Beijing Capital Jiaye Property Services Co., Limited
北京京城佳業物業股份有限公司

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

(Stock Code: 2210)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2026

RESULTS SUMMARY

For the six months ended 30 June 2026, the total revenue of the Group amounted to approximately RMB1,207.6 million, representing an increase of approximately 15.6% as compared with approximately RMB1,045.1 million for the corresponding period in 2025. The Group's gross profit amounted to approximately RMB170.5 million, representing an increase of approximately 6.4% as compared with approximately RMB160.2 million for the corresponding period in 2025. The gross profit margin of the Group amounted to approximately 14.1%, representing a decrease of approximately 1.2 percentage points as compared with 15.3% for the corresponding period in 2025.

For the six months ended 30 June 2026, the Group's profit for the period amounted to approximately RMB26.5 million, representing an increase of approximately 8.6% as compared with approximately RMB24.4 million for the corresponding period in 2025. The Group's net profit margin was approximately 2.2%, representing a decrease of approximately 0.1 percentage point as compared with 2.3% for the corresponding period in 2025. The profit for the period attributable to equity shareholders of the Company amounted to approximately RMB27.3 million, representing an increase of approximately 20.8% as compared with approximately RMB22.6 million for the corresponding period in 2025.

For the six months ended 30 June 2026, the basic earnings per share of the Group amounted to approximately RMB0.19, representing an increase of approximately 26.7% as compared with approximately RMB0.15 for the corresponding period in 2025. The cash and cash equivalents of the Group amounted to approximately RMB744.0 million, representing an increase of approximately 3.3% as compared with approximately RMB720.2 million as of 31 December 2025.

The board (the "**Board**") of directors (the "**Directors**") of Beijing Capital Jiaye Property Services Co., Limited (the "**Company**") hereby announces the unaudited consolidated interim results of the Company and its subsidiaries (the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**").

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026 — unaudited
*(Expressed in Renminbi ("**RMB**"))*

	Note	Six months ended 30 June 2026 RMB'000	Six months ended 30 June 2025 RMB'000
Revenue	*4*	**1,207,605**	1,045,087
Cost of sales		**(1,037,107)**	(884,899)
Gross profit		**170,498**	160,188
Other income/(expense)	*5*	**678**	(13,242)
Administrative expenses		**(94,183)**	(81,283)
Selling expenses		**(4,827)**	(4,546)
Expected credit loss on trade and other receivables	*6(d)*	**(43,212)**	(35,528)
Profit from operations		**28,954**	25,589
Finance income	*6(a)*	**6,250**	8,188
Finance costs	*6(b)*	**(1,123)**	(1,362)
Share of profit of an associate		**2,144**	564
Profit before taxation	*6*	**36,225**	32,979
Income tax	*7*	**(9,736)**	(8,576)
Profit for the period		**26,489**	24,403
Attributable to:			
Equity shareholders of the Company		**27,347**	22,624
Non-controlling interests		**(858)**	1,779
		26,489	24,403

	Note	Six months ended 30 June 2026 RMB'000	2025 RMB'000
Profit for the period		**26,489**	24,403
Other comprehensive income for the period			
Items that will not be reclassified to profit or loss:			
Remeasurement of defined benefit obligations		**1**	4
Income tax relating to remeasurement of defined benefit obligations		*****	(1)
Equity investments at fair value through other comprehensive income ("**FVOCI**") – net movement in fair value reserves		**(13,675)**	(12,129)
Income tax relating to equity investments at FVOCI – net movement in fair value reserves		**3,418**	3,032
Other comprehensive income for the period		**(10,256)**	(9,094)
Total comprehensive income for the period		**16,233**	15,309
Attributable to:			
Equity shareholders of the Company		**17,091**	13,530
Non-controlling interests		**(858)**	1,779
		16,233	15,309
Earnings per share			
Basic and diluted (*RMB*)	*8*	**0.19**	0.15

* Amount less than RMB500.

Consolidated Statement of Financial Position
At 30 June 2026 – unaudited
(Expressed in RMB)

	Note	**30 June 2026** *RMB'000*	31 December 2025 *RMB'000*
Non-current assets			
Investment properties		**103,470**	105,000
Property, plant and equipment and right-of-use assets		**151,093**	165,601
Intangible assets		**10,695**	13,028
Other financial assets		**13,847**	27,522
Investment in an associate		**7,428**	5,284
Time deposits with original maturity over one year		**10,000**	10,000
Deferred tax assets		**118,977**	96,148
		505,510	512,583
Current assets			
Inventories		**808**	806
Trade and other receivables, and prepayments	*9*	**842,876**	810,632
Restricted cash		**14,535**	12,679
Time deposits with original maturity over three months		**300,000**	500,000
Cash and cash equivalents		**744,029**	720,223
		1,902,248	2,044,340
Current liabilities			
Trade and other payables	*10*	**1,054,659**	1,078,445
Contract liabilities		**304,202**	338,951
Lease liabilities		**24,035**	106,728
Current taxation		**8,346**	8,960
		1,391,242	1,533,084
Net current assets		**511,006**	511,256

	Note	30 June 2026 RMB'000	31 December 2025 RMB'000
Total assets less current liabilities		**1,016,516**	1,023,839
Non-current liabilities			
Lease liabilities		**8,141**	16,703
Deferred tax liabilities		**25,152**	25,695
Defined benefit obligations		**62,375**	62,315
		95,668	104,713
Net assets		**920,848**	919,126
Capital and reserves			
Share capital		**146,667**	146,667
Reserves		**741,121**	738,242
Total equity attributable to equity shareholders of the Company		**887,788**	884,909
Non-controlling interests		**33,060**	34,217
Total equity		**920,848**	919,126

Notes to the Unaudited Interim Financial Report

(Expressed in RMB unless otherwise indicated)

1 CORPORATION INFORMATION

The Company was established in the People's Republic of China (the "**PRC**") on 22 December 2020 as a joint stock company with limited liability. The address of the Company's registered office is Room 503, Building 8, No. 5, Dongzongbu Hutong, Dongcheng District, Beijing, the PRC. The Company's H shares were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 10 November 2021.

The Group is primarily engaged in the provision of property management and related services in the PRC.

2 BASIS OF PREPARATION

This interim financial information set out below is derived from the unaudited interim financial report, which has been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, including compliance with International Accounting Standard ("**IAS**") 34, Interim Financial Reporting, issued by the International Accounting Standards Board ("**IASB**"). It was authorised for issue on 21 August 2026.

The interim financial report has been prepared in accordance with the same accounting policies adopted in the 2025 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2026 annual financial statements. Details of any changes in accounting policies are set out in Note 3.

The preparation of an interim financial report in conformity with IAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year-to-date basis. Actual results may differ from these estimates.

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2025 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with IFRS Accounting Standards as issued by the IASB.

The interim financial report is unaudited, but has been reviewed by KPMG 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.

3 CHANGES IN ACCOUNTING POLICIES

The IASB has issued certain amendments to IFRS Accounting Standards that are first effective for the current accounting period. Among these, only the amendments to IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments: Disclosures – Amendments to the classification and measurement of financial instruments*, are relevant to the Group's financial statements. The application of the above amendments in the current period has had no material effect on the Group's condensed consolidated interim financial information.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

4 REVENUE AND SEGMENT REPORTING

The principal activities of the Group are the provision of property management services, community value-added services and value-added services to non-property owners. Further details regarding the Group's principal activities are disclosed in Note 4(b).

(a) Revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date

For property management services, the Group recognises revenue on a monthly basis as services are provided in an amount to which the Group has a right to invoice and which corresponds directly with the value of performance completed. The Group has elected the practical expedient not to disclose the remaining performance obligations for such contracts. The majority of the property management services do not have a fixed term.

For community value-added services and value-added services to non-property owners, they are rendered within a short period of time and there are no significant unsatisfied performance obligations at the end of the reporting period.

(b) Segment reporting

The directors of the Company have been identified as the Group's most senior executive management. Operating segments are identified on the basis of internal reports that the Group's most senior executive management reviews regularly in allocating resources to segments and in assessing their performances.

The Group's most senior executive management makes resources allocation decisions based on internal management functions and assesses the Group's business performance as one integrated business instead of by separate business lines or geographical regions. Accordingly, the Group has only one operating segment and therefore, no segment information is presented.

No geographical segment analysis is shown as all of the Group's revenue is derived from activities in, and from customers located in the PRC and all of the Group's assets are situated in the PRC.

Disaggregation of revenue from contracts with customers by the timing of revenue recognition and disaggregation of revenue by major service lines are as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Revenue from contracts with customers within the scope of IFRS 15		
Disaggregated by timing of revenue recognition		
– Revenue recognized over time	**1,203,136**	1,036,673
Revenue from other sources		
– Rental income	**4,469**	8,414
	1,207,605	1,045,087
Disaggregated by service lines		
– Property management services	**839,860**	745,627
– Value-added services to non-property owners	**166,516**	122,836
– Community value-added services	**201,229**	176,624
	1,207,605	1,045,087

For the six months ended 30 June 2026, revenue from Beijing Urban Construction Group Co., Ltd. ("**BUCG**") and its subsidiaries (together, the "**BUCG Group**") contributed 12.7% of the Group's revenue (six months ended 30 June 2025: 12.2%). Other than the BUCG Group, the Group's customer base is diversified and none of them contributed 10% or more of the Group's revenue during the six months ended 30 June 2026 (six months ended 30 June 2025: nil).

5 OTHER INCOME/(EXPENSE)

Other income/(expense) is arrived at after charging/(crediting):

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Fair value losses of investment properties	**(1,530)**	(1,920)
Net gains/(losses) on disposal of property, plant and equipment and right-of-use assets	**2,559**	(170)
Impairment losses on property, plant and equipment	**–**	(10,440)
Net foreign exchange gains	**36**	28
Other expense	**(387)**	(740)
	678	(13,242)

6 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging/(crediting):

(a) Finance income

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Interest income on bank deposits	**(6,250)**	(8,188)

(b) Finance costs

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Interest on defined benefit obligations	**684**	647
Interest on lease liabilities	**439**	715
	1,123	1,362

(c) Staff costs

		Six months ended 30 June	
		2026	2025
	Note	***RMB'000***	*RMB'000*
Salaries, wages and other benefits		**162,105**	141,576
Expenses recognised in respect of defined benefit retirement plans		**695**	771
Contributions to defined contribution retirement plan	*(i)*	**21,857**	22,692
		184,657	165,039

Note:

(i) Employees of the Group's subsidiaries in the PRC are required to participate in a defined contribution retirement scheme administered and operated by the local municipal government. The Group's subsidiaries in the PRC contribute funds which are calculated on certain percentages of the average employee salary as agreed by the local municipal government to the scheme to fund the retirement benefits of the employees.

(d) Other items

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Amortisation cost of intangible assets	**2,491**	1,008
Depreciation charges		
– Property, plant and equipment	**3,768**	7,104
– Right-of-use assets	**7,961**	10,461
Bank charges	**414**	749
Expected credit loss on trade and other receivables		
– Trade receivables	**43,212**	35,549
– Other receivables	**–**	(21)
Rental income from investment properties less direct outgoings of RMB80,000 (six months ended 30 June 2025: RMB100,000)	**2,043**	3,991

7 INCOME TAX

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Current tax – PRC Corporate Income Tax		
Provision for the period	**29,690**	29,082
Deferred tax		
Origination and reversal of temporary differences	**(19,954)**	(20,506)
	9,736	8,576

Notes:

(i) The provision for PRC Corporate Income Tax for the six months ended 30 June 2026 and 2025 is calculated at 25% of the estimated assessable profits for the period.

(ii) Certain subsidiaries of the Company qualified for the Inclusive Tax Deduction and Exemption Policies for Micro and Small Enterprises and were subject to a preferential income tax rate of 5% during the six months ended 30 June 2026 (six months ended 30 June 2025: 5%).

8 EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to ordinary equity shareholders of the Company of RMB27,347,000 (six months ended 30 June 2025: RMB22,624,000) and the weighted average of 146,667,200 ordinary shares (six months ended 30 June 2025: 146,667,200 shares) in issue during the interim period.

Diluted earnings per share were the same as the basic earnings per share as the Group had no dilutive potential ordinary shares for the six months ended 30 June 2026 and 2025.

9 TRADE AND OTHER RECEIVABLES, AND PREPAYMENTS

	As at 30 June 2026	As at 31 December 2025
	RMB'000	*RMB'000*
Trade receivables		
– related parties	**222,833**	281,316
– third parties	**809,436**	670,534
	1,032,269	951,850
Less: allowance for trade receivables	**(285,197)**	(241,985)
	747,072	709,865
Other receivables due from related parties	**10,975**	14,881
Interest receivable	**6,147**	5,866
Deposits	**25,241**	24,110
Other receivables	**14,305**	17,452
Less: allowance for other receivables	**(1,008)**	(1,008)
	55,660	61,301
Financial assets measured at amortised cost	**802,732**	771,166
Prepayments		
– third parties	**19,752**	25,803
Input VAT to be deducted	**20,392**	13,663
	842,876	810,632

Trade receivables are primarily related to revenue generated from property management and related services provided to property owners and property developers.

(a) Ageing analysis

As of the end of the reporting period, the ageing analysis of trade receivables based on the date of revenue recognition which is the same as the due date, and net of allowance for impairment of trade receivables is as follows:

	As at 30 June 2026 *RMB'000*	As at 31 December 2025 *RMB'000*
Within 1 year	**510,547**	449,696
1 to 2 years	**116,889**	114,690
2 to 3 years	**62,185**	75,264
3 to 4 years	**35,235**	48,317
4 to 5 years	**15,985**	18,719
Over 5 years	**6,231**	3,179
	747,072	709,865

Trade receivables are due when the receivables are recognised.

10 TRADE AND OTHER PAYABLES

	As at 30 June 2026 *RMB'000*	As at 31 December 2025 *RMB'000*
Trade payables		
– related parties	**39,820**	49,692
– third parties	**615,548**	609,297
	655,368	658,989
Amounts due to related parties	**6,849**	9,832
Accrued payroll and other benefits	**18,681**	17,833
Other taxes and charges payable	**32,861**	45,507
Dividends payable	**–**	1,227
Deposits *(Note (i))*	**53,695**	53,734
Temporary receipt on behalf *(Note (ii))*	**99,705**	105,115
Housing maintenance funds payable *(Note (iii))*	**121,836**	126,616
Other payables and accruals	**65,664**	59,592
	399,291	419,456
	1,054,659	1,078,445

Notes:

(i) Deposits mainly represent the deposits paid by the property owners and tenants for property management and refurbishment.

(ii) Temporary receipt on behalf mainly represents utility charges received from residents on behalf of utility companies and operating income from public facilities received on behalf of property owners.

(iii) Housing maintenance funds payable mainly represents the housing maintenance funds Beijing Uni.-Construction Beiyu Property Service Co., Ltd. ("**Beiyu Property**") received from Beijing Uni.-Construction Group Co., Ltd. ("**BUCC**"). Pursuant to related regulations and instructions from BUCC, Beiyu Property received the housing maintenance funds from BUCC in connection with the transfer of property management services on certain residential properties, which are properties built prior to the adoption of public housing maintenance fund policy issued by related government authorities in the 1990s. The funds are to be used along with the repair and overhaul of related properties in accordance with related regulations and instructions from BUCC.

(iv) All the trade and other payables (including amounts due to related parties) are expected to be settled within one year or are repayable on demand.

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

	As at 30 June 2026	As at 31 December 2025
	RMB'000	*RMB'000*
Within 1 year	**558,488**	527,151
1 to 2 years	**57,932**	84,639
2 to 3 years	**36,478**	44,279
Over 3 years	**2,470**	2,920
	655,368	658,989

11 DIVIDENDS

(i) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the interim period:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Final dividend in respect of the previous financial year, approved and paid during the following interim period, of RMB9.69 cents per ordinary share (six months ended 30 June 2025: RMB14.52 cents)	**14,212**	21,296

(ii) The directors of the Company do not recommend the payment of an interim dividend attributable to the six months ended 30 June 2026 (six months ended 30 June 2025: nil).

MANAGEMENT DISCUSSION AND ANALYSIS

Business Review

During the Reporting Period, despite a challenging market environment, the Group overcame various difficulties, seized opportunities, intensified market expansion efforts and optimized its business layout, generating a total revenue amounting to approximately RMB1,207.6 million, representing an increase of approximately 15.6% as compared with the corresponding period in the previous year. Of this amount, revenue from property management services amounted to approximately RMB839.9 million, accounting for approximately 69.5% of total revenue; revenue from value-added services to non-property owners amounted to approximately RMB166.5 million, accounting for approximately 13.8% of total revenue; and revenue from community value-added services amounted to approximately RMB201.2 million, accounting for approximately 16.7% of total revenue, thereby further optimizing the Group's operating structure. The Group remained committed to expanding into business segments such as logistics services for higher education institutions, property management for hospitals, facility operations for transportation hubs, administrative support for government offices, and corporate headquarters, with its competitive advantages steadily strengthening. The Group adopted quality and efficiency enhancement measures such as withdrawing from inefficient projects, urging the collection of receivables, increasing the rental rate of container houses, and vigorously developing asset operation business, thereby continuously enhancing service quality and customer satisfaction, with its brand influence becoming increasingly prominent.

The Group's revenue was derived from three main business segments, namely (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services.

Property management services – accounting for approximately 69.5% of total revenue

During the Reporting Period, the Group's revenue from property management services amounted to approximately RMB839.9 million, representing an increase of approximately 12.6% as compared with the corresponding period in 2025, mainly due to the increase in the area under management of the Group.

The following table sets forth a breakdown of the area under management and the number of projects under management of the Group by project source for the dates indicated:

	As of 30 June					
	2026			2025		
Project source	**Area under management** *sq.m.'000*	*%*	**Number of projects under management**	Area under management *sq.m.'000*	*%*	Number of projects under management
BUCG Group and its joint ventures or associates	**23,293**	**48.5**	**146**	22,478	47.5	140
Third parties	**24,696**	**51.5**	**133**	24,887	52.5	149
Total	**47,989**	**100.0**	**279**	47,365	100.0	289

As at the end of the Reporting Period, the area of the Group's projects under management was approximately 48.0 million sq.m., representing an increase of approximately 1.3% as compared with the corresponding period of last year. Of this amount, the area under management from projects of BUCG Group and its joint ventures or associates was approximately 23.3 million sq.m., representing an increase of approximately 3.6% as compared with the corresponding period in the previous year, while that from third-party projects was approximately 24.7 million sq.m., representing a decrease of approximately 0.8% as compared with the corresponding period in the previous year. The Group continued to focus on high-quality development, actively expanding quality projects. In the first half of the year, it achieved breakthroughs in the public properties sector, securing new projects such as the National Academy of Chinese Theatre Arts (中國戲曲學院), and the Dongzhimen Aviation Service Building (東直門航空服務樓). It also conducted a review of loss-making and low-efficiency projects, exiting more than ten loss-making or potentially loss-making projects in a timely manner, thereby maintaining steady growth in its area under management.

The following table sets forth a breakdown of the Group's revenue from property management services, area under management and number of projects under management by property type for the periods or dates indicated:

	2026					2025				
	Six months ended 30 June 2026		**As of 30 June 2026**			Six months ended 30 June 2025		As of 30 June 2025		
Project type	**Revenue** *RMB'000*	*%*	**Area under management** *sq.m.'000*	*%*	**Number of projects under management**	Revenue *RMB'000*	*%*	Area under management *sq.m.'000*	*%*	Number of projects under management
Residential properties	**334,433**	**39.8**	**28,496**	**59.4**	**157**	303,865	40.8	28,333	59.8	158
Non-residential properties	**505,427**	**60.2**	**19,493**	**40.6**	**122**	441,762	59.2	19,032	40.2	131
Total	**839,860**	**100.0**	**47,989**	**100.0**	**279**	745,627	100.0	47,365	100.0	289

As at the end of the Reporting Period, the area of the Group's residential properties under management amounted to approximately 28.5 million sq.m., representing an increase of 0.6% as compared with the corresponding period in the previous year and accounting for approximately 59.4% of the total area under management. During the Reporting Period, revenue from the management services of residential properties amounted to approximately RMB334.4 million, representing an increase of approximately 10.1% as compared with the corresponding period in the previous year, and accounting for approximately 39.8% of the total revenue from property management services.

As at the end of the Reporting Period, the area of the Group's non-residential property projects under management amounted to approximately 19.5 million sq.m., representing an increase of approximately 2.4% as compared with the corresponding period in the previous year and accounting for approximately 40.6% of the total area under management. During the Reporting Period, revenue from the management services of non-residential properties amounted to approximately RMB505.4 million, representing an increase of approximately 14.4% as compared with the corresponding period in the previous year, and accounting for approximately 60.2% of the total revenue from property management services. This was mainly attributable to the Group's strengthening market competitiveness, the relatively large proportion of revenue contribution from new non-residential property projects, and the effects of business layout adjustments gradually becoming apparent.

In respect of new business development through market expansion, in the first half of 2026, the Group signed approximately 1.6 million sq.m. of new management area. The total value of newly signed contracts amounted to approximately RMB348.5 million, representing an increase of approximately 8.0% as compared with the corresponding period in the previous year. A total of 11 new wholly-managed property projects were added, of which 10 were third-party projects, accounting for approximately 90.9%. The Group adhered to high-quality marketing, with a strategic focus on expanding large-scale premium projects. Specifically: first, the Group won the bid for the comprehensive transportation hub of Beijing Sub-Center (Beijing Tongzhou Station). Second, in the cultural and sports facility segment, it secured the operation and maintenance services for the facilities and equipment of the National Stadium and the National Speed Skating Oval, becoming the sole property service provider serving both Olympic venues. Third, its market share in university property services continued to grow, with the addition of the National Academy of Chinese Theatre Arts and the Huaimi Medical Center of Peking University Health Science Center. Fourth, the Group maintained its competitive edge in corporate headquarters and government office buildings, securing property service contracts for the headquarters office area of China Oil & Gas Pipeline Network Corporation and the headquarters office area of Beijing Chemical Industry Group Co., Ltd, and winning bids for the office buildings of the Beijing Municipal Counsellors' Office and the Beijing Municipal Bureau of Agriculture and Rural Affairs across various districts.

In respect of service quality and customers' satisfaction, the Group has centered on "system integration, digital upgrade, plan implementation, and ecosystem building", enhancing service standardization, process optimization, refinement, and branding, while driving a deep transformation of quality management from "standardization" toward "intelligentization". During the Reporting Period, the Group rose to 15th place in the ranking of China's Top 100 Property Service Enterprises, and successively won multiple industry honors, including those for educational property, hospital property, integrated facility management (IFM) services, satisfaction leadership, social responsibility, and outstanding state-owned property service enterprises. The Zhuhuanian (築華年) project under management was selected as a typical case of "Beautiful Homes" by the Ministry of Housing and Urban-Rural Development; the Chengjian Tower (城建大廈) project was rated as a "high-quality building in its jurisdiction" for three consecutive years; and the Jishuitan Hospital (積水潭醫院) project was recognized as an "industry benchmark for premium medical property services". The Group also successively received letters of appreciation, banners, and various awards from key clients, earning widespread recognition from property owners and partner clients.

In respect of the enhancement of operational management and performance, the Group has consistently deepened and solidified its lean operations system. A three-tier operational management mechanism has been fully implemented: at the project level, monthly operational reviews are conducted; at the subsidiary level, quarterly operational analyses are organized; and at the group level, progress on key tasks is tracked monthly, with a comprehensive review carried out every six months. This forms a closed-loop management model characterized by "monthly reviews, quarterly analyses, and semi-annual coordination". The Group implemented full-process control over major projects, conducting 17 on-site supervisory inspections that comprehensively covered core segments such as budgeting, compliance, safety, and receivables collection, and developed a set of replicable management benchmarks. Project pre-planning and review screening rate reached 100%, establishing a strong front-line defense against operational risks. Through governance measures such as cost reduction, receivable collection, and regional coordination, the Group effectively reduced losses in certain loss-making projects. The Group smoothly exited 5 low-efficiency projects, leading to a steady improvement in operational quality. The Group further deepened reforms to its centralized procurement system, improved supplier access and management mechanisms, moved procurement processes online, and strengthened transparent procurement and anti-corruption risk controls through intelligent means, continuously enhancing supply chain resilience and compliance levels. The Group pushed for 100% online processing of revenue and expenditure workflows, achieving shared data sources and dynamic verification between business and financial data. This strengthened process control and risk early-warning capabilities, ensuring operational compliance and data authenticity.

In respect of digital development and internal control, the Group has deeply advanced its digital transformation, persistently empowering management efficiency and service upgrades through technological innovation, treating digital transformation as a key engine for enhancing management effectiveness and service quality. During the first half of the year, breakthrough progress was made in three major areas: the integrated business-finance platform, the owner service platform, and the smart parking system. On the internal management front, by achieving unified data sources and intelligent verification between business and financial data, business-finance collaboration accelerated its shift from "framework building" to "refined cultivation", thereby continuously strengthening the control capabilities of the Group. On the property owner service front, the "Jia Xiang Hui" (佳享薈) platform was deeply integrated with the parking control system, launching a brand-new parking service module. Focusing on two high-frequency access scenarios – property owners' daily parking and delivery riders' passage – the Group has expanded several convenience functions. The Group further refined its dual-channel "online + offline" service system, enabling online handling of parking services and efficient management of personnel access. This substantially enhanced convenience for owners, optimized the flow efficiency within the communities, and significantly boosted overall owner satisfaction.

Value-added services to non-property owners – accounting for approximately 13.8% of total revenue

The Group provided value-added services to non-property owners, including (i) engineering operations and maintenance services; (ii) asset operations and management services; (iii) sales office and display unit management and delivery services; and (iv) specialized services.

The following table sets forth a breakdown of revenue from value-added services to non-property owners of the Group by service type for the periods indicated:

	Six months ended 30 June			
	2026		2025	
Service type	**Revenue** *RMB'000*	**Percentage of revenue** *%*	Revenue *RMB'000*	Percentage of revenue *%*
Engineering operations and maintenance services	**36,921**	**22.2**	43,577	35.5
Asset operations and management services	**33,884**	**20.3**	16,754	13.6
Sales office and display unit management and delivery services	**22,406**	**13.5**	26,383	21.5
Specialized services	**73,305**	**44.0**	36,122	29.4
Total	**166,516**	**100.0**	122,836	100.0

During the Reporting Period, the Group's revenue from value-added services to non-property owners amounted to approximately RMB166.5 million, representing an increase of approximately 35.6% as compared with the corresponding period in the previous year. During the Reporting Period, benefiting from the significant growth of specialized services and the asset management business, the revenue from value-added services to non-property owners achieved a substantial increase. The Group has deeply explored high-potential niche markets, promoting the vertical development of specialized services. At the same time, it has accelerated the deployment of its asset management business, optimized resource allocation, and enhanced operational efficiency. These efforts have further consolidated the Group's market competitiveness and its profitability in generating sustainable long-term value.

Engineering operations and maintenance services: During the Reporting Period, the Group's revenue from engineering operations and maintenance services amounted to approximately RMB36.9 million, accounting for approximately 22.2% of the revenue from value-added services to non-property owners, representing a decrease of approximately 15.3% as compared with the corresponding period in the previous year, primarily due to a decrease in large-scale engineering renovation projects during the Reporting Period. The Group has gradually developed a refined engineering renovation management capability covering multiple property types, built upon continuous tracking of customer needs. Addressing the differentiated demands of various scenarios – such as commercial office buildings, hospitals, schools, and government agencies – it has established scenario-specific repair and construction standards, continuously focusing on improving the management efficiency of core systems such as power supply and distribution, water supply and drainage, and HVAC (heating, ventilation, and air conditioning), delivering stable and reliable O&M assurance to customers, thereby contributing to the preservation and enhancement of property asset value.

Asset operations and management services: During the Reporting Period, the Group's revenue from asset operations and management services amounted to approximately RMB33.9 million, accounting for approximately 20.3% of the revenue from value-added services to non-property owners, representing an increase of approximately 102.2% as compared with the corresponding period in the previous year. The operating area was approximately 450,000 sq.m. Leveraging its extensive service experience, industrial layout capabilities and rich customer resources, the Group, through its professional team, empowered assets to maximise their value. Amidst the persistently sluggish office market, through full life-cycle building management, the Group continuously provided customers with a variety of building services and established a building ecosystem. As a result, the average occupancy rate of projects under management recorded a steady increase, representing a rise of 5.95 percentage points compared with the same period in 2025.

Sales office and display unit management and delivery services: During the Reporting Period, the Group's revenue from sales office and display unit management and delivery services amounted to approximately RMB22.4 million, accounting for approximately 13.5% of the revenue from value-added services to non-property owners. The Group's portfolio of managed projects spans five cities: Beijing, Shanghai, Sanya, Baoding, and Chongqing. Newly undertaken projects include sales office service assignments such as Longyue Haixu (龍樾海序) and Longyue Jingxu (龍樾璟序). Facing a situation of insufficient incremental growth, the Group has prioritized the implementation of the Sales Office Service Manual SOP 3.0 (《案場服務手冊 SOP 3.0》), and adopted a strategy of "deepening existing resources and winning through quality," focusing on enhancing the service quality and customer stickiness of current projects. By delivering superior services, it strives to secure contract renewals and stabilize its core business base.

Specialized services: During the Reporting Period, the Group's revenue from specialized services amounted to approximately RMB73.3 million, accounting for approximately 44.0% of the revenue from value-added services to non-property owners, and representing an increase of approximately 102.9% as compared with the corresponding period in the previous year. This growth was primarily attributable to the Group's expansion of specialized cleaning services in sectors such as transportation hubs and office buildings. During the Reporting Period, newly added revenue from specialized cleaning and security services totaled approximately RMB50.6 million, serving nearly 40 projects across regions including Beijing and Chongqing. The Group has continuously optimized its specialized cleaning service standards and operational procedures, formulating differentiated service plans tailored to different property scenarios to enhance the level of service specialization. Through resource concentration and capability enhancing, the Group has further consolidated its market position in the specialized services field.

Community value-added services – accounting for approximately 16.7% of total revenue

The Group provides community value-added services including (i) heat energy supply services; (ii) catering services; (iii) carpark space operation services; and (iv) other services (including move-in and furnishing services, elderly care services, community retailing, in-house cleaning and maintenance, real estate brokerage services, telecommunication services, etc.).

The following table sets forth a breakdown of revenue from community value-added services of the Group by service type for the periods indicated:

	Six months ended 30 June			
	2026		2025	
Service type	**Revenue** ***RMB'000***	**Percentage of revenue** ***%***	Revenue *RMB'000*	Percentage of revenue *%*
Heat energy supply services	**80,395**	**40.0**	76,625	43.4
Catering services	**39,513**	**19.6**	37,965	21.5
Carpark space operation services	**37,619**	**18.7**	35,476	20.1
Other services	**43,702**	**21.7**	26,558	15.0
Total	**201,229**	**100.0**	176,624	100.0

During the Reporting Period, revenue from the Group's community value-added services amounted to approximately RMB201.2 million, representing an increase of approximately 13.9% as compared to the corresponding period of the previous year. The Group continued to deepen its diversified business layout, and the heat energy supply, carpark space operation and catering service businesses all achieved steady improvement during the Reporting Period.

Heat energy supply services: During the Reporting Period, the Group realised revenue of approximately RMB80.4 million, accounting for approximately 40.0% of the revenue from community value-added services, representing an increase of approximately 4.9% as compared with the corresponding period of the previous year. This growth was primarily driven by newly added heating service projects in sectors such as military barracks and residential communities. During the Reporting Period, the Group undertook the operation and maintenance of heating services for over 40 projects, with a total heating area exceeding 5.5 million sq.m. Its service network covered several districts of Beijing, including Chaoyang, Haidian, Changping, Fangshan, Daxing, and Fengtai, serving a diverse customer base comprising residential communities, commercial complexes, educational institutions, military camps, and family quarters, with nearly 42,000 heating users. By deepening full-lifecycle equipment maintenance, advancing technological upgrades, and optimizing operational management systems, the Group steadily enhanced overall heating supply capacity while reducing costs, thereby achieving "zero safety incidents, high operational stability, rapid service response, and precise energy consumption control".

Catering services: During the Reporting Period, the Group realised revenue of approximately RMB39.5 million, accounting for approximately 19.6% of the revenue from community value-added services, and representing an increase of approximately 4.1% as compared with the corresponding period of the previous year. The Group successfully won bids for projects including Beijing Environment Sanitation Engineering Group (北京環衛集團), Xiangshan Park, and the Business R&D Center of Industrial and Commercial Bank of China (ICBC), managing a total of 32 catering service projects. Guided by customer needs and adhering to the principle of continuous improvement, the Group strictly upholds food safety standards and tailors integrated operation solutions combining "property management services + catering services," thereby achieving mutual empowerment and synergistic efficiency between catering and property services. Meanwhile, the specialized catering company of the Group continues to optimise its supply chain management system, adopting a dual price-control model that combines bid-based supplier selection with monthly competitive comparisons. This approach fosters healthy competition among suppliers to reduce procurement costs, and enriches the supplier resource pool.

Carpark space operation services: During the Reporting Period, revenue from parking space operation services amounted to approximately RMB37.6 million, accounting for approximately 18.7% of the revenue from community value-added services, and representing an increase of approximately 6.0% as compared with the corresponding period of the previous year. In compliance with the operational requirement of preserving and increasing the value of state-owned assets, the Group conducted comprehensive surveys and assessments of parking facilities within its managed portfolio, and independently developed an intelligent parking lot management platform along with smart terminal devices. The Group will progressively unify service standards, build a unified digital middle platform, and implement centralized intensive operations, thereby establishing a closed-loop parking lot operation system. By integrating ancillary new-energy services and automobile convenience offerings, the Group aims to further enhance the profitability of its parking lots and improve the service experience for property owners.

Other services: The Group has continuously enhanced its service capabilities in areas related to people's livelihoods, achieving significant improvements in home repair, space operations, as well as move-in and furnishing services. Revenue from other community value-added services amounted to approximately RMB43.7 million, accounting for approximately 21.7% of the revenue from community value-added services, representing an increase of approximately 64.6% as compared with the corresponding period of the previous year. The Group is also closely monitoring national and Beijing municipal policy trends concerning community health and elderly care, exploring property owners' demands for wellness and elderly care. In particular, with the impending nationwide rollout of long-term care insurance, the Group sees market opportunities emerging in the fields of community health and home-based elderly care. Furthermore, the Group has conducted in-depth research into community owners' needs for services such as medical escorts, personal care attendance, and rehabilitation nursing. Leveraging its synergies with hospital management businesses under its portfolio, the Group is exploring entry into the elderly care service sector, aiming to meet customer needs while driving business growth.

Financial Review

Revenue

The Group's revenue was derived from three main business segments: (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services.

The following table sets out a breakdown of revenue by service lines during the indicated periods:

	Six months ended 30 June				
	2026		2025		
	Revenue	**Percentage of revenue**	Revenue	Percentage of revenue	Growth rate
	RMB'000	*%*	*RMB'000*	*%*	*%*
Property management services	**839,860**	**69.5**	745,627	71.3	12.6
Value-added services to non-property owners	**166,516**	**13.8**	122,836	11.8	35.6
Community value-added services	**201,229**	**16.7**	176,624	16.9	13.9
Total	**1,207,605**	**100.0**	1,045,087	100.0	15.6

During the Reporting Period, the total revenue of the Group was approximately RMB1,207.6 million, representing an increase of approximately 15.6% as compared with approximately RMB1,045.1 million for the corresponding period in 2025. Please refer to the section headed "Business Review" in this announcement for the changes in each business segment of the Group as compared with the corresponding period in 2025.

Cost of sales

During the Reporting Period, the cost of sales of the Group was approximately RMB1,037.1 million, representing an increase of approximately 17.2% as compared with approximately RMB884.9 million for the corresponding period in 2025, primarily due to the consequential increase in the subcontracting cost of the Group as a result of the expansion in the area under management.

Gross profit and gross profit margin

The following table sets forth a breakdown of the gross profit and gross profit margin of the Group by business segments during the indicated periods:

	Six months ended 30 June					
	2026			2025		
	Gross profit *(RMB'000)*	**Percentage of gross profit** *%*	**Gross profit margin** *%*	Gross profit *(RMB'000)*	Percentage of gross profit *%*	Gross profit margin *%*
Property management services	**94,703**	**55.5**	**11.3**	109,010	68.1	14.6
Value-added services to non-property owners	**44,760**	**26.3**	**26.9**	21,732	13.6	17.7
Community value-added services	**31,035**	**18.2**	**15.4**	29,446	18.3	16.7
Total	**170,498**	**100.0**	**14.1**	160,188	100.0	15.3

During the Reporting Period, the Group's gross profit was approximately RMB170.5 million, representing an increase of approximately 6.4% as compared with approximately RMB160.2 million for the corresponding period in 2025; the gross profit margin of the Group was approximately 14.1%, representing a decrease of approximately 1.2 percentage points as compared with 15.3% for the corresponding period in 2025, primarily attributable to: (i) the continuous rise in rigid costs such as labor and the maintenance of equipment and facilities; and (ii) increased investment in quality maintenance as the newly added projects under management were in the preliminary investment stage.

During the Reporting Period, the gross profit margin from the property management services of the Group was approximately 11.3% (corresponding period in 2025: approximately 14.6%), the gross profit margin from the value-added services to non-property owners was approximately 26.9% (corresponding period in 2025: approximately 17.7%), and the gross profit margin from the community value-added services was approximately 15.4% (corresponding period in 2025: approximately 16.7%).

Administrative expenses

During the Reporting Period, the total administrative expenses of the Group were approximately RMB94.2 million, representing an increase of approximately 15.9% from approximately RMB81.3 million for the corresponding period in 2025, which was primarily attributable to the adjustment in the timing of performance-based remuneration disbursement. According to the annual assessment results, performance bonuses are settled uniformly within the Reporting Period, representing a temporary increase in remuneration expenses.

Other income/(expense)

During the Reporting Period, other income of the Group amounted to approximately RMB0.7 million, representing an increase of approximately RMB13.9 million from other expenses of approximately RMB13.2 million for the corresponding period in 2025, which was mainly due to the fact that the significant asset impairment events for the corresponding period in 2025 did not occur during the Reporting Period.

Profit for the period

During the Reporting Period, the Group's profit for the period was approximately RMB26.5 million, representing an increase of approximately 8.6% from approximately RMB24.4 million for the corresponding period in 2025. The profit for the period attributable to equity shareholders of the Company was approximately RMB27.3 million, representing an increase of approximately 20.8% from approximately RMB22.6 million for the corresponding period in 2025. The increase in the Group's profit for the period and the profit for the period attributable to equity shareholders of the Company was primarily attributable to (i) the expansion of the scale of projects under management, which drove a period-on-period increase in revenue; and (ii) the non-recurrence of the impairment loss on container houses incurred in the corresponding period in 2025 during the Reporting Period, leading to an improvement in profit.

Current assets and capital structure

The Group maintained an excellent financial position and adequate liquidity during the Reporting Period. As at 30 June 2026, the current assets were approximately RMB1,902.2 million, representing a decrease from approximately RMB2,044.3 million as at 31 December 2025.

As at the end of the Reporting Period, the Group's cash and cash equivalents amounted to approximately RMB744.0 million, representing an increase of approximately 3.3% from approximately RMB720.2 million as at 31 December 2025, primarily affected by the recovery of matured time deposits.

As at the end of the Reporting Period, the total equity of the Group amounted to approximately RMB920.8 million, representing an increase of approximately 0.2% from approximately RMB919.1 million as at 31 December 2025, primarily due to the impact of the profit realized during the Reporting Period.

As at the end of the Reporting Period, the Group's debt-to-asset ratio was approximately 61.8%, representing a decrease of approximately 2.3 percentage points from approximately 64.1% as at 31 December 2025. The debt-to-asset ratio refers to the ratio of total liabilities to total assets.

Property, plant and equipment and right-of-use assets

The Group's property, plant and equipment and right-of-use assets primarily consist of buildings, properties leased for own use, offices, right-of-use in parking lots and other equipment. As at 30 June 2026, the Group's property, plant and equipment and right-of-use assets amounted to approximately RMB151.1 million, representing a decrease of approximately RMB14.5 million from approximately RMB165.6 million as at 31 December 2025, primarily due to the purchase of office equipment for the Group's business operations and the depreciation of leased assets.

Investment properties

The Group's investment properties primarily include investment in real estate properties. As at 30 June 2026, the Group's leased assets and investment properties amounted to approximately RMB103.5 million, representing a decrease of approximately RMB1.5 million as compared with approximately RMB105.0 million as at 31 December 2025, primarily attributable to a change in fair value of the Group's investment properties.

Trade and other receivables, and prepayments

As of 30 June 2026, trade and other receivables, and prepayments amounted to approximately RMB842.9 million, representing an increase of approximately RMB32.3 million from approximately RMB810.6 million as at 31 December 2025, primarily due to the industry practice of customers to pay property fees in the second half of the year, resulting in an increase in the trade receivables.

Other receivables of the Group mainly comprised payments on behalf of customers and deposits paid for the provision of property management services. Other receivables of the Group decreased from approximately RMB61.3 million as of 31 December 2025 to approximately RMB55.7 million as of 30 June 2026, primarily due to the recovery of advances for utilities and other receivables during the period.

Trade and other payables

As at the end of the Reporting Period, trade and other payables amounted to approximately RMB1,054.7 million, representing a decrease of approximately RMB23.7 million from approximately RMB1,078.4 million as at 31 December 2025, which was primarily due to a decrease in amounts due to related parties.

The Group's other payables primarily consist of housing maintenance fund payables, amounts due to related parties and renovation and utility deposits received from property owners and tenants. The Group's other payables amounted to approximately RMB419.5 million and RMB399.3 million as of 31 December 2025 and as at the end of the Reporting Period, respectively.

Capital expenditure

During the Reporting Period, capital expenditure was approximately RMB1.4 million (approximately RMB6.9 million for the corresponding period in 2025). Such a decrease was mainly due to the reduction in payments for the procurement of container houses during the Reporting Period. During the Reporting Period, capital expenditure was mainly used for the purchase of office equipment.

Borrowings

As at the end of the Reporting Period, the Group did not have any borrowings or bank loans.

Pledge of assets

As at the end of the Reporting Period, the Group did not have any pledge on its assets.

Significant investments, material acquisitions and disposals and future plans

During the Reporting Period, the Group did not have any significant investments, material acquisitions and disposals.

Except for the expansion plans disclosed in the sections headed "Business" and "Future Plans and Use of Proceeds" in the Company's prospectus dated 29 October 2021 (the "**Prospectus**") and the announcement of the Company dated 16 December 2024 in relation to change in use of proceeds, there were no other significant investments or acquisitions or disposals of material capital assets authorized by the Board as of the date of this announcement, and the Group will continue to identify new opportunities for business development.

The proceeds from the listing

The Company's H shares were successfully listed on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 10 November 2021, and 36,667,200 H shares were issued. After deducting underwriting fees and related expenses, the net proceeds from the listing (the "**Proceeds**") were approximately HK$246.91 million. The Company intended to use the Proceeds in accordance with the method and schedule set out in the section headed "Future Plans and Use of Proceeds" in the Prospectus (the "**Original Planned Use**").

As disclosed in the announcement of the Company dated 16 December 2024 (the "**Change in Use of Proceeds Announcement**"), in order for the Group to meet its capital requirements in a more efficient and flexible manner, the Board approved the change in the planned use and allocation of the unutilised Proceeds amounting to approximately HK$151.73 million as at 16 December 2024 (the "**Revised Use**"). Please refer to the Change in Use of Proceeds Announcement for details regarding the Revised Use of the unutilised Proceeds, and the reasons for and benefits of change in use of Proceeds.

As at the end of the Reporting Period, the Proceeds were used as planned in accordance with the section headed "Future Plans and Use of Proceeds" in the Prospectus (as amended by the Change in Use of Proceeds Announcement). The portion of the Proceeds that had not been used was placed as interest-bearing deposits with domestic bank account for proceeds.

As at the end of the Reporting Period, details of the use of the Proceeds were as follows:

The Original Planned Use of the Proceeds as stated in the Prospectus	The Revised Use of the unutilised Proceeds as of the date of the Change in Use of Proceeds Announcement	Amount of Proceeds for the Original Planned Use *HK$ million*	Unutilised amount of the Proceeds for the Original Planned Use as of 1 January 2024 *HK$ million*	Amount of unutilised Proceeds for the Revised Use as of the date of the Change in Use of Proceeds Announcement *HK$ million*	Percentage of unutilised Proceeds for the Revised Use as of the date of the Change in Use of Proceeds Announcement	Amount of Proceeds that has not been utilised for the Revised Use as of 31 December 2025 *HK$ million*	Amount of Proceeds actually utilised for the Revised Use during the Reporting Period *HK$ million*	Amount of Proceeds that has not been utilised for the Revised Use as of 30 June 2026 *HK$ million*	Expected timeline for fully utilising the Proceeds for the Revised Use
Strategic investment and acquisition	Investments, including strategic acquisitions, joint venture and partnership, and capital increase in subsidiaries	148.15	138.82	91.04	60%	91.04	–	91.04	On or before 31 December 2027
Development of value-added services	Development of value-added services	61.73	11.55	22.76	15%	12.72	5.59	7.13	On or before 31 December 2027
Developing and upgrading information technology infrastructure and intelligent equipment	Upgrading digital and intelligent management system	24.69	13.19	22.76	15%	18.85	2.42	16.43	On or before 31 December 2027
Working capital and for general corporate purposes	Working capital and for general corporate purposes	12.35	–	15.17	10%	–	–	–	On or before 31 December 2027
Total		**246.91**	**163.55**	**151.73**	**100%**	**122.61**	**8.01**	**114.60**	

Contingent liabilities

As at the end of the Reporting Period, the Group did not have any material contingent liabilities.

Foreign exchange risk

The Group conducts its business in Renminbi. The Group is not expected to be subject to any significant risk relating to fluctuations in exchange rates. The Group currently has not adopted any foreign currency hedging policies. Notwithstanding all these, the Group will continue to keep track of the foreign exchange risk and take prudent measures to mitigate exchange risk, and take appropriate action where necessary.

Subsequent events after the Reporting Period

Save as disclosed in this announcement, no significant events subsequent to the end of the Reporting Period and up to the date of this announcement that might have a material impact on the Group's operating and financial performance need to be disclosed.

Employees and Remuneration Benefit Policy

As at 30 June 2026, the Group had 1,748 employees (as at 31 December 2025: 1,824 employees). The Group has established a market-based, competitive and performance-oriented remuneration plan with reference to market standards and employee performance and contributions in order to encourage value creation of employees. The Group also provides employees with employee benefits including pension funds, medical insurance, work injury insurance, maternity insurance, unemployment insurance and housing provident fund. The Group places a strong emphasis on recruiting high-quality personnel and provides employees with continuous training programs and career development opportunities. Through creating talent teams including senior management, project managers, project junior staff and professionals, the Group provides more comprehensive job training for our employees.

Compliance with the Corporate Governance Code

The Company has adopted the code provisions set out in Part 2 of the Corporate Governance Code (the "**Corporate Governance Code**") contained in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**") as its own code of corporate governance. The Company has complied with all the applicable code provisions of the Corporate Governance Code during the Reporting Period.

Compliance with the Model Code for Securities Transactions

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 a code of conduct for securities transactions by the Directors. The Company has made specific enquiries to all Directors and they all have confirmed that they had complied with the Model Code during the Reporting Period.

Purchase, Sale or Redemption of the Listed Securities of the Company

During the Reporting Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities (including sales of treasury shares (as defined in the Listing Rules)). As at the end of the Reporting Period, the Company did not hold any treasury shares.

Public Float

Based on the published information and to the knowledge of the Directors, during the Reporting Period and as at the date of this announcement, the Company maintained sufficient public float in compliance with the Listing Rules.

Accounts Review

The Company established an audit committee (the "**Audit Committee**") in compliance with Appendix C1 to the Listing Rules, with its working rules in writing. The Audit Committee, authorized by the Board, is responsible for reviewing and supervising the Group's financial reporting, risk management and internal control systems, and assisting the Board in performing its audit responsibilities of the Group. The Audit Committee, together with the management of the Company, have reviewed the accounting principles and practice adopted by the Group, and also discussed issues related to financial reporting, including the review of the Group's unaudited interim results for the six months ended 30 June 2026. The Audit Committee is of the opinion that such statements comply with the applicable accounting standards, the Listing Rules and legal requirements, and that adequate disclosures have been made.

Interim Dividend

The Board does not recommend the declaration of the interim dividend for the six months ended 30 June 2026 (for the six months ended 30 June 2025: nil).

Publication of Interim Results and Interim Report

The interim results announcement of the Company for the six months ended 30 June 2026 has been published on the websites of the Company (jps.bucg.com) and the Stock Exchange (www.hkexnews.hk). The interim report of the Company for the six months ended 30 June 2026, containing all the information required by the Listing Rules, will be dispatched to the shareholders of the Company and be published on the above websites in due course as and when necessary.

By order of the Board
Beijing Capital Jiaye Property Services Co., Limited
Zhang Weize
Chairman

Beijing, the PRC, 21 August 2026

As at the date of this announcement, the Board consists of Mr. Zhang Weize, Mr. Yang Jun and Mr. Luo Zhou as executive Directors, Ms. Jiang Xin, Mr. Mao Lei and Mr. Li Zuoyang as non-executive Directors, and Mr. Cheng Peng, Mr. Kong Weiping and Mr. Kong Chi Mo as independent non-executive Directors.