Ever Reach Group (Holdings) Company Limited
恒達集團(控股)有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 3616)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2026

RESULTS

The board (the "**Board**") of directors (the "**Directors**") of Ever Reach Group (Holdings) Company Limited (the "**Company**") is pleased to announce the unaudited condensed consolidated results of the Company for the six months ended 30 June 2026, together with the unaudited comparative figures for the corresponding period in 2025 as follows:

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2026

	Notes	Six months ended 30 June 2026 (Unaudited) RMB'000	2025 (Unaudited) RMB'000
Revenue	4	**802,576**	1,585,416
Cost of sales		**(719,722)**	(1,467,772)
Gross profit		**82,854**	117,644
Fair value losses on investment properties		**(1,320)**	(2,100)
Selling and marketing expenses		**(30,904)**	(37,781)
Administrative expenses		**(34,379)**	(42,926)
Allowance for impairment of other receivables		**(2,116)**	(1,739)
Loss on disposal of a subsidiary		**(385)**	—
Gain on deemed disposal of a subsidiary		**2,785**	—
Other (losses)/gains, net	6	**(167)**	325
Operating profit		**16,368**	33,423
Finance income	7	**66**	166
Finance costs	7	**(413)**	(304)
Finance costs, net		**(347)**	(138)
Share of result of associates		**(732)**	(59)
		(1,079)	(197)
Profit before income tax	8	**15,289**	33,226
Income tax expenses	9	**(12,538)**	(29,830)
Profit for the period		**2,751**	3,396
Profit/(loss) for the period attributable to:			
Owners of the Company		**5,023**	8,937
Non-controlling interests		**(2,272)**	(5,541)
		2,751	3,396
Earnings per share (expressed in RMB cents)			
— Basic and diluted	10	**0.42**	0.74

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	RMB'000	*RMB'000*
Profit and total comprehensive income for the period	**2,751**	3,396
Total comprehensive income/(loss) for the period attributable to:		
Owners of the Company	**5,023**	8,937
Non-controlling interests	**(2,272)**	(5,541)
	2,751	3,396

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	**As at 30 June 2026 (Unaudited)** *RMB'000*	As at 31 December 2025 (Audited) *RMB'000*
ASSETS			
Non-current assets			
Property, plant and equipment		**17,902**	30,209
Investment properties		**71,770**	128,290
Right-of-use assets		**8,981**	10,488
Intangible assets		**10,915**	11,642
Interests in associates		**63,802**	53,139
Deferred income tax assets		**91,848**	95,650
Total non-current assets		**265,218**	329,418
Current assets			
Properties held or under development for sale	*12*	**4,526,138**	5,317,329
Other receivables and prepayments	*13*	**382,744**	408,824
Prepaid income taxes		**139,176**	141,586
Contract costs		**3,282**	3,282
Restricted bank deposits		**197,181**	176,925
Cash and cash equivalents		**169,975**	135,033
Total current assets		**5,418,496**	6,182,979
Total assets		**5,683,714**	6,512,397

	Notes	As at 30 June 2026 (Unaudited) RMB'000	As at 31 December 2025 (Audited) RMB'000
CAPITAL AND RESERVES			
Share capital		**10,645**	10,645
Share premium		**299,188**	299,188
Retained profits		**805,280**	800,257
Other reserves		**208,963**	208,000
Equity attributable to owners of the Company		**1,324,076**	1,318,090
Non-controlling interests		**23,422**	32,022
Total equity		**1,347,498**	1,350,112
LIABILITIES			
Non-current liabilities			
Bank borrowings		**322,730**	380,530
Other long-term borrowings		**24,377**	24,377
Lease liabilities		**987**	7,131
Deferred income tax liabilities		**17,667**	12,698
Total non-current liabilities		**365,761**	424,736
Current liabilities			
Trade and other payables	*14*	**1,632,795**	1,911,106
Bank borrowings		**254,270**	222,730
Current portion of other long-term borrowings		**163,900**	200,154
Contract liabilities	*15*	**1,603,197**	2,016,594
Lease liabilities		**13,372**	7,242
Current income tax liabilities		**302,921**	379,723
Total current liabilities		**3,970,455**	4,737,549
Total liabilities		**4,336,216**	5,162,285
Total equity and liabilities		**5,683,714**	6,512,397
Net current assets		**1,448,041**	1,445,430
Total assets less current liabilities		**1,713,259**	1,774,848

NOTES

1 GENERAL INFORMATION

The Company was incorporated in the Cayman Islands on 22 July 2016 as an exempted company with limited liability. Its shares are listed on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 12 November 2018. In the opinion of the Directors, the immediate holding company and ultimate controlling party are Ever Enhancement Enterprise Company Limited, a company incorporated in the British Virgin Islands, and Mr. Li Xiaobing, the executive Director of the Company. The addresses of the registered office and principal place of business of the Company are disclosed in the Corporate Information section to the Company's interim report.

The Company is an investment holding company. The Company and its subsidiaries (collectively referred to as the "**Group**") are principally engaged in property development business in the People's Republic of China (the "**PRC**").

The unaudited condensed consolidated interim financial information of the Group is presented in thousands of Renminbi (RMB'000), unless otherwise stated.

The condensed consolidated interim financial information of the Group has not been audited or reviewed by the auditor of the Company.

2 BASIS OF PREPARATION

The unaudited condensed consolidated interim financial information of the Group for the six months ended 30 June 2026 has been prepared in accordance with Hong Kong Accounting Standard ("**HKAS**") 34 *Interim Financial Reporting* issued by the Hong Kong Institute of Certified Public Accountants (the "**HKICPA**"), as well as with the applicable disclosure requirements of the Rules Governing the Listing of Securities on the Stock Exchange.

The preparation of unaudited condensed consolidated interim financial information in conformity with HKAS 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. Actual results may differ from these estimates.

The unaudited condensed consolidated interim financial information contains condensed consolidated financial statements and selected explanatory notes. The notes include explanations of events and transactions that are significant to an understanding of the changes in consolidated financial position and consolidated financial performance of the Group since the consolidated financial statements for the year ended 31 December 2025. The unaudited condensed consolidated interim financial information and notes thereon do not include all of the information required for the preparation of full set of consolidated financial statements in accordance with HKFRS Accounting Standards, which includes all individual Hong Kong Financial Reporting Standards ("**HKFRSs**"), Hong Kong Accounting Standards ("**HKASs**") and Interpretations issued by the HKICPA, and should be read in conjunction with the consolidated financial statements for the year ended 31 December 2025.

The accounting policies and method of computation adopted in the preparation of the unaudited condensed consolidated interim financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except as described in note 3.

Going concern consideration

As at 30 June 2026, the Group had total current assets of approximately RMB5,418,496,000, including cash and cash equivalents of approximately RMB169,975,000. In contrast, the Group faced total current liabilities of approximately RMB3,970,455,000, including current portion of bank borrowings and other long-term borrowings with an aggregate carrying amount of approximately RMB418,170,000 due within twelve months from the end of the reporting period, as well as capital commitments of approximately RMB525,254,000 for properties under development for sale (note 16). In addition, the Group was also exposed to potential cash outflows arising from the financial guarantees issued to third parties and a related party of approximately RMB6,543,912,000 as at 30 June 2026. In light of the relative low cash balances, significant short-term obligations within next twelve months and the potential cash outflows arising from the financial guarantees issued, together with uncertainties surrounding the Group's ability to generate sufficient operating cash flows, these events or conditions indicate the existence of material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern.

In view of the above, the Directors have reviewed the Group's cash flow projections covering a period at least twelve months from the end of the reporting period, which have taken into account the available financial resources, the Group's cash flows from operations, available banking facilities and the following measures:

(i) The Group will continue to actively adjust sales and pre-sale activities to better respond to market needs, make efforts to achieve the latest budgeted sales and pre-sales volumes and amounts, and timely monitor the collection of sales and pre-sales proceeds;

(ii) The Group will maintain continuous communication and agree with major contractors and suppliers to arrange payments to these vendors and complete the construction progress as scheduled, and settle the land appreciation tax ("**LAT**") upon tax clearance;

(iii) The Group will continue to actively communicate with relevant banks and other financial institutions so that the Group can timely secure necessary project development loans or negotiate a better repayment schedule for its loans for qualified project development. In addition, based on past experience, the banks and other financial institutions will normally provide funding as needed according to the property development progress without significant uncertainties to the Group; and

(iv) The Group will continuously cooperate with the related parties and they agreed in writing to provide funding support and not to demand for repayment for the balances, included in trade and other payables (note 14), owed to them of approximately RMB32,570,000, as at 30 June 2026, until the Group has financial ability to do so, in order to ensure the development and sales of all existing projects as budgeted without material interruptions.

Based on the above, in the opinion of the Directors, the Group will have sufficient working capital to fulfil its financial obligations as and when they fall due at least the coming twelve months from the end of the reporting period. Accordingly, the Directors are satisfied that it is appropriate to prepare the unaudited condensed consolidated interim financial information of the Group on a going concern basis. The unaudited consolidated interim financial information of the Group does not include any adjustments relating to the carrying amounts and reclassification of assets and liabilities that might be necessary should the Group be unable to continue as a going concern.

3 ADOPTION OF THE AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

In the current interim period, the Group has applied, for the first time, the following amendments to HKFRS Accounting Standards and Interpretation which are effective for the Group's financial year beginning 1 January 2026:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11

The application of the above amendments to HKFRS Accounting Standards and Interpretation in the current interim period has had no material impact on the Group's consolidated financial positions and financial performance for the current and prior periods and/or on the disclosures set out in this unaudited condensed consolidated interim financial information.

4 REVENUE

Revenue represents revenue arising on sales of properties, rental income and service income for the six months ended 30 June 2026. An analysis of the Group's revenue is as follows:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	RMB'000	*RMB'000*
Revenue from contracts with customers within the scope of HKFRS 15		
Sales of properties	**793,244**	1,576,457
Service income	**7,679**	6,170
	800,923	1,582,627
Revenue from other sources		
Rental income	**1,653**	2,789
	802,576	1,585,416

Disaggregation of revenue from contracts with customers by timing of recognition:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	RMB'000	*RMB'000*
Timing of revenue recognition		
At a point in time	**793,244**	1,576,457
Over time	**7,679**	6,170
	800,923	1,582,627

All revenue are generated from the PRC during the six months ended 30 June 2026 and 2025.

5 SEGMENT INFORMATION

The executive Directors have been identified as the chief operating decision maker (the "**CODM**"). Management of the Group has determined the operating segments based on the internal reports reviewed by the CODM, which are used to allocate resources and assess performance.

The Group is principally engaged in property development in the PRC. The CODM reviews the operating results of the business as one segment to assess performance and make decision about resources to be allocated. Revenue and profit after income tax are the measures reported to the CODM for the purpose of resources allocation and performance assessment. Therefore, no segment information is presented.

All of the Group's revenue are derived in the PRC for the six months ended 30 June 2026 and 2025, and all of the non-current assets of the Group were located in the PRC as at 30 June 2026 and 31 December 2025. There was no revenue derived from a single external customer that accounts for 10% or more of the Group's revenue for the six months ended 30 June 2026 and 2025.

6 OTHER (LOSSES)/GAINS, NET

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	RMB'000	*RMB'000*
Gain on waiver of overdue interest from borrowings	**—**	1,004
Penalties, fines and compensations	**(80)**	(807)
Donations	**(125)**	(123)
Loss on disposal of property, plant and equipment	**(22)**	(2)
Others	**60**	253
	(167)	325

7 FINANCE INCOME/(COSTS)

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	RMB'000	*RMB'000*
Finance income		
— Interest income on bank deposits	**66**	166
Finance costs		
— Interest on bank and other long-term borrowings	**(15,793)**	(23,736)
— Interest on lease liabilities	**(413)**	(304)
	(16,206)	(24,040)
Less: Amount capitalised	**15,793**	23,736
Finance costs	**(413)**	(304)
Finance costs, net	**(347)**	(138)

8 PROFIT BEFORE INCOME TAX

Profit before income tax for the period has been arrived at after charging:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	RMB'000	*RMB'000*
Staff costs (including Directors' emoluments)	**26,998**	28,568
Depreciation charge on property, plant and equipment	**1,886**	2,710
Depreciation charge on right-of-use assets	**2,264**	2,721
Amortisation charge on intangible assets	**1,028**	364
Cost of properties recognised as expenses	**717,797**	1,462,119

9 INCOME TAX EXPENSES

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	RMB'000	*RMB'000*
Current income tax		
— PRC LAT	**3,619**	7,266
— PRC Corporate Income Tax	**8,365**	6,389
	11,984	13,655
Deferred income tax	**554**	16,175
	12,538	29,830

10 EARNINGS PER SHARE

Basic and diluted earnings per share is calculated by dividing the Group's profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the six months ended 30 June 2026 and presented as follows:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
The Group's profit attributable to owners of the Company for the purpose of calculating basic and diluted earnings per share (RMB'000)	**5,023**	8,937
Weighted average number of ordinary shares in issue for the purpose of calculating basic and diluted earnings per share ('000)	**1,200,000**	1,200,000
Basic and diluted earnings per share (expressed in RMB cents)	**0.42**	0.74

Diluted earnings per share was equal to the basic earnings per share as there were no dilutive shares in issue during the six months ended 30 June 2026 and 2025.

11 DIVIDENDS

No dividend was paid or proposed during the six months ended 30 June 2026 (2025: nil), nor has any dividend been proposed since the end of the reporting period (2025: nil).

12 PROPERTIES HELD OR UNDER DEVELOPMENT FOR SALE

Balance of properties held or under development for sale is as follows:

	As at 30 June 2026	As at 31 December 2025
	(Unaudited)	(Audited)
	RMB'000	*RMB'000*
Properties under development for sale	**2,425,705**	3,486,352
Properties held for sale	**2,679,247**	2,476,758
	5,104,952	5,963,110
Less: Provision for properties held or under development for sale	**(578,814)**	(645,781)
	4,526,138	5,317,329

13 OTHER RECEIVABLES AND PREPAYMENTS

	As at 30 June 2026 (Unaudited) *RMB'000*	As at 31 December 2025 (Audited) *RMB'000*
Prepayments for construction cost	**11,949**	12,590
Prepaid tax and surcharges	**16,725**	10,557
Value-add-tax recoverable	**26,046**	33,370
	54,720	56,517
Temporary funding receivables from third parties	**90,009**	112,609
Tender and other deposits	**106,240**	109,102
Receivable from project service	**53,140**	53,140
Receivables from government related to the cost of demolition and resettlement activities	**75,563**	75,563
Amount due from a related party	**41,506**	41,506
Receivable from claims on litigation	**6,000**	6,000
Others	**18,933**	15,638
Other receivables, gross	**391,391**	413,558
Less: allowance for impairment of other receivables	**(63,367)**	(61,251)
Other receivables, net	**328,024**	352,307
Total	**382,744**	408,824

14 TRADE AND OTHER PAYABLES

	As at 30 June 2026 (Unaudited) *RMB'000*	As at 31 December 2025 (Audited) *RMB'000*
Trade payables	**1,199,049**	1,443,633
Deposits received from customers	**88,010**	103,630
Value-added-tax and other tax payables	**111,190**	111,077
Amounts due to non-controlling shareholders	**61,735**	55,735
Temporary funding payables	**30,946**	31,166
Interest payables	**50,620**	52,094
Salaries payables	**14,491**	27,176
Amounts due to related parties	**32,570**	29,106
Other payables to related parties	**3,408**	3,982
Others	**40,776**	53,507
	1,632,795	1,911,106

At 30 June 2026, the ageing analysis of trade payables, based on invoice date, are as follows:

	As at 30 June 2026 (Unaudited) *RMB'000*	As at 31 December 2025 (Audited) *RMB'000*
Less than 1 year	**487,578**	986,385
Between 1 and 2 years	**427,888**	91,022
Between 2 and 3 years	**122,716**	194,510
Over 3 years	**160,867**	171,716
	1,199,049	1,443,633

15 CONTRACT LIABILITIES

	As at 30 June 2026 (Unaudited) *RMB'000*	As at 31 December 2025 (Audited) *RMB'000*
Contract liabilities	**1,603,197**	2,016,594

The contract liabilities mainly represent the receipt in advance from customers in respect of the sales of properties. The Group normally receives certain percentage of the contract sum as deposits from customers when they sign the sale and purchase agreement. Such contract liabilities will be utilised as revenue when control of the completed property is transferred to the customer.

16 COMMITMENTS

Capital expenditure committed at 30 June 2026 but not yet incurred is as follows:

	As at 30 June 2026 (Unaudited) *RMB'000*	As at 31 December 2025 (Audited) *RMB'000*
Properties under development for sale	**525,254**	951,246

MANAGEMENT DISCUSSION AND ANALYSIS

INDUSTRY REVIEW

On 15 July 2026, the National Bureau of Statistics issued the "General Situation of the PRC Real Estate Market for January to June 2026". According to the statistics, between January and June 2026, investment in real estate development in the PRC amounted to approximately RMB3,807.4 billion, representing a decrease of approximately 18.0% as compared to the corresponding period last year; of which, investment in residential properties amounted to approximately RMB2,930 billion, representing a decrease of approximately 17.8%. Area under construction of real estate development companies amounted to approximately 5,540.5 million sq.m., representing a decrease of approximately 12.5% as compared to the corresponding period last year; of which, area under construction of residential projects amounted to approximately 3,844.5 million sq.m., representing a decrease of approximately 12.9%. Area of newly commenced property projects amounted to approximately 232.4 million sq.m., representing a decrease of approximately 23.4%; of which, area of newly commenced residential projects amounted to approximately 169.0 million sq.m., representing a decrease of approximately 24.1%. Area of completed properties amounted to approximately 172.2 million sq.m., representing a decrease of approximately 23.7%; of which, area of completed residential projects amounted to approximately 121.5 million sq.m., representing a decrease of approximately 25.3%. Sales area of newly built commodity properties amounted to approximately 401.4 million sq.m., representing a decrease of approximately 11.6% as compared to the corresponding period last year; of which, sales area of residential projects decreased by approximately 12.4%. Sales value of newly built commodity properties amounted to approximately RMB3,794.5 billion, representing a decrease of approximately 13.6% as compared to the corresponding period last year; of which, sales value of residential properties decreased by approximately 13.7%.

Based on the statistics for the first half of 2026, investment in real estate development has declined across the PRC, as the appetite of real estate companies for land acquisition and project commencement continue to weaken, resulting in a more prudent and conservative overall investment posture. The year-on-year decline in construction area reflects a prudent tightening of real estate companies and the continued decline in commencement of new constructions. This has reduced the forward supply of new properties, which is conducive to the absorption of existing housing stock and continued improvement of the supply-demand structure in the property market. The significant contraction in commencement of new property constructions will continue to compress the incremental supply of the new property market going forward. The substantial decline in area of completed projects was mainly attributable to the contraction in commencement of new constructions in prior periods. The medium-to-long-term contraction in the supply of new properties is conducive to the de-stocking of the property market and to achieving a supply-demand balance in the market. Both the area and total sales value of commodity housing transactions declined, with total sales value declining at a faster rate, which not only reflects overall weak market demand for property purchases and a lack of home-buying momentum, but also the reliance of real estate companies on price cuts and promotions to accelerate cash recovery, placing downward price pressure on the new property market. Together, the key performance indicators show that the property sector's principal business data remained generally weak in the first half of the year, indicating that the industry remains in a stage of deep adjustment with significant overall downward pressure.

On 17 July 2026, the Bureau of Statistics of Henan Province issued the "General Situation of the Real Estate Market of Henan Province for January to June 2026". According to the statistics, investment in real estate development in Henan decreased by approximately 12.3% as compared to the corresponding period last year; of which, investment in residential properties decreased by approximately 7.8%. Area under construction of real estate development companies in Henan decreased by approximately 15.7% as compared to the corresponding period last year; of which, area under construction of residential projects decreased by approximately 14.4%. Area of newly commenced property projects in Henan decreased by approximately 17.0%; of which, area of newly commenced residential projects decreased by approximately 13.2%. Area of completed properties in Henan decreased by approximately 8.8%; of which, the completed residential area decreased by approximately 18.4%. Sales area of newly built commodity properties in Henan decreased by approximately 8.0% year-on-year; of which, sales area of residential projects decreased by approximately 7.0%. Sales value of newly built commodity properties in Henan decreased by approximately 11.9%; of which, sales value of residential properties decreased by approximately 10.9%. Unsold area of commodity properties in Henan decreased by approximately 7.0% as compared to the corresponding period last year; of which, unsold area of residential properties decreased by approximately 7.8%.

Based on the statistics for the first half of 2026, investment in real estate development in Henan experienced a general contraction in the first half of 2026, as investment, construction and new projects declined across the board. However, the residential segment demonstrated greater resilience than non-residential properties. Real estate companies actively scaled back new project launches to control inventory growth. Area of completed properties declined slightly, of which the residential segment experienced a steeper decline attributable to the contraction in newly commenced projects in prior periods and prioritisation of funding for ensuring project delivery on the part of real estate companies. Over the medium to long term, tightening of new property supply will be a key force driving inventory de-stocking and market consolidation and establishment of a new equilibrium for the property market. Market transaction volume remained weak in general, with sales value declining faster than sales area, again reflecting the pattern of trading price for volume to accelerate cash recovery. In Henan, unsold area of both commodity properties and residential properties declined, demonstrating the effectiveness of de-stocking efforts. Overall, the industry remains in a period of adjustment with continued optimisation of both supply and demand structures and gradual easing of inventory pressure. Tightening supply, a focus on residential properties and stock revitalisation were the prominent market patterns. Going forward, the market will continue to rely on various market stabilisation policies for support, gradually resolving risks and consolidating at a stable level.

In the first half of 2026, the real estate industry remained in a period of deep adjustment. City-specific policies and measures to address both supply side and demand side structures remain the focus of property market stabilisation efforts both at the national level and for Henan. For demand side, policies relating to mortgage and housing provident fund continued to be optimised, with measures such as housing purchase subsidies, housing trade-in programmes, direct transfers of mortgaged properties and tax rebates on home replacement being implemented, unlocking rigid demand and demand for housing upgrades. For supply side, efforts to ensure project delivery were strengthened, the “white list” for financing real estate companies was expanded, financing channels were further diversified, effectively easing funding and operating pressures on real estate companies. Various property market stabilisation policies continue to be implemented, boosting market expectations and home-buying confidence, providing strong policy support for the property market to consolidate at a stable level.

BUSINESS OVERVIEW

Building on the 2025 strategic goal of “ensuring survival and maintaining stable operations”, in the first half of 2026 the Group remained firmly focused on its key operating strategies, prioritising cash flow, de-stocking inventory, reducing costs and improving efficiency. Leveraging regional and local operating advantages, the Group optimised its internal management and asset operations framework in every aspect and strengthened its core business fundamentals.

The Group’s total land reserves by GFA decreased from approximately 2.6 million sq.m. as at 31 December 2025 to approximately 2.2 million sq.m. as at 30 June 2026. Of which, land reserves in Yuzhou amounted to approximately 944.0 thousand sq.m., in the Economic and Technological Development Zone amounted to approximately 307.2 thousand sq.m., in Dongcheng amounted to approximately 299.6 thousand sq.m., and in Yanling amounted to approximately 223.3 thousand sq.m..

In the first half of 2026, area completed and delivered by the Group was approximately 175.1 thousand sq.m., of which:

Companies in central districts of Xuchang: area delivered by Xuchang Hengrong was approximately 38.1 thousand sq.m., and area delivered by Xuchang Hengrun was approximately 41.4 thousand sq.m.;

Companies in regional counties and cities of Xuchang: area delivered by Yuzhou Hengnuo was approximately 49.2 thousand sq.m., and area delivered by Xiangcheng Hengda was approximately 46.4 thousand sq.m..

In order to optimise the asset structure of the Group's principal business, effectively reduce operating risks, divest inefficient and high-risk assets, and enhance the profitability of its core business, the Group completed the disposal of a 51% equity interest in Xuchang Jiari Baocheng Property Company Limited* (許昌假日寶呈置業有限公司) ("**Xuchang Jiari**") and a 70% equity interest in Xuchang Yuanda Real Estate Company Limited* (許昌遠達置業有限公司) ("**Xuchang Yuanda**") in the first half of the year.

In the first half of the year, the Group's cumulative contracted sales amount was approximately RMB564.0 million, of which residential property sales accounted for approximately RMB471.6 million and commercial property sales accounted for approximately RMB73.7 million.

The Group continued to streamline and optimise its management framework. Guided by the objective of establishing a flatter and more efficient organisation, the division of authority and accountability between headquarters and regional project teams was continuously optimised by delegating greater operating authority to frontline business units and simplifying multi-tier approval processes. At the same time, support functions were consolidated, non-business function headcount was streamlined and discretionary administrative and marketing expenditure was strictly controlled. The Group also realigned its management performance assessment framework. While placing less emphasis on sales volume, performance evaluation focused on three key operating priorities: cash collection efficiency, inventory de-stocking and debt management, thereby directing management and business actions towards accelerating cash recovery.

In the first half of 2026, the Group's "Hengda · Xinzhu" project was awarded the title of "2026 Henan Quality Housing Demonstration Project" by the Henan Real Estate Chamber of Commerce.

Against the backdrop of the industry's prolonged adjustment cycle, maximising short-term earnings is no longer the Group's foremost priority. Instead, maintaining stable and sustainable operating cash flow has become the foundation of the Group's long-term viability. The Group has proactively adopted more conservative return expectations, optimised its asset portfolio through a lighter asset structure, and implemented rigorous business risk management measures. These initiatives allow the Group to build a barrier to strengthen its resilience and enhance the Group's ability to withstand market uncertainty, laying a solid foundation for sustainable long-term development.

Land reserves

As at 30 June 2026, the GFA of the Group's land reserves was approximately 2.2 million sq.m..

Contracted sales

The table below sets forth a breakdown of our major types of contracted sales and contracted average selling price ("**ASP**"):

	Six months ended 30 June 2026	2025	% change +/-
Contracted sales attributable to:			
Residential units (RMB, million)	**471.6**	574.2	-17.9
Commercial units (RMB, million)	**73.7**	144.4	-49.0
Car parking spaces (RMB, million)	**14.4**	29.8	-51.7
Others (RMB, million)	**4.3**	7.4	-41.9
Total (RMB, million)	**564.0**	755.8	-25.4
Contracted saleable GFA/lot attributable to:			
Saleable GFA (sq.m.)	**101,876**	134,111	-24.0
Car parking space (lot)	**482**	835	-42.3
Contracted ASP attributable to:			
Saleable GFA (RMB/sq.m.)	**5,395**	5,414	-0.4
Car parking space (RMB/lot)	**29,775**	35,709	-16.6

Our contracted ASP per sq.m. of saleable GFA decreased by 0.4% to approximately RMB5,395 per sq.m. for the six months ended 30 June 2026 compared to the same period of last year. Such minor decrease in contracted ASP was mainly attributable to general market price adjustments of property projects in Henan Province.

Our contracted ASP per lot for car parking space decreased by 16.6% to approximately RMB29,775 per lot for the six months ended 30 June 2026.

FINANCIAL REVIEW

Results

During the six months ended 30 June 2026, the revenue of the Group was approximately RMB802.6 million (six months ended 30 June 2025: RMB1,585.4 million), representing a decrease of approximately 49.4% as compared to the same period of last year.

The Group recorded gross profit of approximately RMB82.9 million (six months ended 30 June 2025: RMB117.6 million), representing a decrease of approximately RMB34.8 million, or approximately 29.6% as compared to the same period of last year.

Gross profit margin was approximately 10.3% for the six months ended 30 June 2026 (six months ended 30 June 2025: 7.4%), representing an increase by approximately 2.9 percentage points as compared with the same period of last year.

Net results for the period decreased by approximately RMB0.6 million from net profit of approximately RMB3.4 million for the six months ended 30 June 2025 to net profit of approximately RMB2.8 million for the six months ended 30 June 2026.

Revenue

Our revenue was derived primarily from (i) sales of properties, (ii) rental income and (iii) service income. The following table sets forth the breakdown of the revenue and their respective percentages of contribution to the total revenue for the periods indicated:

	Six months ended 30 June				
	2026		2025		% change
	RMB'000	***%***	*RMB'000*	*%*	+/-
Sales of properties	**793,244**	**98.8**	1,576,457	99.4	-49.7
Rental income	**1,653**	**0.2**	2,789	0.2	-40.7
Service income	**7,679**	**1.0**	6,170	0.4	+24.5
	802,576	**100.0**	1,585,416	100.0	-49.4

The tables below set out the revenue from the sales of properties, the total GFA/units of properties recognised and the overall recognised ASP of our properties by property types:

	Six months ended 30 June					
	2026			2025		
	Revenue	**GFA recognised**	**Recognised ASP per sq.m.**	Revenue	GFA recognised	Recognised ASP per sq.m.
	RMB'000	***sq.m.***	***RMB***	*RMB'000*	*sq.m.*	*RMB*
Residential	**697,622**	**128,365**	**5,435**	1,382,088	268,537	5,147
Commercial	**78,134**	**13,743**	**5,685**	174,661	37,263	4,687
Storage	**3,811**	**3,161**	**1,206**	2,397	1,654	1,449
	779,567	**145,269**	**5,366**	1,559,146	307,454	5,071

	Revenue	**Units recognised**	**Recognised ASP per unit**	Revenue	Units recognised	Recognised ASP per unit
	RMB'000	***lot***	***RMB***	*RMB'000*	*lot*	*RMB*
Car parking spaces	**13,677**	**398**	**34,364**	17,311	545	31,763

Sales of properties, which accounted for approximately 98.8% of our total revenue for the six months ended 30 June 2026 (six months ended 30 June 2025: 99.4%), were primarily contributed by the sales of residential and commercial properties.

Our revenue decreased by approximately RMB782.8 million or 49.4% from approximately RMB1,585.4 million for the six months ended 30 June 2025 to approximately RMB802.6 million for the six months ended 30 June 2026.

Gross profit and gross profit margin

The table below sets out the revenue, gross profit and gross profit margin by category:

	Six months ended 30 June							
	2026				2025			
	Revenue	**Cost of sales**	**Gross profit**	**Gross profit Margin**	Revenue	Cost of sales	Gross profit	Gross profit Margin
	RMB'000	***RMB'000***	***RMB'000***	**%**	*RMB'000*	*RMB'000*	*RMB'000*	%
Sales of properties								
— Residential	**697,622**	**630,372**	**67,250**	**9.6**	1,382,088	1,291,359	90,729	6.6
— Commercial	**78,134**	**63,714**	**14,420**	**18.5**	174,661	155,040	19,621	11.2
— Car parking spaces and storages	**17,488**	**19,905**	**(2,417)**	**-13.8**	19,708	15,703	4,005	20.3
Subtotal	**793,244**	**713,991**	**79,253**	**10.0**	1,576,457	1,462,102	114,355	7.3
Rental income	**1,653**	**—**	**1,653**	**100.0**	2,789	—	2,789	100.0
Service income	**7,679**	**5,731**	**1,948**	**25.4**	6,170	5,670	500	8.1
	802,576	**719,722**	**82,854**	**10.3**	1,585,416	1,467,772	117,644	7.4

The gross profit margin of sales of commercial properties increased from approximately 11.2% for the six months ended 30 June 2025 to approximately 18.5% for the six months ended 30 June 2026, due to higher ASP per sq.m. of commercial properties recognised during the six months ended 30 June 2026 compared with those of the six months ended 30 June 2025. The gross profit margin from sales of properties increased from approximately 7.3% for the six months ended 30 June 2025 to approximately 10.0% for the six months ended 30 June 2026.

Profit for the six months ended 30 June 2026 was approximately RMB2.8 million (six months ended 30 June 2025: profit of RMB3.4 million), representing a decrease of approximately RMB0.6 million. It was mainly due to the decrease of GFA delivered during the six months ended 30 June 2026.

Fair value losses on investment properties

The Group's investment properties were valued on 30 June 2026 by an independent qualified valuer, Vincorn Consulting and Appraisal Limited, who holds recognised relevant professional qualification and has recent experience in the locations and segments of the investment properties valued.

Selling and marketing expenses

For the six months ended 30 June 2026, the Group's selling and marketing expenses amounted to approximately RMB30.9 million (six months ended 30 June 2025: RMB37.8 million), representing a decrease of approximately 18.2% as compared to the same period in 2025. The decrease was mainly attributable to the decrease in staff costs as well as office and meeting expenses.

Administrative expenses

The administrative expenses decreased by approximately 19.9% from approximately RMB42.9 million for the six months ended 30 June 2025 to approximately RMB34.4 million for the six months ended 30 June 2026.

Loss on disposal of a subsidiary

During the six months ended 30 June 2026, the Group entered into a sale and purchase agreement with a related party of the Group, pursuant to which the Group disposed of its 70% equity interest in Xuchang Yuanda for a consideration of approximately RMB3,000,000. The disposal was completed on 25 June 2026 and resulted in a loss on disposal of a subsidiary amounting to approximately RMB385,000 recognised in the Group's profit or loss for the six months ended 30 June 2026.

Gain on deemed disposal of a subsidiary

During the six months ended 30 June 2026, the Group entered into a sale and purchase agreement with an independent third party not connected with the Group, pursuant to which the Group disposed of its 51% equity interest in Xuchang Jiari for a consideration of approximately RMB10,200,000. Upon completion of the above-mentioned disposal, the Group lost control over Xuchang Jiari, which has thereafter been accounted for as an associate using the equity method. The deemed disposal was completed on 13 February 2026 and resulted in a gain on deemed disposal of a subsidiary amounting to approximately RMB2,785,000 recognised in the Group's profit or loss for the six months ended 30 June 2026.

Other (losses)/gains — net

During the six months ended 30 June 2026, the Group's net other losses amounted to approximately RMB0.2 million (six months ended 30 June 2025: net other gains of RMB0.3 million).

Finance costs — net

Finance costs — net primarily consisted of (i) interest income on bank deposits; (ii) interest expenses on borrowings; and (iii) interest and finance charges payable for lease liabilities less interest expenses which were capitalised to the extent that such costs are directly attributable to property development projects.

Income tax expenses

Income tax expenses mainly comprised the PRC Corporate Income Tax expense and land appreciation tax arising from our PRC subsidiaries. Income tax expenses decreased by approximately 58.0% or RMB17.3 million from approximately RMB29.8 million for the six months ended 30 June 2025 to approximately RMB12.5 million for the six months ended 30 June 2026. The reduction of income tax expenses for the six months ended 30 June 2026 was attributable to a decline in profit before income tax during the same period.

Liquidity, financial resources and capital resources

As at 30 June 2026, the cash and cash equivalents amounted to approximately RMB170.0 million (31 December 2025: RMB135.0 million), of which approximately RMB169.9 million (31 December 2025: RMB134.9 million) was denominated in RMB and approximately RMB0.1 million (31 December 2025: RMB0.1 million) was denominated in Hong Kong dollars.

As at 30 June 2026, the restricted bank deposits amounted to approximately RMB197.2 million (31 December 2025: RMB176.9 million), all restricted bank deposits were denominated in RMB.

The Group's total borrowings amounted to approximately RMB765.3 million as at 30 June 2026 (31 December 2025: RMB827.8 million), of which approximately RMB418.2 million was classified as current liabilities (31 December 2025: RMB422.9 million). Approximately 51.9% (31 December 2025: 49.8%) out of the Group's total borrowings was at fixed interest rates.

As at 30 June 2026 and 31 December 2025, the Group's borrowings were repayable as follows:

	As at 30 June 2026			As at 31 December 2025		
	Within 1 year	**Between 1 to 2 years**	**Between 2 to 5 years**	Within 1 year	Between 1 to 2 years	Between 2 to 5 years
	RMB'000	***RMB'000***	***RMB'000***	*RMB'000*	*RMB'000*	*RMB'000*
Bank borrowings	**254,270**	**269,730**	**53,000**	222,730	210,100	170,430
Other long-term borrowings	**163,900**	**11,840**	**12,537**	200,154	11,840	12,537
	418,170	**281,570**	**65,537**	422,884	221,940	182,967

Current, total and net assets

As at 30 June 2026, the Group had current assets of approximately RMB5,418.5 million (31 December 2025: RMB6,183.0 million) and current liabilities of approximately RMB3,970.5 million (31 December 2025: RMB4,737.5 million), there was an increase in net current assets value from approximately RMB1,445.4 million as at 31 December 2025 to approximately RMB1,448.0 million as at 30 June 2026.

As at 30 June 2026, the Group had total assets of approximately RMB5,683.7 million (31 December 2025: RMB6,512.4 million) and total liabilities of approximately RMB4,336.2 million (31 December 2025: RMB5,162.3 million), representing a decrease of net assets or total equity from approximately RMB1,350.1 million as at 31 December 2025 to approximately RMB1,347.5 million as at 30 June 2026.

Charge on assets

Certain of the Group's borrowings are secured by property, plant and equipment, investment properties, equity interests in subsidiaries and properties held or under development for sale of the Group.

Financial guarantees and contingent liabilities

	As at 30 June 2026 (Unaudited) *RMB'000*	As at 31 December 2025 (Audited) *RMB'000*
Guarantees in respect of mortgage facilities for certain purchasers of the Group's properties *(a)*	**6,314,842**	6,426,398
Guarantees in respect of the shareholder's loans of an associate of the Group *(b)*	**229,070**	229,070
Pledges provided for borrowings of an associate of the Group *(c)*	**30,000**	—
Pledges provided for borrowings of certain third parties *(d)*	**140,350**	139,900
	6,714,262	6,795,368

(a) The Group has arranged bank financing for certain purchasers of the Group's properties and provided guarantees to secure obligations of these purchasers for repayments. Such guarantees will be terminated upon the earlier of (i) the issuance and transfer of the real estate ownership certificate; or (ii) the satisfaction of mortgage loans by the purchasers of the properties.

Pursuant to the terms of the guarantees, upon default of mortgage payments by these purchasers, the Group is responsible to repay the outstanding mortgage principal together with accrued interest owed by the defaulting purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties after the relevant legal procedures. The Group's guarantee period starts from the date of grant of mortgage to the purchasers. The directors of the Company consider that the likelihood of default of payments by the purchasers is minimal and therefore the financial guarantee measured at fair value is immaterial.

(b) In line with the diversified land acquisition strategies of the Group, a subsidiary of the Group obtained 20% equity interest in an associate of the Group (the "**Associate**") which holds a parcel of land for development through a bidding process, and remaining 80% equity interest is held by an independent third party (the "**Investee**"). Based on the investment agreement entered into between the Associate, the subsidiary of the Group and the Investee, the Associate has to repay the shareholder's loans provided by the Investee within a specified timeframe after commencement of presale activities. If the Associate fails to return such shareholder's loans on time, the subsidiary of the Group is required to provide funding to the Associate for the repayment of the shareholder's loans. As at 30 June 2026, such shareholder's loans of the Associate are approximately RMB229,070,000 (31 December 2025: RMB229,070,000).

In addition, pursuant to the above-mentioned investment agreement, the subsidiary of the Group also has to compensate for all losses of the Investee if the property project is delayed under certain conditions or that the repayment of shareholder's loans is delayed beyond a certain period stipulated in the investment agreement. The directors of the Company consider that the risk of providing funding for repayment of shareholder's loans or incurring any compensation loss is low as the development progress has been continuously communicated and mutually agreed.

(c) Amounts represented the maximum exposure of the pledges of properties held or under development for sale provided for the borrowings of an associate of the Group as at 30 June 2026.

(d) Amounts represented the maximum exposure of the pledges of properties held or under development for sale provided for the borrowings of certain third parties as at 30 June 2026 and 31 December 2025.

Key financial ratios

Key financial ratios:

	As at 30 June 2026	As at 31 December 2025
Liquidity ratio		
Current ratio	**1.4**	1.3
Capital adequacy ratios		
Gearing ratio *(note 1)*	**56.8%**	61.3%
Debt to equity ratio *(note 2)*	**44.2%**	51.3%

Note 1: Gearing ratio is our total debts, including bank borrowings and other long-term borrowings, as a percentage of total equity.

Note 2: Debt to equity ratio is our total debts, minus cash and cash equivalents, as a percentage of total equity.

KEY RISK FACTORS

All of our projects are located in Henan Province, the PRC. Our business continues to be heavily dependent on the performance of the property markets in Xuchang City and other cities in Henan Province. These property markets may be affected by local, regional, national and global factors, many of which are beyond our control and could include economic and financial conditions, speculative activities in local markets, demand for and supply of properties, availability of alternative investment choices for property buyers, inflation, government policies, interest rates and availability of capital. The selling price per sq.m. and gross profit margins of our properties vary by the type of properties we developed and sold, and affected by various factors including the market demand of the properties located, prevailing local market prices, the cost of properties constructed and sold.

The property market in the cities in which we have operations or plan to expand our operations has been competitive. Our existing and potential competitors include both major national and regional property developers with expansive operations in the cities or markets in which we operate as well as local property developers. We compete with them with respect to a number of factors, including land acquisition, geographic location, management expertise, financial resources, access to transportation infrastructure, size of land reserves, product quality, brand recognition by customers, customer services and support, pricing and design quality. We may seek to further enhance our market presence in these cities amid intense competition.

In addition, our business is also subject to the general social conditions in the regions where we operate and in the PRC in general. Any occurrence of force majeure events, natural disasters or outbreaks of epidemics and pandemics, including those caused by avian influenza, swine influenza, Middle East respiratory syndrome coronavirus or COVID-19 in the regions where we operate or in the PRC in general, which are beyond our control, depending on their scale, may cause different degrees of damage to the economy, social conditions, infrastructure and livelihood of the people of the regions we operate or in the PRC in general.

The Group's exposure to changes in interest rates is mainly attributable to its borrowings. Borrowings at variable rates expose the Group to cash flow interest rate risk. Borrowings at fixed rates expose the Group to fair value interest rate risk. The Group has not hedged its cash flow or fair value interest rate risks.

The Group is principally engaged in the property development business in the PRC with almost all transactions denominated in Renminbi. In addition, the majority of the Group's assets and liabilities are denominated in Renminbi. Accordingly, the Group is not exposed to significant foreign currency risk, except for the bank deposits denominated in Hong Kong dollars. The Group currently does not have a foreign currency hedging policy. However, the management of the Group closely monitors the foreign exchange exposure and will take actions when necessary.

GEARING RATIO

Gearing ratio is our total debts, including bank borrowings and other long-term borrowings, as a percentage of total equity. As at 30 June 2026, the gearing ratio of the Group was approximately 56.8%, representing a decrease of approximately 4.5 percentage points as compared with approximately 61.3% as at 31 December 2025, which was mainly due to the repayment of borrowings during the period.

INTERIM DIVIDEND

The Board takes into account the Group's overall results of operation, financial position and capital requirements, among other factors, in considering the declaration of dividends. The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2026.

TREASURY POLICIES AND CAPITAL STRUCTURE

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amounts of dividends paid to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the gearing ratio.

HUMAN RESOURCES AND EMPLOYEES' REMUNERATION

Human resources have always been the most valuable resource of the Group. As at 30 June 2026, the Group had a total workforce of 326 employees (30 June 2025: 453). The remuneration policy is reviewed by the Board from time to time. Emoluments of the directors of the Company are determined by the Remuneration Committee after considering performance of the Group, individual performance and comparison with market conditions. In addition to basic remuneration, the Group also provides medical insurance, social insurance contribution plans or other pension schemes, and other benefits in kind to the employees.

To strengthen training and development of our staff, the Group provides a series of employee training programmes, which aim to accelerate professional growth and identify competences and talents of diversified teams. High potential staff are preferred and developed intensively according to the promotion plan towards the management level. In order to attract and retain suitable candidates for business development, the Group adopted the share option scheme as an incentive since November 2018.

FORWARD LOOKING

Under the impact of the industry's diverging competitive landscape and the continued implementation of policies to regulate housing inventory, a focus on inventory and supply contraction are features to be expected of the real estate market over the medium to long term. Weak demand and persistently elevated inventory levels in Tier 3 and Tier 4 cities and county-level markets are unlikely to improve in the near term, as the broad-based market upcycle across the entire industry has ended. Going forward, only real estate companies with deep local market expertise, robust cash flows and strong capabilities in operating inventory assets will be well positioned to achieve business model transformation and sustainable, high-quality growth. Accordingly, the key development pathway will focus on three strategic priorities.

First, maintaining a cash-first principle and accelerating inventory de-stocking. Real estate companies will have to differentiate and manage the disposal of various asset classes accordingly. Residential inventory will have to be de-stocked quickly while revitalising commercial properties through a combination of leasing and sales. At the same time, they should leverage policy initiatives such as urban renewal and affordable housing programmes to broaden sources of cash inflows. Land reserves should be optimised through the disposal of underperforming land parcels and prudent development of high-quality sites on a phased basis. Risk of further inventory build-up must be strictly controlled.

Second, focusing on ensuring project delivery and enhancing operational efficiency through disciplined cost management. To safeguard business credibility, it is necessary to uphold commitment to project delivery. Operating with a lean organisational structure with greater operational authority delegated to project teams can enhance responsiveness to changing market conditions. Implementing full-cycle cost control, eliminating unnecessary expenditure and reducing debt levels will strengthen defence against operating risks.

Third, deepening presence in local markets by focusing closely on local housing demand, benchmarking residential products against market standards and optimising unit layouts to develop differentiated competitive strengths. Enhancing homeowner engagement and referral incentive mechanisms, working closely with local sales and distribution channels to broaden customer base will help to consolidate and expand market share in core regional markets.

In the long term, the Group will adopt a prudent strategy of selective contraction, strategically reducing the scale of new property development while leveraging its local market resources and management capabilities to optimise its operating structure. While the industry trends towards sophistication, localisation and a focus on inventory, the Group will advance its business transformation with prudent operations and cash-flow security as its core priorities. It will seek to build competitive advantages in its core regional markets and navigate the industry's adjustment cycle in a stable and resilient manner, in order to achieve sustainable long-term development.

OTHER INFORMATION

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this interim results announcement, no material events were undertaken by the Group subsequent to 30 June 2026.

CORPORATE GOVERNANCE

The Company recognises the importance of corporate transparency and accountability. The Company is committed to achieving a high standard of corporate governance and leading the Group to attain better results and improve its corporate image with effective corporate governance procedures. During the six months ended 30 June 2026, the Board is of the opinion that the Company has complied with all the applicable code provisions as set out in the Corporate Governance Code contained in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**").

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**") set out in Appendix C3 to the Listing Rules as its own code of conduct regarding securities transactions by the directors of the Company. The Company has made a specific enquiry to all directors of the Company regarding any non-compliance with the Model Code and all directors confirmed that they have complied with the Model Code for the six months ended 30 June 2026.

PURCHASE, SALE OR REDEMPTION OF SECURITIES

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

REVIEW BY AUDIT COMMITTEE

The unaudited condensed consolidated interim financial statements for the six months ended 30 June 2026 have been reviewed by the audit committee of the Board which comprises three independent non-executive directors namely, LEE Kwok Lun, FANG Cheng and WEI Jian.

AUDIT OR REVIEW OF THE FINANCIAL RESULTS

The unaudited condensed interim consolidated financial statements of the Group for the six months ended 30 June 2026 have not been audited or reviewed by the auditor of the Company.

PUBLICATION OF INTERIM RESULTS AND INTERIM REPORT

This interim results announcement is published on the websites of the Company (www.everreachgroup.com) and the Stock Exchange (www.hkexnews.hk). The interim report will be dispatched to the shareholders of the Company (upon request) and available on the websites of the Company and the Stock Exchange in due course.

FORWARD-LOOKING STATEMENTS

This announcement includes certain forward-looking statements which involve the financial conditions, results and businesses of the Group. These forward-looking statements are the Group's expectation or beliefs for future events and they involve known and unknown risks and uncertainties, which may cause actual results, performance or development of the situation to differ materially from the situation expressed or implied by these statements.

By Order of the Board
Ever Reach Group (Holdings) Company Limited
Li Xiaobing
Chairman and Executive director

Hong Kong, 27 August 2026

As at the date of this announcement, the executive directors of the Company are Li Xiaobing, Wang Zhenfeng, Li Man and Wang Quan; and the independent non-executive directors of the Company are Lee Kwok Lun, Wei Jian and Fang Cheng.

* *The English name is for identification purpose only*