**2.3%**	14,259	6.6%
Community value-added services	**49,839**	**20.9%**	13,705	6.4%
Total	**237,969**	**100.0%**	214,485	100.0%

Property Management Services

During the Reporting Period, revenue from property management services amounted to approximately RMB182.8 million, representing a decrease of approximately 2.0% as compared with approximately RMB186.5 million in the 2025 Interim Period. As at 30 June 2026, the Group had a total GFA under management of approximately 19.1 million sq.m., representing a decrease of approximately 1.6 million sq.m. or 7.9% as compared with approximately 20.7 million sq.m. in the 2025 Interim Period. The decrease was primarily attributable to the Company's proactive optimisation of its business structure and enhancement of its operating quality, including proactively exiting from certain low-efficiency projects and reallocating resources toward advantageous regions and quality projects.

A majority of our revenue from property management services is generated from services provided to properties developed by the Remaining Group. As at 30 June 2026, we had 64 properties under our management that were developed by the Remaining Group with a total GFA under the management of approximately 10.2 million sq.m..

The following table sets forth a breakdown of our total GFA under management by property type for the periods indicated:

	For the six months ended 30 June or as at 30 June							
	2026				2025			
	Number of projects	**GFA under management** *(sq.m'000)*	**Revenue** *(RMB'000)*	**Percentage**	Number of projects	GFA under management *(sq.m'000)*	Revenue *(RMB'000)*	Percentage
Remaining Group(1)	**64**	**10,246**	**124,074**	**67.9%**	64	10,397	121,970	65.4%
Joint ventures and associates of the Remaining Group(2)	**5**	**1,070**	**12,038**	**6.6%**	8	1,359	14,409	7.7%
Independent third-party property developers(3)	**62**	**7,744**	**46,641**	**25.5%**	66	8,937	50,142	26.9%
Total	**131**	**19,060**	**182,753**	**100.0%**	138	20,693	186,521	100.0%

Notes:

(1) Refer to properties solely developed by the Remaining Group or jointly developed by the Remaining Group and independent third-party property developers where the Remaining Group held a controlling interest in such properties.

(2) Refer to properties jointly developed by the Remaining Group and independent third-party property developers where the Remaining Group did not hold a controlling interest in such properties.

(3) Refer to properties solely developed by independent third-party property developers.

Our Geographical Presence

The Yangtze River Delta Region is one of the more economically developed regions in China with a higher urbanization rate and per capita annual disposable income than the national averages of China, and has a national-leading level of urban digitalization infrastructure. Therefore, the Yangtze River Delta Region has always been and will continue to be our focus of development.

The following table sets forth a breakdown of our total GFA under management by region for the periods indicated:

	For the six months ended 30 June			
	2026		2025	
	Number of projects	**GFA under management *(sq.m'000)***	Number of projects	GFA under management *(sq.m'000)*
First-tier and second-tier cities	**77**	**10,682**	81	11,376
Third-tier cities	**11**	**2,088**	10	1,565
Other cities	**43**	**6,290**	47	7,752
Total	**131**	**19,060**	138	20,693

Notes:

For the purpose of this table, "first-tier cities" include Guangzhou; "second-tier cities" include Hangzhou, Ningbo, Nanjing, Wuhan, Kunming, Hefei and Qingdao; "third-tier cities" include Jinhua, Wuxi, Xuzhou and Wenzhou; and "other cities" include Lishui, Huzhou, Quzhou, Chuzhou, Chizhou, Huaibei, Taizhou and Shaoxing.

Portfolio of Properties under Management

While the majority of properties under our management are primarily attributable to residential properties, we continuously sought to provide property management services to non-residential properties in the Reporting Period. The non-residential properties under our management are diverse, including commercial and office buildings, serviced apartments, public and other properties (such as office buildings of PRC governmental bodies, industrial parks, hospitals and schools). We believe that by accumulating our experience and recognition for our quality property management services to both residential and non-residential properties, we will be able to continue to diversify our portfolio of properties under management and further enlarge our customer base.

The following table sets forth the total GFA under management for the periods indicated:

	For the six months ended 30 June or as at 30 June							
	2026				2025			
	Number of projects	**GFA under management** *(sq.m'000)*	**Revenue** *(RMB'000)*	**Percentage**	Number of projects	GFA under management *(sq.m'000)*	Revenue *(RMB'000)*	Percentage
Residential properties	**97**	**15,814**	**126,394**	**69.2%**	110	17,667	140,034	75.1%
Non-residential properties	**34**	**3,246**	**56,359**	**30.8%**	28	3,026	46,487	24.9%
Total	**131**	**19,060**	**182,753**	**100.0%**	138	20,693	186,521	100.0%

Value-added Services Mainly to Property Developers

We provide a range of value-added services mainly to property developers covering different stages of property development projects, which primarily comprise (i) sales office management services mainly including the provision of management services at property sales venues and display units of property developers, (ii) preliminary planning and design consultancy services to property developers and (iii) pre-delivery inspection services.

During the Reporting Period, revenue from value-added services mainly to property developers amounted to approximately RMB5.4 million, representing a decrease of approximately 62.3% as compared with approximately RMB14.3 million in the 2025 Interim Period. The decrease was primarily attributable to the combined results of (i) a decrease of the sales office management services, and (ii) a decrease of the pre-delivery inspection services.

Community Value-added Services

We mainly provide community value-added services principally to property owners and residents of properties under our management, which primarily comprise (i) common area management services where we assist property owners to lease out common areas for advertisement placements and operation or promotion of businesses which help facilitate the living convenience of the community, (ii) renovation waste disposal services where we assist the property owners in disposing of the waste generated as a result of the renovation work carried out in their units and (iii) car parking space sales agency services where we assist the Remaining Group to sell and purchasers to purchase car parking spaces in certain property projects under our management.

During the Reporting Period, revenue from community value-added services was approximately RMB49.8 million, representing an increase of approximately 263.7% compared with approximately RMB13.7 million in the 2025 Interim Period. This increase was primarily due to our continued expansion of the community value-added services since the second half of 2025, resulting in a year-on-year increase of approximately RMB41.2 million in revenue from common area management services during the Reporting Period.

Cost of Sales

Our cost of sales primarily consists of (i) staff costs refer to the costs of our on-site staff directly providing property management services, value-added services mainly to property developers and community value-added services; (ii) expenses for cleaning and gardening services including cleaning, waste and sewerage charges; (iii) expenses for maintenance services and consumables including equipment repair expenses; and (iv) utilities expenses including water and electricity charges, office supplies for property management offices and communication charges.

During the Reporting Period, the cost of sales of the Group was approximately RMB177.0 million, representing an increase of approximately 18.8% as compared with the 2025 Interim Period. The growth rate of cost of sales was slightly higher than that of revenue. Such increase was primarily due to the increase in costs for enhancing property management quality, as well as the increase in costs arising from the continued expansion of the community value-added services.

Gross Profit and Gross Profit Margin

Based on the above mentioned factors, the gross profit of the Group was approximately RMB61.0 million for the Reporting Period, representing a decrease of approximately 6.9% as compared with approximately RMB65.5 million in the 2025 Interim Period.

The following table sets forth the gross profit margin by business segment for the periods indicated:

	For the six months ended 30 June	
	2026	2025
Property management services	**28.9%**	29.1%
Value-added services mainly to property developers	**36.2%**	40.9%
Community value-added services	**12.4%**	39.5%
Total:	**25.6%**	30.5%

The Group's gross profit margin was affected by the combined gross profit margin of the three segments of property management services, community value-added services and value-added services mainly to property developers. The gross profit margin decreased from approximately 30.5% for the 2025 Interim Period to approximately 25.6% in the Reporting Period. The decrease of gross profit margin was primarily due to the decrease in revenue of value-added services mainly to property developers and the relatively lower gross profit margin of the newly expanded community value-added services in the initial stage.

Administrative expenses

Our administrative expenses reached approximately RMB33.5 million, representing a decrease of approximately 12.7% from approximately RMB38.4 million for the 2025 Interim Period. The administrative expense ratio (administrative expense divided by revenue) was 14.1%, representing a decrease of 3.8 percentage points compared to 17.9% of the 2025 Interim Period. The decrease was mainly attributable to the Group's effective implementation of cost reduction and efficiency enhancement measures.

Impairment losses on financial assets, net

The Group recognised impairment losses on financial assets, net of approximately RMB14.7 million for the Reporting Period, representing an increase of approximately 40.0% as compared with approximately RMB10.5 million for the 2025 Interim Period, which was primarily due to the impact of the macro-environment leading to a decrease in the collection rate of property management fees, resulting in an increase in the expected credit losses of the Group's trade receivables measured using a provision matrix.

Income Tax Expenses

The income tax expenses of the Group decreased by approximately 38.7% from approximately RMB5.1 million for the 2025 Interim Period to approximately RMB3.1 million for the Reporting Period. The effective income tax rate was 25.0% (2025 Interim Period: 31.7%).

Profit for the Period

As a result of the foregoing, the Group's net profit was approximately RMB9.3 million for the Reporting Period, representing a decrease of approximately 14.5% as compared with approximately RMB10.9 million for the 2025 Interim Period. The net profit margin was 3.9%, representing a decrease of 1.2 percentage points as compared to 5.1% for the 2025 Interim Period.

The profit attributable to the owners of the parent decreased by approximately 22.5% from approximately RMB11.4 million for the 2025 Interim Period to approximately RMB8.9 million for the Reporting Period.

The basic and diluted earnings per share attributable to ordinary equity holders of the parent were RMB1.66 cents per share (2025 Interim Period: RMB2.21 cents per share).

Trade receivables and prepayments, other receivables and other assets

As at 30 June 2026, trade receivables and prepayments, other receivables and other assets amounted to approximately RMB317.1 million, representing an increase of approximately 7.1% from approximately RMB296.0 million as at 31 December 2025, which was primarily attributable to the business scale expansion and growth of the Group.

LIQUIDITY AND CAPITAL RESOURCES

The Group pursues a prudent treasury management policy and actively manages its liquidity position to cope with daily operations and any demands for capital for future development. Also, the Group actively reviews and manages its capital structure on a regular basis to maintain the advantages and security of a strong capital position and adjust the capital structure in response to changes in economic conditions.

The Group's principal sources of liquidity come from the proceeds from our business operations. Most of the Group's cash and cash equivalents are denominated in RMB, the balance of which amounts to approximately RMB169.4 million as at 30 June 2026, representing a decrease of approximately 1.5% from RMB171.9 million as at 31 December 2025.

As at 30 June 2026, the Group's current ratio (current assets divided by current liabilities) was 2.8 times (31 December 2025: 2.7 times). As at 30 June 2026, the Group had bank borrowings of RMB28.0 million and the gearing ratio (total borrowings divided by total equity) was 7.9%, which was at a low level.

Foreign exchange risk

Foreign exchange risk represents the risk to the Group's financial conditions and results of operations arising from fluctuations of foreign exchange rate. Substantially all of the Group's revenues and expenditures are denominated in RMB. As at 30 June 2026, the Group has not entered into any hedging transactions. The Group manages its foreign exchange risk by closely monitoring the movement of the foreign exchange rates and will consider hedging significant foreign currency exposure should the need arise.

CAPITAL COMMITMENTS

As at 30 June 2026, the Group had no capital commitments.

CONTINGENT LIABILITIES AND PLEDGE OF ASSETS

As at 30 June 2026, the Company, its subsidiaries and associates did not have any financial guarantees, mortgage, guarantees for loans, nor other significant contingent liabilities.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

During the Reporting Period, the Group did not make any significant investments and there were no other material acquisitions and disposals of subsidiaries, associates or joint ventures by the Group.

FUTURE PLANS FOR MATERIAL INVESTMENTS

The Group intends to utilize part of the net proceeds raised from the listing to acquire or invest in other property management companies as part of our strategies to expand our business scale and market share. As at the date of this announcement, the Group did not have any other future plans for material investments or acquisition of capital assets.

SIGNIFICANT EVENTS AFTER THE END OF THE REPORTING PERIOD

There were no significant events of the Group after the Reporting Period and up to the date of this announcement.

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2026, the Group had a total of 1,956 employees (30 June 2025: 2,866 employees). The Group has adopted a system of determining employees' remuneration based on the performance of employees. The Group generally provides competitive remuneration packages to employees, including basic salaries, performance-based awards and year-end bonus. The Group also pays for social security insurance for its employees, including medical insurance, work-related injury insurance, endowment insurance, maternity insurance, unemployment insurance and housing funds. In terms of employee training, the Group provides continuous and systematic training to employees based on their positions and expertise to enhance their expert knowledge in property management and related fields.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information available to the Company and the best knowledge of the Directors, at least 25% of the Company's total issued Shares, the prescribed minimum percentage of public float approved by the Stock Exchange and permitted under the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"), was held by the public at all times during the Reporting Period and as of the date of this announcement.

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

During the Reporting Period, neither the Company nor its subsidiaries have purchased, redeemed or sold any of its listed securities.

INTERIM DIVIDENDS

The Board does not recommend the payment of interim dividend for the Reporting Period (2025 Interim Period: nil).

FUTURE OUTLOOK

Looking forward, the Group will continue to adhere to the core operational philosophy of "creating value through services". Guided by the strategic principle of "returning to the essence of services and reshaping the quality-price matching system", the Group will proactively respond to industry transformations and market challenges. Based on the operating results for the first half of 2026 with industry trends, we will promote the Company's sustained and healthy development from the following aspects:

I. Strategic cultivation and business upgrading

The Group will continue to deepen its strategic layout in the Yangtze River Delta Region. Focusing on the Yangtze River Delta Region, the Group will take the residential + commercial business format combination as the main expansion line, profoundly establishing cooperative relationships with government platforms and actively tapping into regional partner resources. At the same time, we will adhere to the core principle of "quality-based expansion", dynamically optimize the project business format structure, strictly control incremental quality and balance asset returns. The value-added services segment will adhere to the dual-wheel integrated development of "property services + lifestyle services" and iteratively upgrade the operating models of existing businesses; closely aligning with the diversified living needs of property owners across all age groups, we will innovatively incubate featured business modules, build a one-stop all-age community lifestyle service ecosystem, and broaden diversified and sustainable profit channels.

II. Quality upgrade and customer experience

The Group will consistently adhere to providing property owners with high-quality services that represent value for money and equivalent worth. With a core spirit of craftsmanship, we will strictly enforce the implementation of service standards. Focusing on high-end projects to create service benchmarks, we will innovatively construct a triple-service system comprising "VIP Exclusive Butler + Home Secretary + Customized Clubhouse". By using these key points to drive overall improvement and providing exemplary leadership, we will comprehensively promote the upgrading of regional service quality. At the same time, we will organize regular seasonal IP community activities such as "Warm Sun Action" and "Summer Cooling Festival". We will optimize the "Property Owner Communication and Feedback Channels" and establish a 24-hour rapid response mechanism. By extending our services into life companionship, we aim to significantly enhance customer stickiness and satisfaction.

III. Technological empowerment and operational efficiency enhancement

The Group will further increase its investment in digitalization. Following the strategy of "pilot verification, selective introduction, and echelon layout", we will take the lead in deploying cleaning, patrolling and delivery robots, as well as AI customer service, in high-end projects to promote the intelligent upgrade of service scenarios. In terms of back-office management, we will deepen the application of three major systems – smart fire safety, intelligent operations and maintenance, and smart inspection – to achieve digital coverage of core scenarios; meanwhile, we will continue to advance the construction of green and low-carbon communities, and, while ensuring the presentation of services to property owners, achieve cost reduction and efficiency enhancement as well as cash flow optimization.

IV. Organizational efficiency and brand building

The Group will continue to improve the "Internal Cultivation + External Recruitment" talent development system. We will strictly focus on the professional capability training of personnel across specialties, driving the transformation from manpower growth to manpower efficiency enhancement. At the brand level, we will strengthen differentiated perception. Through the standardized implementation of visual, auditory and environmental scenarios, combined with the dual-wheel drive of content and activities, we will create a brand experience that is perceptible, engaging and trustworthy. Meanwhile, we will continue to practice green, low-carbon initiatives and social responsibility, deepening multi-party co-governance with property owners, the government and society. With clear strategic determination and a solid operational foundation, we aim to create long-term, stable and sustainable value for Shareholders, customers and society.

CORPORATE GOVERNANCE

The Company recognises the importance of good corporate governance for enhancing the management of the Company and preserving the shareholders' interests as a whole. The Company has adopted the code provisions set out in the Corporate Governance Code (the "**CG Code**") in Appendix C1 to the Listing Rules as its own code to govern its corporate governance practices.

To the best knowledge of the Directors, the Company has complied with all applicable code provisions set out in the CG Code throughout the Reporting Period. The Board will continue to review and monitor the Company's practices to maintain a high standard of corporate governance.

AUDIT COMMITTEE

The Company has set up an audit committee ("**Audit Committee**") and adopted the terms of reference which complied with the CG Code. The chairperson of the Audit Committee is Mr. Chung Chong Sun. The other members are Mr. Liang Xinjun and Mr. Chiu Ngam. The Audit Committee comprised all of the three independent non-executive Directors. The Audit Committee has reviewed and discussed with the management of the Group the unaudited interim condensed consolidated financial information of the Company for the Reporting Period, including the accounting principles and practices adopted by the Group, and discussed financial related matters. The Audit Committee has also reviewed the effectiveness of the risk management and the internal control systems of the Company, and considers the risk management and internal control systems to be effective and adequate. The condensed consolidated financial information for the Reporting Period has not been audited but has been reviewed by the Company's auditors, Ernst & Young 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 the Hong Kong Institute of Certified Public Accountants.

APPROVAL OF THE INTERIM CONDENSED FINANCIAL INFORMATION

The interim condensed financial information was approved and authorised for issue by the board of Directors on 20 August 2026.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the "**Model Code**") as its code of conduct regarding dealings in the securities of the Company by the Directors and the Company's senior management who, because of his/her office or employment, is likely to possess inside information in relation to the Company's securities.

The Shares were listed on the Stock Exchange on the Listing Date. Upon specific enquiry, all Directors confirmed that they have complied with the Model Code from the Listing Date to the date of this announcement.

By order of the Board
Zhong An Intelligent Living Service Limited
Shi Zhongan
Chairman

The People's Republic of China, 20 August 2026

As at the date of this announcement, the Board comprises Mr. Shi Zhongan, Mr. Sun Zhihua, Mr. Ding Lei and Ms. Ding Shuchun as executive directors; Mr. Wu Zhihua as non-executive director; and Mr. Chung Chong Sun, Mr. Liang Xinjun and Mr. Chiu Ngam as independent non-executive directors.