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DIT GROUP LIMITED
築友智造科技集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 726)

INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

The board (the "**Board**") of directors (the "**Directors**") of DIT Group Limited (the "**Company**") announces the unaudited condensed consolidated results of the Company and its subsidiaries (the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**") with comparative figures for the corresponding period of 2025 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
		HK$'000	*HK$'000*
	Notes	**(unaudited)**	(unaudited)
Revenue	*4*	**23,780**	50,170
Cost of sales	*7*	**(28,282)**	(80,093)
Gross loss		**(4,502)**	(29,923)
Government grants		**–**	401
Other income	*5*	**670**	533
Other gains/(losses) — net	*6*	**2,796**	(16,433)
Selling and distribution expenses	*7*	**(2,507)**	(9,516)
Administrative expenses	*7*	**(70,039)**	(97,376)
Share of losses of associates		**(9,495)**	(10,701)
Net impairment losses on financial assets		**(157,386)**	(84,244)
Operating loss		**(240,463)**	(247,259)
Finance costs		**(42,593)**	(39,265)
Loss before income tax		**(283,056)**	(286,524)
Income tax expenses	*8*	**–**	–
Loss for the period		**(283,056)**	(286,524)
Loss for the period, attributable to:			
— Owners of the Company		**(271,321)**	(270,848)
— Non-controlling interests		**(11,735)**	(15,676)
		(283,056)	(286,524)
Losses per share attributable to owners of the Company (expressed in HK cents per share)			
— Basic and diluted	*10*	**(8.75)**	(8.73)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME *(Continued)*

For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
		HK$'000	*HK$'000*
	Notes	**(unaudited)**	(unaudited)
Loss for the period		**(283,056)**	(286,524)
Other comprehensive (expense)/income, which may be reclassified subsequently to profit or loss			
Exchange differences arising on translation of			
— Foreign operation		**(4,512)**	24,119
— Associates		**1,535**	2,092
Other comprehensive (expense)/income for the period, net of tax		**(2,977)**	26,211
Total comprehensive expenses for the period		**(286,033)**	(260,313)
Total comprehensive expenses for the period, attributable to			
— Owners of the Company		**(274,129)**	(244,464)
— Non-controlling interests		**(11,904)**	(15,849)
		(286,033)	(260,313)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	**30 June 2026 HK$'000 (unaudited)**	31 December 2025 HK$'000 (audited)
Non-current assets			
Property, plant and equipment		**1,877,335**	1,857,611
Right-of-use assets		**786,028**	765,209
Intangible assets		**20,252**	22,215
Deferred income tax assets		**76,210**	73,285
Investments in associates		**33,913**	41,873
Financial assets at fair value through profit or loss		**10,860**	10,443
		2,804,598	2,770,636
Current assets			
Inventories		**74,868**	75,745
Trade and other receivables and prepayments	*11*	**1,073,775**	1,254,437
Cash and cash equivalents		**1,782**	4,131
Restricted cash		**25,016**	24,040
		1,175,441	1,358,353
TOTAL ASSETS		**3,980,039**	4,128,989
Current liabilities			
Trade and other payables	*12*	**1,669,637**	1,600,129
Contract liabilities		**31,824**	30,666
Current income tax liabilities		**40,055**	38,661
Lease liabilities		**971**	934
Borrowings	*13*	**1,774,599**	1,609,853
		3,517,086	3,280,243
Net current liabilities		**(2,341,645)**	(1,921,890)
TOTAL ASSETS LESS CURRENT LIABILITIES		**462,953**	848,746

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(Continued)*
As at 30 June 2026

	Notes	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
Non-current liabilities			
Amount due to a related party		**80,448**	79,875
Deferred income		**1,759**	1,691
Deferred income tax liabilities		**8,855**	8,420
Lease liabilities		**4,525**	4,351
Borrowings	*13*	**–**	101,010
		95,587	195,347
NET ASSETS		**367,366**	653,399
Capital and reserves			
Share capital (nominal value)		**1,240,438**	1,240,438
Reserves		**(1,393,551)**	(1,119,422)
Equity attributable to owners of the Company		**(153,113)**	121,016
Non-controlling interests		**520,479**	532,383
		367,366	653,399

NOTES:

1. BASIS OF PREPARATION

The condensed consolidated interim financial statements of the Group for the six months ended 30 June 2026 have been prepared under the historical cost convention, as modified by the revaluation of certain financial assets and investment properties, which are carried at fair value, and in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting", issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

The condensed consolidated interim financial statements should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2025, which have been prepared in accordance with HKFRS Accounting Standards issued by the HKICPA.

Going concern basis

The Group incurred a loss of HK$283,056,000 for the six months ended 30 June 2026 and as at 30 June 2026, the Group's current liabilities exceeded its current assets by HK$2,341,645,000. At the same date, the Group's current borrowings amounted to HK$1,774,599,000 while its cash and cash equivalents amounted to HK$1,782,000 only.

For the six months ended 30 June 2026, the Group failed to repay multiple commercial bank borrowings amounted to RMB1,054,135,000 (equivalent to HK$1,213,672,000) and interest payable amounted to RMB134,930,000 (equivalent to HK$155,351,000) in total according to the scheduled repayment dates, each of which constituted an event of default (collectively, "Bank Borrowing Defaults"). Such events of default resulted in the mentioned borrowings amounted to RMB1,541,328,000 (equivalent to HK$1,774,599,000) as at 30 June 2026 becoming immediately repayable if requested by the lenders, of which RMB1,031,929,000 (equivalent to HK$1,188,105,000) represented bank borrowings with scheduled repayment dates within one year, while the remaining RMB509,399,000 (equivalent to HK$586,494,000) represented the non-current portion with original maturity dates beyond 30 June 2026 that were reclassified as current liabilities.

As at 30 June 2026, there were various litigations against the Group which were claimed by certain suppliers and banks with respect to overdue payables and borrowings amounted to approximately RMB1,575,408,000 (equivalent to HK$1,813,837,000) in total.

Such conditions indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern.

In view of such circumstances, the Directors have given careful considerations to the future liquidity and performance of the Group and its available sources of financing in assessing whether the Group will have sufficient financial sources to continue as a going concern. The following plans and measures are formulated to mitigate the liquidity pressure and to improve the financial position of the Group:

(i) The Group has also been negotiating with various banks and financial institutions to seek renewal, extension of the other existing borrowings and obtain new borrowings. The Directors believe that, given the Group's long-term relationship with the banks and financial institutions and the availability of the Group's long-term assets as collateral for the borrowings, the Group will be able to renew or extend existing borrowings and obtain new borrowings when needed.

(ii) In respect of the outstanding litigations for overdue payables to the Group's suppliers, the Group is negotiating with suppliers for revised repayment schedules and actively arranging settlement. Subsequent to 30 June 2026, certain overdue payables have been settled and the Directors are confident that the Group is able to reach revised repayment schedules with suppliers and settle the overdue payable accordingly.

(iii) The Group will continue to implement measures to increase the sales of its prefabricated construction units and decoration and landscaping services, and to speed up the collection of trade receivables.

(iv) The Group will seek opportunities to dispose of certain assets and investments at reasonable prices to generate cash inflows and mitigate its liquidity pressure.

The Directors have reviewed the Group's cash flow projections prepared by management, which cover a period of not less than twelve months from 30 June 2026. They are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due within twelve months from 30 June 2026. Accordingly, the Directors are satisfied that it is appropriate to prepare the condensed consolidated financial statements on a going concern basis.

Notwithstanding the above, significant uncertainties exist as to whether the Group is able to achieve its plans and measures as described above. Whether the Group will be able to continue as a going concern would depend upon the following:

(i) the successful negotiations with the Group's lenders in respect of the borrowings that were either overdue or in default, so that the relevant lenders will not exercise their contractual rights to demand immediate repayment of the borrowings; the timely repayments according to the scheduled repayment dates as stipulated in the extended borrowing agreements;

(ii) the successful negotiations with the banks and financial institutions for renewal of or extension for repayment of the other existing borrowings and the successful obtaining of additional new sources of financing as and when needed;

(iii) the successful settlement of litigation against the Group which were claimed by suppliers for overdue payables;

(iv) the successful and timely implementation of the measures to increase the sales and speed up the collection of trade receivables, and the successful disposal of relevant assets and investments at reasonable prices and timely collection of the proceeds; and

(v) the successful disposing of the Group's relevant assets, equity interests and investment in its subsidiaries when suitable.

Should the Group be unable to achieve the above-mentioned plans and measures and operate as a going concern, adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in these consolidated financial statements.

2. MATERIAL ACCOUNTING POLICIES

The accounting policies applied in the preparation of the unaudited condensed consolidated financial statements are consistent with those of the annual consolidated financial statements of the Company for the year ended 31 December 2025, as described in those annual financial statements, and the adoption of the new and amended standards of HKFRS Accounting Standards effective for its accounting period beginning on 1 January 2026, which did not have any significant impact on the Group's financial statements and did not require retrospective adjustments.

There are no standards, amendments and interpretations to existing standards that are not effective and would be expected to result in any significant impact on the Group's financial positions and results of operations.

3. SEGMENT INFORMATION

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Board of Directors of the Company that makes strategic decisions.

The Group is managed centrally and the Directors are of the view that the whole Group is one single business segment and hence no segment information is presented.

4. REVENUE

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	(unaudited)
Revenue from sales of prefabricated construction units	**13,497**	42,488
Revenue from decoration and landscaping services	**–**	2,062
Rental income	**10,283**	5,620
	23,780	50,170

5. OTHER INCOME

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	(unaudited)
Interest income on bank deposit	**225**	10
Others	**445**	523
	670	533

6. OTHER GAINS/(LOSSES) — NET

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	(unaudited)
Losses on disposal of equipment	**(16,342)**	(9,130)
Fair value change on investment properties	**–**	(6,455)
Gain on deregistration of subsidiaries	**19,932**	–
Others	**(794)**	(848)
	2,796	(16,433)

7. EXPENSES BY NATURE

Expenses included in cost of sales, selling and distribution expenses and administrative expenses are analysed as follows:

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	(unaudited)
Raw materials and consumables used	**15,710**	17,679
Changes in inventories of finished goods, goods in transit and work in progress	**517**	3,992
Employee benefits expenses	**13,394**	44,777
Labour outsourcing	**37**	11,825
Depreciation	**43,189**	52,503
Amortisation of right-of-use assets	**9,588**	9,648
Transportation	**1,068**	5,738
Land use tax and value-added tax surcharges	**9,291**	10,040
Legal and professional fees	**1,880**	3,138
Entertainment and travelling expenses	**313**	1,564
Repairs and maintenance	**238**	19
Office expenses	**191**	197
Provision for inventories impairment	**–**	258
Others	**5,412**	25,607
Total of cost of sales, selling and distribution expenses and administrative expenses	**100,828**	186,985

8. INCOME TAX EXPENSES

No provision for taxation in Hong Kong has been made as the Group's income neither arises in, nor is derived from Hong Kong.

9. DIVIDEND

The Board of Directors did not recommend any payment of dividend in respect of the six months ended 30 June 2026 (six months ended 30 June 2025: nil).

10. LOSSES PER SHARE

(a) Basic

Basic losses per share for the period is calculated by dividing the consolidated loss of the Group attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
Consolidated loss attributable to owners of the Company *(HK$'000)*	**(271,321)**	(270,848)
Weighted average number of ordinary shares in issue *('000)*	**3,101,096**	3,101,096
Basic losses per share *(HK cents)*	**(8.75)**	(8.73)

(b) Diluted

Diluted losses per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. For the six months ended 30 June 2025 and 2026, the calculation of diluted losses per share excluded the share options granted to directors, senior management and other employees on 30 November 2021, as their inclusion would have been anti-dilutive. Therefore, diluted losses per share for the six months ended 30 June 2025 and 2026 are equal to respective basic losses per share.

11. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

	At 30 June 2026	At 31 December 2025
	HK$'000	*HK$'000*
	(unaudited)	(audited)
Trade receivables — third parties	**709,065**	810,565
Trade receivables — related parties	**712,619**	684,417
Amounts due from related parties	**199,293**	188,128
Notes receivable	**52,814**	49,695
Prepayments — third parties	**105,289**	112,123
Prepayments — related parties	**50,969**	48,993
Land auction deposits	**2,323**	2,123
Value-added tax recoverable	**294**	76
Deposits	**5,400**	5,214
Receivables relating to disposal of subsidiaries	**1,949**	1,874
Others	**73,410**	79,703
	1,913,425	1,982,911
Less: Provision for impairment of trade and other receivables	**(839,650)**	(728,474)
	1,073,775	1,254,437

An ageing analysis of trade receivables and notes receivable as at 30 June 2026 and 31 December 2025, from the date when they were recognised, is as follows:

	At 30 June 2026	At 31 December 2025
	HK$'000	*HK$'000*
	(unaudited)	(audited)
Less than 1 year	**22,274**	136,611
1–2 years	**139,992**	264,554
Over 2 years	**1,312,232**	1,143,512
	1,474,498	1,544,677

The maximum exposure to credit risk as at 30 June 2026 and 31 December 2025 is the carrying value of each class of receivables mentioned above.

As at 30 June 2026 and 31 December 2025, the fair values of trade and other receivables approximate their carrying amounts.

The carrying amounts of the Group's trade and other receivables and prepayments are denominated in the following currencies:

	At 30 June 2026	At 31 December 2025
	HK$'000	*HK$'000*
	(unaudited)	(audited)
Hong Kong dollars ("HK$")	**150**	10,138
Renminbi ("RMB")	**1,073,625**	1,244,299
	1,073,775	1,254,437

The creation of provision for impairment of receivables has been included in "Net impairment losses on financial assets" in the condensed consolidated statement of profit or loss and other comprehensive income.

12. TRADE AND OTHER PAYABLES

	At 30 June 2026	At 31 December 2025
	HK$'000	*HK$'000*
	(unaudited)	(audited)
Trade payables — third parties	**1,080,494**	1,057,398
Trade payables — related parties	**10,483**	9,968
Accrued tax payable	**148,278**	133,812
Accrued payable for property, plant and equipment construction — third parties	**52,764**	49,436
Accrued payable for property, plant and equipment construction — related parties	**43,264**	34,342
Amounts due to related parties	**82,520**	83,776
Accrued payroll	**40,077**	39,444
Deposits	**12,617**	11,301
Interest payable	**179,000**	132,697
Others	**20,140**	47,955
	1,669,637	1,600,129

An ageing analysis of trade payables as at 30 June 2026 and 31 December 2025, from the date when they were incurred, is as follows:

	At 30 June 2026	At 31 December 2025
	HK$'000	*HK$'000*
	(unaudited)	(audited)
Less than 1 year	**17,854**	94,448
Over 1 year	**1,073,123**	972,918
	1,090,977	1,067,366

As at 30 June 2026 and 31 December 2025, the fair values of trade and other payables approximate their carrying amounts.

As at 30 June 2026 and 31 December 2025, the carrying amounts of the trade and other payables are primarily denominated in RMB.

13. BORROWINGS

	At 30 June 2026 *HK$'000* **(unaudited)**	At 31 December 2025 *HK$'000* (audited)
Non-current, secured:		
— Bank borrowings	**–**	98,370
Non-current, unsecured:		
— Bank borrowings	**–**	2,640
Non-current, total	**–**	101,010
Current, secured:		
— Bank borrowings	**1,560,663**	1,406,713
Current, unsecured:		
— Bank borrowings	**213,936**	203,140
Current, total	**1,774,599**	1,609,853

Notes:

(a) These bank borrowings of the Group are secured by property, plant and equipment, right-of-use assets and restricted cash deposit of the Group and/or guaranteed by subsidiaries of the Company or related parties.

(b) The borrowings are all denominated in RMB and their fair values approximate their carrying amounts.

(c) For the six months ended 30 June 2026, the Group failed to repay multiple commercial bank borrowings amounted to RMB1,054,135,000 (equivalent to HK$1,213,672,000) and interest payable amounted to RMB134,930,000 (equivalent to HK$155,351,000) in total according to the scheduled repayment dates, each of which constituted an event of default. Such events of default resulted in the mentioned borrowings amounted to RMB1,541,328,000 (equivalent to HK$1,774,599,000) as at 30 June 2026 becoming immediately repayable if requested by the lenders, of which RMB1,031,929,000 (equivalent to HK$1,188,105,000) represented bank borrowings with scheduled repayment dates within one year, while the remaining RMB509,399,000 (equivalent to HK$586,494,000) represented the non-current portion with original maturity dates beyond 30 June 2026 that were reclassified as current liabilities.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

During the first half of 2026, the interplay of geopolitical realignment and shifts in the trading environment continued to elevate the complexity and uncertainty of the external development landscape. China's economy adhered to the principle of pursuing progress while maintaining stability, sustaining an overall trajectory of recovery and improvement, with high-quality development steadily advanced: the resilience of industrial production became increasingly pronounced, the investment structure of the manufacturing sector was continuously optimised, the consumer market recovered steadily, and services consumption emerged as an important engine of growth. In parallel, the foundation for the recovery of domestic demand remained fragile, while the construction and real estate industries continued to undergo a deep adjustment cycle, and industry-wide transformation faced multiple pressures.

During the first half of 2026, national real estate development investment amounted to RMB3,807.4 billion, representing a year-on-year decrease of 18.0%; the newly commenced construction floor area of buildings was 232.39 million square metres, representing a year-on-year decrease of 23.4%; and the sales floor area of newly-built commercial properties was 401.40 million square metres, representing a year-on-year decrease of 11.6%. Affected by the continued contraction of new construction starts in the property sector, the adjustment pressure on the domestic prefabricated construction industry has become further pronounced, demand for residential prefabricated products has continued to weaken, and the industry-wide pattern of overcapacity has yet to be fundamentally reversed. Market competition has gradually entered a stage of stock competition. Against the backdrop of supply-demand mismatch, prices of components have generally maintained a downward trend, while leading industry players have broadly suspended the deployment of new capacity, and the guiding market prices of precast concrete ("**PC**") components in major cities across the country have shown varying degrees of decline.

The market environment in the first half of 2026 remained severe, with intense price competition in PC components and difficulties in securing premium orders. The Group's interim operating results for 2026 were inevitably affected. For the six months ended 30 June 2026, the Group recorded sales revenue of approximately HK$23.8 million, representing a year-on-year narrowing of approximately 52.6%; gross loss of approximately HK$4.5 million, representing a year-on-year decrease of approximately 85.0%; and net loss attributable to owners of the parent of approximately HK$271.3 million, representing a year-on-year increase of approximately 0.17%.

I. Adjusting Strategies to Stabilise Operations; Advancing Transformation and Upgrading to Expand Markets

In the first half of 2026, in the face of a severe market environment, the Group withstood the pressure and, in light of the actual operating conditions of the Company, took "loss prevention and revenue enhancement, asset management" as its principal theme, continued to implement the "one factory, one strategy" differentiated approach, and adopted categorised management and precise measures to stabilise the fundamentals of production and operations.

Meanwhile, the Group accelerated the pace of technology-driven marketing and all-staff marketing in its business operations. The Company continued to advance business transformation and market upgrading, actively transforming itself into a technology-integrated application service enterprise. On the funding front, it strengthened debt collection and recovery of receivables, and promoted the leasing of idle factories and the disposal of idle assets to bridge cash flow gaps. Building on its traditional housing construction business, the Group accelerated the pace of transformation, upgrading and the expansion of new business areas.

As at 30 June 2026, the Group had entered into third-party prefabricated component sales contracts amounting to an aggregate of approximately RMB20,970,000, with a total volume of 10,790 cubic metres.

Although the domestic prefabricated construction market remained sluggish, the overseas market developed rapidly. Strong demand for infrastructure construction in "Belt and Road" countries has made these regions the principal markets for overseas engineering projects, and central state-owned construction enterprises are entering a window of opportunity for overseas development, accelerating their outbound expansion, with overseas markets emerging as an important growth pillar. Australia, North America, South Africa and other regions are vigorously developing prefabricated construction. Through sustained market development, the Group has made certain progress in expanding its overseas business in Hong Kong, El Salvador, Australia and other regions.

II. **Optimising Management and Refining Production; Uniting Efforts to Enhance Quality and Efficiency**

During the reporting period, leveraging the competitive advantages and industry-leading position of its PC business, the Group continued to pursue quality-oriented development in its traditional PC business. As at 30 June 2026, the Group operated 19 PC factories and 1 prefabricated decoration industrial park across the country, with a designed annual production capacity of 1.34 million cubic metres.

For the period from January to June 2026, the Group's contract value for the sale of prefabricated PC components amounted to approximately RMB21 million, with an output of PC components of approximately 5,300 cubic metres. In terms of the geographical breakdown of PC component sales, the Central China region accounted for 100%.

For the period from January to June 2026, the Group achieved operating cash collections of RMB73 million, of which cash collections amounted to RMB22 million, representing 30% of the total. It entered into 17 batches of leasing contracts, with newly signed leasing contracts of RMB8.52 million, adding 110,800 square metres of new factory leasing area (with a cumulative total of 169,800 square metres) and 88,800 square metres of new yard leasing area (with a cumulative total of 124,500 square metres), and realised rental collections and asset disposal proceeds of RMB11.39 million.

BUSINESS OUTLOOK AND STRATEGY

The year 2026 marks a critical juncture — the concluding year of the nation's "14th Five-Year Plan" and the planning stage of the "15th Five-Year Plan". On the domestic front, driven in parallel by mandatory promotion and stringent quality control, the market is accelerating its transformation from "quantitative expansion" to "qualitative enhancement", while the deep integration of stock renewal with smart construction is opening up new avenues of growth. On the overseas front, rapid export growth is being matched by the enhancement of China's voice in setting technical standards, with modular construction emerging as a new growth pillar for Chinese manufacturing going abroad. In 2026, the prefabricated construction industry is entering a strategic window of opportunity, characterised by concurrent domestic and overseas momentum and the parallel pursuit of scale and quality.

I. Policy Dividends Coupled with Industrial Upgrading: General Infrastructure Enters a Golden Era

(i) Policy Drivers Coupled with Stock Renewal; Smart Construction Enhances Quality and Efficiency

In May 2026, the State Council issued the "15th Five-Year Plan for Urban Renewal", explicitly setting out objectives such as "developing smart construction, promoting prefabricated decoration, increasing the application ratio of prefabricated decoration, and steadily developing prefabricated construction". The Ministry of Housing and Urban-Rural Development ("**MOHURD**") issued the "Implementation Opinions on the High-Quality Development of the Construction Industry during the 15th Five-Year Plan Period", further providing that by 2030, all newly constructed buildings shall fully comply with green building standards, and prefabricated construction shall account for 50% of new buildings, thereby creating new development space for the prefabricated construction industry. During the "15th Five-Year Plan" period, key initiatives — including the redevelopment of old urban residential communities, the renewal of dilapidated neighbourhoods, the renovation of old industrial buildings, and the upgrading of urban infrastructure — will drive investment and consumption of tens of trillions of Renminbi, providing broad application scenarios for prefabricated construction and prefabricated decoration.

(ii) Domestic Application Scenarios Extend towards Diversification; Overseas Exports Break through to the High End

Alongside the transformation of the real estate industry towards a new development model, investment in general infrastructure sectors — including the national water network, high-speed rail and rail transit, rural revitalisation and urban renewal — has continued to intensify, bringing diversified application scenarios to prefabricated construction. In the international market, China's exports of prefabricated construction products have maintained robust growth momentum. In the first half of 2026, China's total exports of HS9406 prefabricated buildings reached US$2.79 billion, representing an increase of 45% from US$1.93 billion in the corresponding period of the previous year, with high-end residential buildings and data centres emerging as important incremental drivers. In Shenzhen port alone, exports of "prefabricated houses" during the first half reached RMB2.45 billion, with products delivered to more than 160 countries and regions worldwide. The principal export destinations were concentrated in Southeast Asia, the Middle East and Africa, with Singapore, the United Arab Emirates and Saudi Arabia taking the top three positions, together absorbing 34.8% of total exports.

(iii) Market Space Broadens towards Stock; Technology Paths Leap towards Modularisation

Prefabricated construction will exhibit three major trends going forward. First, market space will expand comprehensively from new residential construction to stock renewal, with the redevelopment of old residential communities, the renovation of dilapidated housing (including the treatment and renovation of over 500,000 units of prefabricated slab housing), and the regeneration of urban villages becoming the core incremental drivers for prefabricated decoration and modular construction. Second, the technology path will undergo a profound leap from "prefabricated components" to "modular integrated construction", with smart construction and MIC (Modular Integrated Construction) technology opening up multiple opportunities across application scenarios, consumption upgrading and strategic transformation, leveraging its advantages in digitalisation, industrialisation and standardisation. Third, the industry ecosystem will shift from being policy-driven to a dual-driven model of "policy leadership plus market forces", with prefabricated decoration gradually transitioning from policy-led to jointly driven by market forces.

II. Focusing on Orders and Empowering through Technology; Expanding Scenarios and Upgrading Business

The Group will take order growth as its core focus and technological innovation as its foundation, consolidating its full-industry-chain synergy capabilities. Building on the stability of its traditional housing construction business, the Group will expand into high-speed rail and rail transit, water conservancy and municipal engineering, and overseas prefabricated construction, while optimising and upgrading mature application scenarios such as industrial-plants-on-upper-floors and wind power hybrid towers, activating the potential of the stock market and achieving a comprehensive upgrade of its business structure.

(i) High-Speed Rail and Rail Transit

Leveraging the capacity and geographical advantages of the prefabricated production base in the Group, the Group will realise localised and large-scale supply of PC components, meeting the demands of high-speed rail and urban rail transit projects for high-volume, high-standard components, reducing transportation costs and shortening supply cycles, and forming a virtuous cycle in which "the base radiates to projects and projects drive capacity". Aligned with the national rail transit construction plan, the Group will expand into rail transit markets in provinces neighbouring Henan, develop standardised product packages tailored to rail transit engineering — such as prefabricated tunnel segments, platform components and protective structures — and deepen its cooperation with central enterprises such as China Railway and China State Construction.

(ii) Water Conservancy and Municipal Engineering

The Group will focus on water conservancy projects in Henan Province, while aligning with the water network construction plans of the Yangtze River and Yellow River basins, deepening its cooperation with central enterprises in the water conservancy system and local water conservancy institutes, reducing the overall cost of water conservancy projects, and building a benchmark brand for prefabricated water conservancy engineering. The Group will also expand into municipal engineering scenarios, developing prefabricated products such as municipal pipe networks, integrated utility tunnels and sanitation facilities, and enriching the order structure of its municipal business.

(iii) Upgrading of Mature Application Scenarios

1. Industrial-Plants-on-Upper-Floors

Targeting the mandatory prefabrication rate requirements in cities such as Shenzhen, Shanghai and Changsha, the Group will optimise its standardised "composite slab plus prestressed frame beam" product package, promote the standardisation of construction techniques, reduce overall costs, expand into the industrial-plants-on-upper-floors markets in the Pearl River Delta and Yangtze River Delta, and collaborate with local industrial parks to build benchmark prefabricated industrial facilities.

2. *Wind Power Hybrid Towers*

Capturing the opportunities arising from the sustained growth of onshore wind power installation, the Group will deepen its cooperation with Goldwind Science & Technology, Ming Yang Smart Energy, and Shanghai Electric, promote the "Hybrid Tower EPC" model, stabilise the profit margin of individual projects, complete its nationwide layout in the wind power hybrid tower market, and align with the construction demands of wind power bases.

3. *Urban Renewal and Old Housing Renovation*

The Group will promote the use of prefabricated decoration in old housing renovation, focus on community renewal and the redevelopment of old residential communities, advance the industrialisation of interior decoration, and collaborate with local governments to build benchmark prefabricated projects for urban renewal.

III. Deepening Domestic Cooperation and Making Breakthroughs in Overseas Markets

(i) Strengthening Strategic Cooperation with Central and State-Owned Enterprises

The Group will continue to consolidate relationships with central enterprise resources such as China State Construction, China National Nuclear Construction, China Energy Engineering, China Railway and China Railway Construction, and undertake large-scale infrastructure projects through the EPC consortium model to enhance project profit margins. The Group will focus on engaging strategic customers, particularly large central and state-owned enterprises, and enter into long-term strategic cooperation agreements. It will also maintain existing customer relationships, unlock deeper cooperation potential, advance all-staff marketing, and incentivise frontline teams to secure new orders.

(ii) Accelerating the Expansion of Overseas Markets

Leveraging the platform and technological advantages of the Group as a listed company, the Group will actively engage with and expand overseas order opportunities in the Middle East, Latin America and other regions, building benchmark overseas projects. Seizing the infrastructure opportunities of the "Belt and Road" initiative, the Group will position its overseas business as the second growth pillar, adopting a business model combining technology export, product export and industrial cooperation, and undertaking prefabricated design, component production and construction guidance for overseas housing and infrastructure projects, so as to achieve a scaled breakthrough in its overseas operations.

The Huizhou factory has obtained the "Quality Scheme for the Production and Supply of Concrete" (QSPSC) certification accredited by the Hong Kong Quality Assurance Agency, thereby becoming one of the enterprises qualified to supply directly to Hong Kong. As at the date hereof, the Group has supplied prefabricated construction components to a number of Hong Kong projects, including The Hong Kong University of Science and Technology, Dimension Hong Kong, the Sha Tau Kok Sewage Treatment Works and the Hong Kong Light Public Housing scheme, achieving a significant enhancement in market influence. The Group will seize the opportunities presented by the development of the Guangdong-Hong Kong-Macao Greater Bay Area and continue to expand its business in Hong Kong. Taking the Huizhou factory as the strategic pivot for Hong Kong market expansion, the Group will actively participate in component supply for Hong Kong public housing and the "Light Public Housing" scheme, elevating its market share in the Hong Kong prefabricated construction market.

The Group will adopt a product-focused strategy, with MIC modular buildings and fully-fitted villas as its core export products, and ALC wall panels, doors and windows, aluminium single panels, space capsules, and components of the RIFF system and the fully-dry construction system as opportunity products, while concurrently developing its overseas green building materials trading business, so as to cater to overseas market demand for low-to-mid-rise buildings, affordable housing and villas.

Meanwhile, leveraging the Group's years of technological accumulation and industry resources, the Group is planning to collaborate with leading industry players in architectural design and new building materials to establish an innovation business incubation company, so as to explore additional pathways for the sustainable development of the Group.

As of 30 June 2026, the Group has signed contracts with third parties for the sale of prefabricated components with a total contract amount of approximately RMB21.0 million and a total volume of 10,790 cubic metres.

Sales revenue of prefabricated construction units	**Six months ended 30 June**	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	(unaudited)
Sales revenue from third parties	**13,497**	42,488
Total	**13,497**	42,488

Technology trademarks and patents obtained by the Group during the first half of 2026

Patents: As at 30 June 2026, 977 patents were granted in aggregate.

Plants in operations

Regions	**Annual estimated capacity** *(approximate '000 cubic metre)*	**Area of land** *(approximate mu)*	**Area of plants** *(approximate square metre)*
Nanjing Technology Park	100	151	35,981
Zhengzhou Technology Park	100	236	19,659
Luoyang Technology Park	100	308	55,260
Hefei Technology Park	70	154	22,398
Huizhou Technology Park	70	61	22,284
Changsha Technology Park	60	359	33,433
Zhoukou Technology Park	60	123	20,639
Qingdao Jiaozhou Technology Park	60	93	19,339
Jiaozuo Technology Park	60	80	19,383
Huaian Technology Park	60	120	19,356
Wuhan Technology Park	60	107	29,767
Xiangtan Technology Park	60	99	19,310
Chongqing Technology Park	60	134	19,659
Total	920	2,025	336,468

Government grants in the first half of 2026

As prefabricated construction industry has received strong support from central government of People's Republic of China (the "**PRC**"), local governments are initiating relevant ancillary policies, offering honorary awards and fund subsidies. As a national high-tech enterprise, the technology innovation capability of the Group is widely recognized by the government authorities. The Group has been granted honorary awards such as Changsha Engineering Research Center and National Intellectual Property Advantageous Enterprises. We have also made great contributions to environmental energy-saving engineering, promotion of industry upgrade and transformation, and intelligent manufacturing, while encouraging local employment and industry development. In this regard, local governments offer direct cash incentives.

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	(unaudited)
Government grants	**–**	401

For the six months ended 30 June 2026, no government grants were received by the Group (six months ended 30 June 2025: approximately HK$0.4 million).

FINANCIAL REVIEW

Review of results

The principal activities of the Group are prefabricated construction work and rental income in the People's Republic of China.

Revenue

The revenue of the Group decreased by approximately HK$26.4 million from approximately HK$50.2 million for the six months ended 30 June 2025 to approximately HK$23.8 million for the six months ended 30 June 2026. The decrease in revenue was mainly attributable to (i) the decrease in revenue from sales of prefabricated construction units and consulting services as a result of the decreasing number of customers for the six months ended 30 June 2026; and (ii) the operations of the smart landscaping business and smart decoration business have been discontinued, therefore no related revenue was generated for the six months ended 30 June 2026. As a result, the Group recorded sales revenue for the six months ended 30 June 2026 of prefabricated construction units of approximately HK$13.5 million (six months ended 30 June 2025: approximately HK$42.5 million), no revenue from decoration and landscaping services (six months ended 30 June 2025: approximately HK$2.1 million) and rental income of approximately HK$10.3 million (six months ended 30 June 2025: approximately HK$5.6 million).

Cost of sales

The Group recorded cost of sales of approximately HK$28.3 million (six months ended 30 June 2025: approximately HK$80.1 million) for the six months ended 30 June 2026. The decrease was primarily attributable to the decrease in sales of prefabricated construction units.

Other income

The other income of the Group increased by approximately HK$0.2 million from approximately HK$0.5 million for the six months ended 30 June 2025 to approximately HK$0.7 million for the six months ended 30 June 2026. Part of other income came from interest income generated from bank deposits.

Other gains/(losses) — net

For the six months ended 30 June 2026, other gains — net amounting to approximately HK$2.8 million mainly due to a gain on deregistration of subsidiaries of approximately HK$19.9 million, which was partially offset by a loss on disposal of equipment of approximately HK$16.3 million.

Selling and distribution expenses

The selling and distribution expenses decreased by approximately HK$7.0 million to approximately HK$2.5 million for the six months ended 30 June 2026 from approximately HK$9.5 million for the six months ended 30 June 2025, such expenses are directly related to the sale of prefabricated construction units, the decrease in sales of prefabricated construction units resulted in a corresponding decrease in selling and distribution expenses.

Administrative expenses

The administrative expenses decreased by approximately HK$27.3 million from approximately HK$97.4 million for the six months ended 30 June 2025 to approximately HK$70.0 million for the six months ended 30 June 2026. Such decrease was due to the optimization of the operational structure and the reorganization of production resources by the Group, leading to a corresponding drop in labor costs and a decrease in depreciation and amortization expenses.

Finance costs

The finance costs increased by approximately HK$3.3 million from approximately HK$39.3 million for the six months ended 30 June 2025 to approximately HK$42.6 million for the six months ended 30 June 2026. Finance costs came from the interest expenses for the bank borrowings.

Loss for the period

As a result of the foregoing, the Group recorded loss of approximately HK$283.1 million for the six months ended 30 June 2026 as compared to a loss of approximately HK$286.5 million for the corresponding period of 2025.

Liquidity and financial resources

As at 30 June 2026, the Group had current assets of approximately HK$1,175.4 million (31 December 2025: approximately HK$1,358.4 million) and current liabilities of approximately HK$3,517.1 million (31 December 2025: approximately HK$3,280.2 million). The current ratio (which is calculated by divided total current assets by total current liabilities) was approximately 0.3 as at 30 June 2026 (31 December 2025: 0.4).

As at 30 June 2026, the Group held borrowings amounted to approximately HK$1,774.6 million (31 December 2025: approximately HK$1,710.9 million) and the net gearing ratio (calculated as net debt divided by total equity) was 532.8% (31 December 2025: 282.3%).

As at 30 June 2026, the Group had cash and cash equivalents of approximately HK$1.8 million, which include approximately HK$1.7 million denominated in RMB and approximately HK$0.1 million denominated in HKD (31 December 2025: approximately HK$4.1 million, in which approximately HK$3.7 million denominated in RMB and approximately HK$0.4 million denominated in HKD). As at 30 June 2026, the Group had restricted cash of approximately HK$25.0 million, all denominated in RMB (31 December 2025: approximately HK$24.0 million, all denominated in RMB).

As at 30 June 2026, the Group had interest-bearing bank and other borrowings of approximately HK$1,774.6 million, all denominated in RMB with interest rate in a range of 3.10% to 6.22% per annum (31 December 2025: approximately HK$1,710.9 million, all denominated in RMB with interest rate in a range of 3.10% to 6.95% per annum).

Other than the matters above, there has been no material change from the information published in the annual report of the Company for the year ended 31 December 2025.

Capital structure

As at 30 June 2026, the total number of issued Shares was 3,101,095,730 Shares. Based on the closing price of HK$0.036 per Share as at 30 June 2026, the Company's market value as at 30 June 2026 was approximately HK$111.6 million.

GENERAL INFORMATION

CORPORATE GOVERNANCE PRACTICES

The Company is committed to maintaining high standard corporate governance practices as the Board considers that good and effective corporate governance is essential for enhancing accountability and transparency of a company to the investing public and other stakeholders.

The Company has not appointed any Chairman of the Board or Chief Executive Officer during the reporting period. Such practice deviates from code provision C.2.1 of the Corporate Governance Code as set forth in Appendix C1 of the Listing Rules (the "**CG Code**"). The daily operation and management of the Group are monitored by the Executive Directors together with the senior management team. The Board as a whole is responsible for the overall strategic planning and major decisions of the Company. The Board is of the view that, although currently there is no Chairman and no Chief Executive Officer, the balance of power and authority is ensured by the collective decision-making of the Board, which comprises experienced individuals who meet from time to time to discuss issues affecting the operation of the Group. This arrangement enables the Group to make and implement decisions promptly and achieve its objectives efficiently and effectively in response to the changing environment. The Company may seek to re-comply with code provision C.2.1 by identifying and appointing suitable and qualified candidate(s) to the position of the Chief Executive Officer and/or the Chairman in due course by considering the business needs and developments of the Group.

Code provision C.1.6 provides that non-executive Directors and independent non-executive Directors should attend general meetings to gain and develop a balanced understanding of the views of shareholders. Due to their respective business engagements, Mr. Guo Jianfeng and Mr. Lee Chi Ming were unable to attend the annual general meeting of the Company held on 1 June 2026.

For the six months ended 30 June 2026, save as disclosed, the Company has fully complied with the code provisions set out in the Corporate Governance Code contained in Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

CODE FOR SECURITIES TRANSACTIONS

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

The Company has also adopted a code for dealing in the Company's securities by relevant employees, who are likely to be in possession of inside information in relation to the securities of the Company, on no less exacting terms than the Model Code.

PURCHASE, SALE OR REDEMPTION OF SECURITIES

During the six months ended 30 June 2026, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the listed securities of the Company.

REVIEW OF INTERIM RESULTS

The audit committee of the Company has reviewed the interim results and the unaudited condensed consolidated financial statements of the Group for the six months ended 30 June 2026.

By order of the Board of
DIT Group Limited
He Yuanqing
Executive Director

Hong Kong, 26 August 2026

As at the date of this announcement, the Board comprises Mr. He Yuanqing and Ms. Hu Liping as executive directors; Mr. Wang Jun and Mr. Guo Jianfeng as non-executive directors; Mr. Jiang Hongqing, Mr. Lee Chi Ming and Mr. Ma Lishan as independent non-executive directors.