**HUIJING HOLDINGS COMPANY LIMITED**
**滙景控股有限公司**
*(Incorporated in the Cayman Islands with limited liability)*
**(Stock code: 9968)**

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

## 2026 INTERIM RESULTS HIGHLIGHTS

- Contracted sales (including contracted sales from joint ventures) amounted to approximately RMB3.8 million for the period ended 30 June 2026.
- Revenue decreased by 84.2% to approximately RMB21.5 million for the period ended 30 June 2026.
- Gross profit amounted to approximately RMB9.9 million for the period ended 30 June 2026.
- Loss amounted to approximately RMB227.0 million for the period ended 30 June 2026, representing a decrease of 5.8% compared to the loss for the same period in 2025, of which approximately RMB226.5 million was attributable to owners of the parent company.
- Cash and bank balances were approximately RMB18.2 million as at 30 June 2026.
- The Board did not recommend the payment of interim dividend for the six months ended 30 June 2026 (for the six months ended 30 June 2025: Nil).

## INTERIM RESULTS

The board (the "**Board**") of directors (the "**Directors**") of Huijing Holdings Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") announces the unaudited condensed consolidated interim results of the Group for the six months ended 30 June 2026 (the "**Period**") together with the comparative figures for the six months ended 30 June 2025 as follows:

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

*For the six months ended 30 June 2026*

| | | **Six months ended 30 June** | |
|---|---|---|---|
| | | **2026** | 2025 |
| | *Notes* | **(Unaudited)** | (Unaudited) |
| | | ***RMB'000*** | *RMB'000* |
| **REVENUE** | *4* | **21,497** | 136,144 |
| Cost of sales | | **(11,580)** | (117,329) |
| **Gross profit** | | **9,917** | 18,815 |
| Other income and gains | *4* | **453** | 744 |
| Selling and distribution expenses | | **(122)** | (1,466) |
| Administrative expenses | | **(20,075)** | (28,900) |
| Fair value loss on investment properties, net | | **(700)** | (500) |
| Reversal of trade and other receivables | | **58,721** | 49,305 |
| Write-down of inventories to net realisable value | | **(23,267)** | (23,452) |
| Other expenses | | **(22,281)** | (77,340) |
| Remeasurement of financial guarantee contracts | | **2,948** | (946) |
| Finance costs | *5* | **(222,247)** | (134,329) |
| Share of losses of joint ventures | | **(11,278)** | (12,032) |
| Share of loss of an associate | | **–** | – |
| **LOSS BEFORE TAX** | *6* | **(227,931)** | (210,101) |
| Income tax credit/(expense) | *7* | **898** | (30,840) |
| **LOSS FOR THE PERIOD** | | **(227,033)** | (240,941) |
| **ATTRIBUTABLE TO:** | | | |
| Owners of the parent | | **(226,479)** | (250,848) |
| Non-controlling interests | | **(554)** | 9,907 |
| | | **(227,033)** | (240,941) |
| **LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT** | | | |
| Basic and diluted *(RMB per share)* | *8* | **(0.04)** | (0.05) |

## INTERIM 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* |
| **LOSS FOR THE PERIOD** | **(227,033)** | (240,941) |
| **Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:** | | |
| *Exchange differences on translation of financial statements of the Company* | **18,256** | 11,803 |
| **Other comprehensive loss that may be reclassified to profit or loss in subsequent periods:** | | |
| *Exchange differences on translation of financial statements of subsidiaries* | **35,093** | 25,287 |
| **Other comprehensive income for the period** | **53,349** | 37,090 |
| **TOTAL COMPREHENSIVE LOSS FOR THE PERIOD** | **(173,684)** | (203,851) |
| **ATTRIBUTABLE TO:** | | |
| Owners of the parent | **(173,130)** | (213,758) |
| Non-controlling interests | **(554)** | 9,907 |
| | **(173,684)** | (203,851) |

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

*As at 30 June 2026*

| | Notes | **30 June 2026 (Unaudited)** *RMB'000* | 31 December 2025 (Audited) *RMB'000* |
|---|---|---|---|
| **NON-CURRENT ASSETS** | | | |
| Property, plant and equipment | | **52,820** | 55,500 |
| Right-of-use assets | | **670** | 91 |
| Investment properties | | **1,257,800** | 1,258,500 |
| Intangible assets | | **3,791** | 3,903 |
| Investments in joint ventures | | **153,458** | 164,736 |
| Investment in an associate | | **7,295** | 7,295 |
| Land held for development for sale | | **1,178,885** | 1,172,885 |
| Deferred tax assets | | **163,758** | 164,068 |
| **TOTAL NON-CURRENT ASSETS** | | **2,818,477** | 2,826,978 |
| **CURRENT ASSETS** | | | |
| Land held for development for sale | | **510,505** | 513,011 |
| Properties under development | | **1,782,623** | 1,819,766 |
| Completed properties held for sale | | **929,020** | 937,583 |
| Trade receivables | *9* | **10,089** | 266,007 |
| Prepayments, other receivables and other assets | | **1,310,562** | 1,244,435 |
| Receivable from a joint venture | | **–** | – |
| Financial assets at fair value through profit or loss | | **10** | 10 |
| Prepaid land appreciation tax | | **3,242** | 3,242 |
| Cash and bank balances | | **18,229** | 27,423 |
| **TOTAL CURRENT ASSETS** | | **4,564,280** | 4,811,477 |

| | Notes | **30 June 2026 (Unaudited)** *RMB'000* | 31 December 2025 (Audited) *RMB'000* |
|---|---|---|---|
| **CURRENT LIABILITIES** | | | |
| Trade payables | *10* | **852,881** | 900,994 |
| Other payables, deposits received and accruals | | **1,898,678** | 1,826,944 |
| Lease liabilities | | **441** | 99 |
| Contract liabilities | | **564,639** | 571,667 |
| Interest-bearing bank and other borrowings | | **3,759,151** | 3,878,429 |
| Senior notes | | **1,140,067** | 1,118,623 |
| Provision for corporate income tax | | **668,290** | 668,173 |
| Provision for land appreciation tax | | **655,030** | 656,271 |
| **TOTAL CURRENT LIABILITIES** | | **9,539,177** | 9,621,200 |
| **NET CURRENT LIABILITIES** | | **(4,974,897)** | (4,809,723) |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | **(2,156,420)** | (1,982,745) |
| **NON-CURRENT LIABILITIES** | | | |
| Lease liabilities | | **264** | – |
| Deferred tax liabilities | | **68,545** | 68,720 |
| **TOTAL NON-CURRENT LIABILITIES** | | **68,809** | 68,720 |
| **NET LIABILITIES** | | **(2,225,229)** | (2,051,465) |
| **EQUITY** | | | |
| **Equity attributable to owners of the parent** | | | |
| Issued capital | | **47,972** | 47,972 |
| Reserves | | **(2,742,308)** | (2,569,098) |
| | | **(2,694,336)** | (2,521,126) |
| **Non-controlling interests** | | **469,107** | 469,661 |
| **TOTAL DEFICIT** | | **(2,225,229)** | (2,051,465) |

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

## 1. CORPORATE INFORMATION

The Company is an exempted company with limited liability incorporated in the Cayman Islands and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

During the reporting period, the Company and its subsidiaries (collectively, the "**Group**") were principally engaged in property development and investment in the People's Republic of China (the "**PRC**"). In the opinion of the directors of the Company (the "**Directors**"), the ultimate and immediate holding company of the Company is Wui Ying Holdings Limited ("**Wui Ying**"), which is incorporated in the British Virgin Islands, and the controlling shareholders of the Company are Mr Lun Ruixiang ("**Mr Lun Ruixiang**", through Wui Ying) and Ms Chan Hau Wan ("**Ms Chan**", spouse of Mr Lun Ruixiang and through Wui Shing Holdings Limited ("**Wui Shing**")).

The Company was informed by Wui Ying and Wui Shing that on 17 July 2026, Mr Lun Ruixiang transferred his entire shareholding in Wui Ying to his son, Mr Lun Chu Kwan, and Ms Chan Hau Wan transferred her entire shareholding in Wui Shing to their daughter, Ms Lun Suk Man. Wui Ying subsequently allotted 60 shares to Mr Lun Chu Kwan and 39 shares to Ms Lun Suk Man.

Immediately upon completion of these transactions, Wui Ying is held as to 61% by Mr Lun Chu Kwan and 39% by Ms Lun Suk Man, and Wui Shing is wholly owned by Ms Lun Suk Man.

Accordingly, Mr Lun Chu Kwan is interested in 2,401,771,910 shares (approximately 45.71%) and Ms Lun Suk Man is interested in 1,580,218,090 shares (approximately 30.08%) of the Company.

Immediately prior to and upon completion of the above transactions, Wui Ying remained as a controlling shareholder of the Company holding 3,937,331,000 shares, representing approximately 74.94% of the total issued share capital of the Company.

## 2.1 BASIS OF PRESENTATION

The Group incurred a net loss of approximately RMB227,033,000 for the six months ended 30 June 2026 and as of that date, the Group's current liabilities exceeded its current assets by approximately RMB4,974,897,000, and the Group had net liabilities of approximately RMB2,225,229,000. The carrying amounts of the interest-bearing bank and other borrowings, senior notes payables and accrued interests on these payables were approximately RMB3,759,151,000, RMB1,140,067,000 and RMB1,199,877,000 respectively, which will be due for repayment within the next twelve months from the end of the reporting period or repayable on demand, while its available cash and cash equivalents amounted to RMB1,305,000. In addition, the Group had defaulted or cross defaulted on certain interest-bearing bank and other borrowings and the senior notes with accrued and overdue interests in aggregate of approximately RMB6,099,095,000 as at 30 June 2026 and the payment remained outstanding as of the date of approval of these interim condensed consolidated financial statements. The non-compliance constituted an event of default, such that the lenders may exercise their rights to serve notice to demand immediate repayment of all outstanding debts including interests. Apart from the aforesaid, subsequent to 30 June 2026 and up to the date of approval of the consolidated financial statements, the Group did not repay principal and interest totalling approximately RMB6,182,005,000 for certain interest-bearing bank and other borrowings and senior notes. These events and conditions indicate the existence of material uncertainties that may cast significant doubt on the Group's ability to continue as a going concern.

The Directors have carefully considered the Group's expected cash flow projections for not less than 18 months from the end of the reporting period and have given due consideration to the matters that give rise to material doubt as to its ability 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:

(a) the Group has been focusing on the completion and delivery of its property projects as well as the implementation of measures to accelerate the sale of properties under development and completed properties. Among other things, the Group has maintained active communication with the PRC government and successfully secured fundings to support project delivery and expedite property sales. For unsold projects, the Group has introduced promotional strategies, including price reductions, to stimulate demand;

(b) the Group has been consolidating resources to optimise its operations and reduce expenses and capital expenditures. This includes continuing to look for partners to jointly develop certain property development projects to generate additional cash inflows and/or reduce cash outflows. In addition, the Group has implemented cost control measures and eliminated unnecessary capital expenditures to preserve liquidity for ongoing development of its existing property development projects. Among other measures to optimize operations, the Group has reduced headcount and associated human capital costs. Additionally, intermediary fees have been lowered by internalizing previously outsourced functions;

(c) the Group is actively in discussion with its existing lenders to renew and/or refinance the Group's certain borrowings. The Group has engaged in constructive dialogue with prospective financiers to explore possible refinancing options. Among others, the Group has been actively engaged in constructive discussions with its principal lender concerning refinancing plans. The Group also maintains regular communication with offshore creditors to assess the feasibility of extensions and refinancing arrangements; and

(d) to address the working capital needs, the Company has taken various measures, including but not limited to, the collection of rent from properties and industrial plants, as well as the recovery of historical outstanding debts etc.

The Directors have reviewed the cash flow projections of the Group prepared by the management covering a period of not less than 18 months from the end of the reporting period. They are of the opinion that, taking into account the above plans and measures, the Group will be able to adequately fund its operations and meet its financial obligations as and when they fall due in the foreseeable future. Accordingly, the Directors consider that the preparation of these interim condensed consolidated financial statements on a going concern basis is appropriate.

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 Group's ability to generate adequate financing and operating cash flows through the following:

(a) the successful and timely completion and delivery of its property projects as well as the implementation of measures to accelerate the sale of properties under development and completed properties; and

(b) the successful renewal and/or refinancing of certain of its borrowings, as well as the successful outcome of ongoing discussions with the Group's major creditors.

Should the Group fail to achieve the above-mentioned plans and measures, it might not be able to continue as a going concern, and adjustments would have to be made to write down the value of the assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets as current assets and non-current liabilities as current liabilities. The effects of these potential adjustments have not been reflected in the interim condensed consolidated financial statements.

## 2.2 BASIS OF PREPARATION

The interim condensed consolidated financial statements for the six months ended 30 June 2026 have been prepared in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants (the "**HKICPA**") as well as the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2025. The accounting policies and methods of computation used in the preparation of those condensed consolidated financial statements are consistent with those used in the Group's annual financial statements for the year ended 31 December 2025.

The interim condensed consolidated financial statements have been prepared under the historical cost convention, except for investment properties measured at fair value and financial assets at fair value through profit or loss. The interim condensed consolidated financial statements are presented in Renminbi ("**RMB**") and all values are rounded to the nearest thousand (RMB'000) except when otherwise indicated.

## 2.3 APPLICATION OF AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS

In the current period, the Group has applied the following new and revised Hong Kong Financial Reporting Standards ("**HKFRSs**") issued by the HKICPA, for the first time, which are mandatorily effective for the Group's annual period beginning on 1 January 2026 for the preparation of the Group's interim condensed consolidated financial statements:

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

These new and revised HKFRSs had no material impact on the Group's financial position and financial performance for the current and prior periods and/or on the disclosures set out in these interim condensed consolidated financial statements.

The Directors anticipate that the application of the new and amended HKFRSs that are not yet effective will have no material impact on the interim condensed consolidated financial statements of the Group in the foreseeable future.

## 3. OPERATING SEGMENT INFORMATION

The Group is principally engaged in one single operating segment, i.e., the property development and investment business. Accordingly, no operating segment information is presented.

**Geographical information**

No geographical information operating segment is presented as the Group's revenue from the external customers is derived solely from its operations in Mainland China and more than 90% of the non-current assets of the Group are located in Mainland China. Accordingly, in the opinion of the Directors, the presentation of geographical information would provide no additional useful information to the users of the interim condensed consolidated financial information.

**Information about a major customer**

For the six months ended 30 June 2026, no revenue from transactions with a single external customer contributed 10% or more of the Group's total revenue (for the six months ended 30 June 2025: Nil).

## 4. REVENUE, OTHER INCOME AND GAINS

An analysis of revenue is as follows:

| | **Six months ended 30 June** | |
|---|---|---|
| | **2026** | 2025 |
| | **(Unaudited)** | (Unaudited) |
| | ***RMB'000*** | *RMB'000* |
| **Revenue** | | |
| *Revenue from contracts with customers* | | |
| Sale of properties in the PRC | **6,627** | 117,834 |
| *Revenue from other sources* | | |
| Gross rental income | **14,870** | 18,310 |
| | **21,497** | 136,144 |

An analysis of other income and gains is as follows:

| | **Six months ended 30 June** | |
|---|---|---|
| | **2026** | 2025 |
| | **(Unaudited)** | (Unaudited) |
| | ***RMB'000*** | *RMB'000* |
| **Other income and gains** | | |
| Bank interest income | **5** | 176 |
| Other rental income | **–** | – |
| Foreign exchange difference, net | **–** | – |
| Others | **448** | 568 |
| | **453** | 744 |

## 5. FINANCE COSTS

An analysis of finance costs is as follows:

| | Six months ended 30 June | |
|---|---|---|
| | **2026** | 2025 |
| | **(Unaudited)** | (Unaudited) |
| | ***RMB'000*** | *RMB'000* |
| Interest on lease liabilities | **14** | 19 |
| Interest on bank and other borrowings | **194,886** | 143,937 |
| Interest on senior notes | **54,159** | 57,423 |
| Interest expense arising from revenue contracts | **–** | – |
| | **249,059** | 201,379 |
| Less: Interest capitalised | **(26,812)** | (67,050) |
| | **222,247** | 134,329 |

## 6. LOSS BEFORE TAX

The Group's loss before tax is arrived at after charging/(crediting):

| | Six months ended 30 June | |
|---|---|---|
| | **2026** | 2025 |
| | **(Unaudited)** | (Unaudited) |
| | ***RMB'000*** | *RMB'000* |
| Cost of properties sold | **6,503** | 115,810 |
| Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties | **5,077** | 1,519 |
| Depreciation of property, plant and equipment | **2,670** | 2,646 |
| Depreciation of right-of-use assets | **302** | 564 |
| Amortisation of intangible assets | **466** | 677 |
| Losses on disposal of items of property, plant and equipment | **–** | – |
| Changes in fair value of financial assets at fair value through profit or loss, net | **–** | – |
| Lease payments not included in the measurement of lease liabilities | **–** | – |
| Equity-settled share option expense | **(80)** | 11 |
| Staff costs (including directors' emoluments) | **8,743** | 13,416 |
| Foreign exchange difference, net | **19,160** | 32,468 |

## 7. INCOME TAX

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands, the entities within the Group incorporated in the Cayman Islands and the British Virgin Islands are not subject to any income tax.

No provision for Hong Kong profits tax has been made for the Period as the Group did not generate any assessable profits arising in Hong Kong during the Period (for the six months ended 30 June 2025: Nil). Subsidiaries of the Group operating in Mainland China are subject to the PRC corporate income tax ("**CIT**") at a rate of 25% for each of the six months ended 30 June 2026 and 2025.

PRC land appreciation tax ("**LAT**") is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from the sale of properties less deductible expenditures including land costs, borrowing costs and other property development expenditures. The Group has estimated and included in taxation a provision for LAT according to the requirements set forth in the relevant PRC tax laws and regulations. The LAT provision is subject to the final review and approval by the local tax bureau.

| | **Six months ended 30 June** | |
|---|---|---|
| | **2026** | 2025 |
| | **(Unaudited)** | (Unaudited) |
| | ***RMB'000*** | *RMB'000* |
| Current: | | |
| PRC CIT | **117** | 356 |
| PRC LAT | **(1,150)** | 5,562 |
| | **(1,033)** | 5,918 |
| Deferred | **135** | 24,922 |
| Total tax (credit)/charge for the period | **(898)** | 30,840 |

## 8. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT

The calculations of the basic and diluted loss per share are based on:

| | **Six months ended 30 June** | |
|---|---|---|
| | **2026** | 2025 |
| | **(Unaudited)** | (Unaudited) |
| | ***RMB'000*** | *RMB'000* |
| **Loss** | | |
| Loss attributable to owners of the parent, used in the basic and diluted loss per share calculation | **226,479** | 250,848 |
| | ***'000*** | *'000* |
| **Number of shares** | | |
| Weighted average number of ordinary shares in issue during the period, used in the basic and diluted loss per share calculation | **5,254,000** | 5,254,000 |

Because the exercise price of the Company's share options was higher than the average market price for shares, the diluted loss per share is the same as the basic loss per share for the six months ended 30 June 2026 and 2025.

## 9. TRADE RECEIVABLES

An ageing analysis of the trade receivables as at the end of the reporting period, based on the revenue recognition date or invoice date and net of bad-debt allowance, is as follows:

| | **30 June 2026 (Unaudited)** | 31 December 2025 (Audited) |
|---|---|---|
| | ***RMB'000*** | *RMB'000* |
| Within 1 year | **10,089** | 266,007 |

## 10. TRADE PAYABLES

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

| | **30 June 2026 (Unaudited)** | 31 December 2025 (Audited) |
|---|---|---|
| | ***RMB'000*** | *RMB'000* |
| Within 1 year | **59,091** | 50,117 |
| 1 to 2 years | **49,491** | 176,311 |
| Over 2 years | **744,299** | 674,566 |
| | **852,881** | 900,994 |

## 11. INTERIM DIVIDEND

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

## MANAGEMENT DISCUSSION AND ANALYSIS

## GENERAL OVERVIEW

As a major part of the macro economy in China, the real estate industry experienced a period of deep adjustment and bottoming-out recovery in the first half of 2026, undergoing transformation. The Chinese government continued to adhere to the keynote policy of "houses for living in and not for speculative investment, as well as implementing city-specific policies (房住不炒，因城施策)" to achieve the targets of "three stabilities (三穩)" of "stabilising land premiums (穩地價)", "stabilising housing prices (穩房價)" and "stabilising expectations (穩預期)", while also focusing on preventing and mitigating risks in the real estate sector, revitalizing existing housing resources, and improving the housing guarantee system. The government continued to support residents' rigid and improved housing needs, promoting the real estate market to move beyond the incremental development model and enter a new stage of parallel development of both existing and incremental stock, thereby fostering a positive cycle and healthy development of the real estate market.

In response to the evolving economic and political environment, the Group has maintained a stable development momentum. Based on the mission of "maintaining foothold in the Greater Bay Area, penetrating into Dongguan, and sustaining coverage of high value-added cities in the Southern, Central and Eastern China areas (立足大灣區，深耕東莞，佈局華南，華中及華東等高增值城市)", the Group will maintain the business model of "residential development as our main business, urban renewal as our core and cultural tourism, health care as well as science and technology innovation industries as our two wings (以住宅開發為主營業務，以城市更新為核心、文旅康養和科創產業為兩翼)" representing its "one mainstay, one core, and two wings (一主一核兩翼)" blueprint. This will enhance the core competitiveness and the capacity of sustainable development of the Group.

## BUSINESS REVIEW

The Group derives its revenue primarily from sales of properties and leasing of properties. As the Company remains in a phase of adjustment and recovery, for the six months ended 30 June 2026, the Group recorded a total revenue of approximately RMB21.5 million, representing a period-on-period decrease of approximately 84.2%.

### Contracted sales

For the six months ended 30 June 2026, the Group, together with its joint ventures, recorded (i) contracted sales of approximately RMB3.8 million, representing an increase of approximately 123.5% as compared to that for the six months ended 30 June 2025; and (ii) contracted gross floor area ("**GFA**") sold of approximately 361.3 sq.m., representing a decrease of approximately 17.3% as compared to that for the six months ended 30 June 2025.

### Sales of properties

For the six months ended 30 June 2026, the revenue from sales of properties recorded a period-on-period decrease of approximately 94.4% to approximately RMB6.6 million, which accounted for approximately 30.8% of the total revenue of the Group. For the six months ended 30 June 2026, the Group recognised total GFA sold of approximately 1,802 sq.m., which represented a decrease of approximately 92.5% as compared to that for the corresponding period in 2025. The average selling price ("**ASP**") of the properties recognised as property sales was approximately RMB3,678 per sq.m., representing a period-on-period decrease of approximately 25.3%.

The following table sets out the recognised sales and GFA sold of each district for the six months ended 30 June 2026:

| City | Recognised GFA | Percentage of total recognised GFA | Recognised ASP | Recognised revenue | Percentage of recognised revenue |
|---|---|---|---|---|---|
| | *sq.m.* | *%* | *RMB/sq.m.* | *RMB'000* | *%* |
| Heyuan | 1,802 | 100% | 3,678 | 6,627 | 100% |
| | 1,802 | 100% | 3,678 | 6,627 | 100% |

Particulars of projects and land parcels are set out in the following table:

| Name of Project | City | The Group's Equity Interest | Sold GFA | Saleable GFA (*Note 1*) | Investment Property | Unsaleable GFA | Total estimate GFA for future development | Total Consideration* | Attributable Consideration | Land Cost |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(RMB'000)* | *(RMB'000)* | *(RMB/sq.m.)* |
| Huijing Riverside Villa (御海藍岸) | Dongguan | 100% | 438,161 | 1,912 | – | 49,257 | – | 559,891 | 559,891 | 1,144 |
| Huijing Riverside Villa • Perfection (御海藍岸 • 臻品) | Dongguan | 100% | 32,871 | – | – | 5,276 | – | 80,059 | 80,059 | 2,099 |
| Royal Spring Hill (御泉香山) | Dongguan | 100% | 221,078 | 3,315 | – | 42,024 | – | 184,600 | 184,600 | 693 |
| City Valley (城市山谷) | Dongguan | 100% | 123,653 | 557 | – | 24,566 | – | 91,794 | 91,794 | 617 |
| Century Gemini (世紀雙子) *(note 4)* | Dongguan | 100% | 50,200 | 8,308 | – | 27,168 | – | 102,639 | 102,639 | 921 |
| Huijing City (滙景城) *(note 4)* | Dongguan | 100% | – | – | 25,780 | – | – | | | |
| Central Palace (中央華府) | Dongguan | 100% | 62,614 | 4,746 | – | 11,670 | – | 80,097 | 80,097 | 1,014 |
| Fenghua Mansion (豐華公館) | Dongguan | 100% | 15,447 | 703 | – | 2,745 | – | 105,260 | 105,260 | 5,571 |
| Huijing Group — Huijing Global Centre (滙景集團 — 滙景發展環球中心) | Dongguan | 100% | 2,780 | 7,661 | – | – | – | 179,899 | 179,899 | 2,785 |
| Houjie Town Baotun Village Area (厚街鎮寶屯地塊) *(Note 2)* | Dongguan | 100% | – | – | – | – | – | 23,701 | 23,701 | – |
| Hongmei Hongwugao (洪梅洪屋渦) *(Note 3)* | Dongguan | 100% | – | – | – | – | – | 259,154 | 259,154 | – |
| Qingxi Sanzhong Area (清溪三中片區) *(Note 3)* | Dongguan | 100% | – | – | – | – | – | 186,300 | 186,300 | – |
| Qingxi Yinhu Area (清溪銀湖片區) | Dongguan | 100% | – | – | – | – | – | 290,483 | 290,483 | – |
| Bund No.8 (外灘8號) | Heyuan | 100% | 180,785 | – | – | 35,244 | – | 186,131 | 186,131 | 862 |
| Nine Miles Bay (九里灣花園) | Heyuan | 100% | 434,717 | 261,380 | – | 125,413 | – | 747,084 | 747,084 | 909 |
| Hefei Huijing City Centre (合肥滙景城市中心) | Hefei | 100% | 143,216 | 64,244 | 84,121 | 69,960 | – | 182,723 | 182,723 | 505 |
| Huijing Yanhu International Resort (衡陽滙景 • 雁湖生態文旅小鎮) | Hengyang | 100% | 90,001 | 84,840 | – | 27,441 | 1,105,596 | 330,283 | 330,283 | 253 |
| Huijing Global Centre (滙景發展環球中心) | Changsha | 49% | 147,685 | 84,257 | – | 64,672 | – | 826,040 | 404,760 | 2,785 |
| | | | 1,943,208 | 521,923 | 109,901 | 485,436 | 1,105,596 | 4,416,138 | 3,994,858 | 20,158 |

* Refer to the land parcel cost of the acquired project company

*Notes:*

1. Saleable/leasable GFA refers to the internal floor area of a property, which has been derived from the relevant (i) pre-sale permit; (ii) floor area prediction report (房產面積預測報告), where a pre-sale permit is not available for the whole or any part of a property; and/or (iii) development indicators approved by the relevant authority responsible for urban and rural planning or the Group's internal records, where neither a pre-sale permit nor floor area prediction report is available for the whole or any part of the property development.

2. Houjie Town Baotun Village Area is a Three-old Transformation Scheme under the Single Party Scenario. Currently, approval of the zoning plan for renewed units is issued by the Dongguan Natural Resources Bureau (東莞市自然資源局) for the project. After the transformation, the land use of project would be residential use, with a total site area of 12,591 sq.m. and a plot ratio accountable GFA of 47,869 sq.m.

3. As at 30 June 2026, the land in Qingxi Sanzhong Area and Hongmei Hongwuwo Area was zoned for industrial use, but current information (including plot ratio) is not relevant for the Group's purpose. For further details, please refer to the subsection under the Prospectus headed "Business — Land reserves".

4. Century Gemini and Huijing City are situated on the same parcel of land and therefore share the same site area.

**Investment properties**

As at 30 June 2026, the Group had a total GFA of approximately 109,901 sq.m. (leasable area of approximately 28,182 sq.m.) with rental income of approximately RMB5.6 million for the six months ended 30 June 2026.

**Land reserves**

As at 30 June 2026, the Group had land reserves amounting to approximately 1,627,519 sq.m., including 13 projects and 4 parcels of land located in 5 cities in the Greater Bay Area, the Yangtze River Delta Urban Cluster and the Mid-Stream Urban Cluster.

The following table sets out the GFA of the Group's land reserves by geographical locations as at 30 June 2026:

| **Location** | **Total land reserve GFA** *(sq.m.)* | **Percentage of total land reserve GFA** *(%)* |
|---|---|---|
| Dongguan | 27,202 | 1.7% |
| Heyuan | 261,380 | 16.1% |
| Hefei | 64,244 | 3.9% |
| Hengyang | 1,190,436 | 73.1% |
| Changsha | 84,257 | 5.2% |
| | 1,627,519 | 100% |

As at the date of this announcement, the progress of the Three-old Transformation Schemes (the "**Three-old Transformation Schemes**") was as follows:

1. Zhangmutou Baoshan Area: The Three-old Transformation Schemes for this project were carried out under the Cooperation Scenario. Currently, approval of the "1+N Overall Implementation Plan for Commercial and Residential Units for Transformation of Baoshan Land Parcels in Zhangmutou, Dongguan City" (《東莞市樟木頭鎮寶山地塊商住類改造單元1+N總體實施方案》) was issued by the Dongguan Natural Resources Bureau (東莞市自然資源局) and then an application to deregister the current land title was made with a new land use right granted. It is expected that the Company will obtain the new land use right certificate upon the demolition of the buildings on the land and the payment of the land transfer fee. The expected plot ratio accountable GFA was 367,222 sq.m.

2. Humen Xinwan Area: The Three-old Transformation Schemes for this project are carried out under the Right Owners Scenario. As the project is located in Humen area, which falls within the territorial spatial planning of Guangdong Province (2021–2035), the urban renewal procedure has been suspended pending completion of the planning by relevant government authorities. The total site area of this project is 14,910 sq.m. with an expected plot ratio accountable GFA of 34,288 sq.m.

3. The Company had entered into 9 agreements as a preparatory services provider with relevant parties. The relevant projects are all located in Dongguan city, where they are carrying out preparatory services and have a total site area of 2,229,500 sq.m. The Three-old Transformation Schemes for the relevant projects are expected to be carried out under the Public Tender. The details of the projects are as follows:

| **Project** | **Location** | **Total site area** *(sq.m.)* |
|---|---|---|
| Xiegang Li Village (謝崗黎村) | Xiegang town, Dongguan city | 323,000 |
| Shatian AI Smart Town (First Phase) (沙田AI智能小鎮(一期)) | Shatian town, Dongguan city | 294,400 |
| Qishi New South (企石新南) | Qishi town, Dongguan city | 255,300 |
| Chashan Shang Yuan (茶山上元) | Chashan town, Dongguan city | 207,800 |
| Qingxi Qingxia (清溪清廈) | Qingxi town, Dongguan city | 161,300 |
| Chashan Waterworks Area (茶山水廠片區) | Chashan town, Dongguan city | 105,700 |
| Wanjiang Gonglian Area (萬江共聯片區) | Wanjiang Gonglian area, Dongguan city | 210,000 |
| Hongmei Hongwuwo Area (洪梅洪屋渦片區) | Hongmei town, Dongguan city | 485,300 |
| Hengli, Wangniudun (望牛墩橫瀝) | Wangniudun town, Dongguan city | 186,700 |
| Total | | 2,229,500 |

## FINANCIAL REVIEW

### Overall Performance

For the six months ended 30 June 2026, total revenue of the Group was approximately RMB21.5 million, which represented a period-on-period decrease of approximately 84.2%. Gross profit was approximately RMB9.9 million, which represented a period-on-period decrease of approximately 47.3%. For the six months ended 30 June 2026, the loss for the Period was approximately RMB227.0 million as compared to the loss of approximately RMB240.9 million for the six months ended 30 June 2025. Loss attributable to owners of the parent was approximately RMB226.5 million for the six months ended 30 June 2026 as compared to loss attributable to owners of the parent of approximately RMB250.8 million for the six months ended 30 June 2025.

### Revenue

Revenue decreased from approximately RMB136.1 million for the six months ended 30 June 2025 to approximately RMB21.5 million for the six months ended 30 June 2026, which represented a period-on-period decrease of approximately 84.2%. The GFA delivered decreased from 23,929 sq.m. for the six months ended 30 June 2025 to 1,802 sq.m. for the six months ended 30 June 2026, which represented a period-on-period decrease of approximately 92.5%, while the ASP decreased from RMB4,924 per sq.m. to RMB3,678 per sq.m. It was mainly due to the sluggish recovery of the real estate market in certain cities, which led to a decline in the prices of properties delivered.

### Cost of Sales

The cost of sales decreased from approximately RMB117.3 million for the six months ended 30 June 2025 to approximately RMB11.6 million for the six months ended 30 June 2026, which resulted from the significant decrease in GFA delivered for the six months ended 30 June 2026 as compared to that for the corresponding period in 2025.

### Gross Profit and Gross Profit Margin

Gross profit decreased from approximately RMB18.8 million for the six months ended 30 June 2025 to approximately RMB9.9 million for the six months ended 30 June 2026, while gross profit margin increased from 13.8% for the six months ended 30 June 2025 to 46.1% for the six months ended 30 June 2026. Such increase was mainly attributable to the significant increase in the proportion of property rental income to total revenue in 2026.

**Other Income and Gains**

Other income and gains decreased from approximately RMB0.7 million for the six months ended 30 June 2025 to approximately RMB0.5 million for the six months ended 30 June 2026. Such decrease was mainly due to the decrease in bank interest income of approximately RMB0.2 million.

**Fair Value Loss on Investment Properties**

Fair value loss on investment properties increased from a loss of approximately RMB0.5 million for the six months ended 30 June 2025 to a loss of approximately RMB0.7 million for the six months ended 30 June 2026. Such increase was mainly due to fluctuations in market valuations.

**Selling and Distribution Expenses**

Selling and distribution expenses decreased from approximately RMB1.5 million for the six months ended 30 June 2025 to approximately RMB0.1 million for the six months ended 30 June 2026. Such decrease was primarily due to the Group's continued optimization of its cost and expense structure for sales, which led to a decrease in staff costs of approximately RMB1.1 million.

**Administrative Expenses**

Administrative expenses decreased from approximately RMB28.9 million for the six months ended 30 June 2025 to approximately RMB20.1 million for the six months ended 30 June 2026. Such decrease was mainly due to (i) the decrease in employee salaries expenses of approximately RMB3.5 million; and (ii) the decrease in agency service fees and business entertainment expenses of approximately RMB4.1 million.

**Other Expenses**

Other expenses decreased from approximately RMB77.3 million for the six months ended 30 June 2025 to approximately RMB22.3 million for the six months ended 30 June 2026. Such decrease was mainly due to (i) the decrease in investment losses of approximately RMB42.7 million; and (ii) the decrease in foreign exchange losses of approximately RMB13.3 million.

**Share of Loss of Joint Ventures**

Share of loss of joint ventures decreased from approximately RMB12.0 million for the six months ended 30 June 2025 to approximately RMB11.3 million for the six months ended 30 June 2026, which was primarily due to the decrease in loss of joint venture located in Hunan.

**Finance Costs**

Finance costs increased from approximately RMB134.3 million for the six months ended 30 June 2025 to approximately RMB222.2 million for the six months ended 30 June 2026, which was primarily due to the increase in overdue interest on borrowings.

**Income Tax**

Income tax reversed from an income tax expense of approximately RMB30.8 million for the six months ended 30 June 2025 to an income tax credit of approximately RMB0.9 million for the six months ended 30 June 2026. Such decrease was primarily due to (i) the decrease in deferred income tax of approximately RMB24.8 million as compared to the corresponding period last year, resulting from the decrease in changes in land appreciation tax payable; and (ii) the decrease in land appreciation tax provision of approximately RMB6.7 million as compared to the corresponding period last year, resulting from the decrease in property sales.

**Net Loss**

There was a net loss of approximately RMB240.9 million for the six months ended 30 June 2025 as compared to approximately RMB227.0 million for the six months ended 30 June 2026. The decrease in net loss was mainly due to (i) a decrease in investment losses, resulting in a decrease in other expenses of approximately RMB55.1 million for the Period; (ii) a decrease in income tax expenses of approximately RMB31.7 million for the Period; (iii) an increase of approximately RMB9.4 million in the reversal of trade receivables and other receivables for the Period; (iv) a decrease in administrative expenses of approximately RMB8.8 million for the Period, which was offset by (v) the continued weakness in the property market, resulting in a decrease in gross profit of approximately RMB8.9 million for the Period; and (vi) an increase in interest expenses on overdue borrowings for the Period, resulting in an increase in finance costs of approximately RMB87.9 million.

**Liquidity and Capital Resources**

The Group operates in a capital-intensive industry and has funded its growth primarily through cash generated from operations including proceeds from the sale of its properties, debt financing and capital contributions from shareholders. The Group's cash requirements relate primarily to acquisitions of lands, property development, debt repayment and clearance of all applicable taxes for projects developed.

Going forward, the Group believes that its liquidity requirements will be satisfied by cash generated from its operating activities and net proceeds from banking facilities available to it.

As at 30 June 2026, the Group had a total cash and bank balance of approximately RMB18.2 million as compared to that of approximately RMB27.4 million as at 31 December 2025. The decrease was mainly due to the decrease in revenue during the Period. Substantially all of the Group's cash and bank balances are denominated in RMB.

The Group's net current liabilities were approximately RMB4,809.7 million as at 31 December 2025 and approximately RMB4,974.9 million as at 30 June 2026. The increase in net current liabilities was mainly attributable to (i) the decrease in trade receivables of approximately RMB255.9 million; offset by (ii) the decrease in the net current portion of interest-bearing bank and other borrowings of approximately RMB119.3 million.

As at 30 June 2026, the Group's borrowings of approximately RMB1,670.1 million (31 December 2025: RMB1,670.1 million) were borrowings with floating interest rates.

As at 30 June 2026, the Group had banking facilities in the total amount of approximately RMB2,494.0 million, of which approximately RMB2,036.0 million, representing 81.6%, had been utilized.

**Key Financial Ratios**

As at 30 June 2026, the Group's asset-liability ratio (calculated as the total liabilities net of contract liabilities balances divided by total assets) was approximately 122.5%, which represented an increase of 3.1% as compared to approximately 119.4% as at 31 December 2025. The increase was primarily attributable to the decrease in total assets of approximately 3.3% as at 30 June 2026.

The Group's current ratio was calculated based on its total current assets divided by its total current liabilities as of the respective dates with the ratio at 0.5 and 0.48 times as at 31 December 2025 and 30 June 2026 respectively.

**Foreign Exchange Risk**

Substantially all of the Group's revenue and expenditure are denominated in RMB. As at 30 June 2026, the Group did not enter into any hedging transactions. The Group manages its foreign exchange risk by closely monitoring the movement of the foreign currency rates and will consider hedging significant foreign currency exposure should the need arise.

**Interest Rate Risk**

The interest rates of the Group's borrowings are primarily affected by interest-bearing bank and other borrowings. The Group manages its interest rate risk by closely monitoring the trend of interest rate fluctuation and its impact on the Group's interest rate risk exposure as well as regulating the debt portfolio of the Group.

**Pledge of Assets**

The Group's bank and other borrowings with carrying amounts of approximately RMB3,514.6 million (31 December 2025: RMB3,626.5 million) and approximately RMB244.6 million (31 December 2025: RMB251.9 million) are denominated in RMB and United States dollars, respectively, out of which approximately RMB3,759.2 million (31 December 2025: RMB3,878.4 million) were secured by certain land held for development for sale, equity interests in certain subsidiaries, properties under development, investment properties, right of rental income and completed properties held for sale of the Group.

**Capital commitments**

As at 30 June 2026, the Group had commitments that are contracted but not provided for in respect of property development expenditure as follows:

| | **As at** | |
|---|---|---|
| | **30 June 2026** | 31 December 2025 |
| | ***(RMB'000)*** | *(RMB'000)* |
| Contracted, but not provided for: | | |
| Properties under development | **1,044,681** | 1,043,466 |
| Investment properties under construction | **277,630** | 277,630 |
| Purchase of land through acquisition of assets and liabilities | **53,713** | 86,397 |
| **Total** | **1,376,024** | 1,407,493 |

**Financial guarantees and contingent liabilities**

As at 30 June 2026, the Group's total financial guarantees are as follows:

| | As at | |
|---|---|---|
| | **30 June 2026** | 31 December 2025 |
| | ***(RMB'000)*** | *(RMB'000)* |
| Guarantees given to banks in connection with mortgage facilities provided to customers of the Group's properties | **1,370,613** | 1,791,481 |

The Group provided guarantees in respect of mortgage facilities granted by certain banks to the customers of the Group's completed properties held for sale. Pursuant to the terms of the guarantee arrangements, in case of default on mortgage repayments by the customers, the Group is responsible for repaying the outstanding mortgage principals together with any accrued interest and penalties owed by the defaulting customers to those banks.

Under the above arrangement, the related properties were pledged to the banks as collateral for the mortgage loans. Upon default on mortgage repayments by these customers, the banks are entitled to take over the legal titles and will realise the pledged properties through open auction. The Group's guarantee period starts from the grant of the relevant mortgage loans and ends upon the issuance and registration of property ownership certificates to the purchasers, which will generally be available within one to two years after the customers take possession of the relevant properties.

The Group did not incur any material losses during the Period in respect of the guarantees for mortgage facilities provided to customers of the Group's completed properties held for sale. In the opinion of the Directors, in the event of default on payments, the net realisable value of the related properties would be sufficient to repay the outstanding mortgage loans principals together with any accrued interest and penalties and accordingly, no financial liability has been recognised in connection with these guarantees.

**Material acquisitions and disposals of subsidiaries, associates and joint ventures**

For the six months ended 30 June 2026, the Group did not carry out any material acquisitions or disposals of its subsidiaries, associates and joint ventures.

**Significant investment held**

For the six months ended 30 June 2026, there was no significant investment held by the Group.

**Employee and remuneration policy**

As at 30 June 2026, the Group had a total of 74 employees (for the six months ended 30 June 2025: 116). Total expenditure on salary and welfare of the Group's employees for the six months ended 30 June 2026 amounted to approximately RMB8.7 million (for the six months ended 30 June 2025: approximately RMB13.4 million). The Group has adopted a system of determining the remuneration of employees based on employees' qualification, experience, position and seniority. In general, the Group provides competitive remuneration packages to employees, which include basic salaries, allowances, discretionary bonus, performance-based rewards and year-end bonus. The Group has adopted a share option scheme for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations, particulars of which will be set out in the section headed "Share Option Schemes" of the Company's interim report for the six months ended 30 June 2026. The Group also pays social security insurance for its employees, including social insurance and housing funds. In terms of employee training, the Group provides consistent and systematic training to employees based on their positions and expertise, in order to enhance their expertise in the real estate sector and related fields.

The following table sets out the GFA breakdown of the Group's land reserves by property project as at 30 June 2026:

| | Completed as at 30 June 2026 | | | | Under development as at 30 June 2026 | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Property Type** | **Unsaleable GFA** | **GFA sold** | **GFA available for sale/lease** | **Investment Property** | **Saleable/ leasable GFA** | **Unsaleable GFA** | **Investment Property** | **Total estimated GFA for future development** | **Total GFA** |
| | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* | *(sq.m.)* |
| **Residential property project** | | | | | | | | | |
| Dongguan | 162,706 | 946,804 | 27,202 | – | – | – | – | – | 1,136,712 |
| Heyuan | 100,715 | 615,502 | 30,082 | – | 231,298 | 59,942 | – | – | 1,037,539 |
| Subtotal | 263,421 | 1,562,306 | 57,284 | – | 231,298 | 59,942 | – | – | 2,174,251 |
| **Integrated property project** | | | | | | | | | |
| Hefei | 7,415 | 143,216 | 2,724 | – | 61,520 | 62,545 | – | – | 277,420 |
| Changsha | 64,672 | 147,685 | 84,257 | – | – | – | – | – | 296,614 |
| Subtotal | 72,087 | 290,901 | 86,981 | – | 61,520 | 62,545 | – | – | 574,034 |
| **Investment property** | | | | | | | | | |
| Dongguan | – | – | – | 25,780 | – | – | – | – | 25,780 |
| Hefei | – | – | – | – | – | – | 84,121 | – | 84,121 |
| Subtotal | – | – | – | 25,780 | – | – | 84,121 | – | 109,901 |
| **Property promoting specific industry** | | | | | | | | | |
| Hengyang | 12,867 | 90,001 | 3,471 | – | 81,369 | 14,574 | – | 1,105,596 | 1,307,878 |
| Subtotal | 12,867 | 90,001 | 3,471 | – | 81,369 | 14,574 | – | 1,105,596 | 1,307,878 |
| Total | 348,375 | 1,943,208 | 147,736 | 25,780 | 374,187 | 137,061 | 84,121 | 1,105,596 | 4,166,064 |

| | | Completed as at 30 June 2026 | | | | | | Under development as at 30 June 2026 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Name of Project | Location | Total site area (sq.m.) | Unsaleable GFA (sq.m.) | GFA sold (sq.m.) | GFA available for sale (sq.m.) | Investment Property (sq.m.) | Total GFA completed (sq.m.) | Saleable GFA (sq.m.) | Pre-saleable GFA (sq.m.) | Pre-sold GFA (sq.m.) | Unsaleable GFA (sq.m.) | Investment Property (sq.m.) | Total GFA under development (sq.m.) | Total estimated GFA for future development (sq.m.) | Total GFA (sq.m.) | Actual/ Estimated Construction Commencement date | Actual/ Estimated Pre-sale Commencement date | Actual/ Estimated Construction Complete date |
| Huijing Riverside Villa (御海藍岸) | Dongguan | 315,867 | 49,257 | 438,161 | 1,912 | – | 489,330 | – | – | – | – | – | – | – | 489,330 | 2010.9.30 | 2011.4.1 | 2020.06 |
| Huijing Riverside Villa • Perfection (御海藍岸 • 臻品) | Dongguan | 10,220 | 5,276 | 32,871 | – | – | 38,147 | – | – | – | – | – | – | – | 38,147 | 2017.9.1 | 2018.4.28 | 2019.6.26 |
| Royal Spring Hill (御泉香山) | Dongguan | 119,999 | 42,024 | 221,078 | 3,315 | – | 266,417 | – | – | – | – | – | – | – | 266,417 | 2010.12.28 | 2011.5.20 | 2017.3.9 |
| City Valley (城市山谷) | Dongguan | 59,665 | 24,566 | 123,653 | 557 | – | 148,776 | – | – | – | – | – | – | – | 148,776 | 2014.4.15 | 2014.11.25 | 2018.7.6 |
| Century Gemini (世紀雙子) | Dongguan | 17,314 | 27,168 | 50,200 | 8,308 | – | 85,676 | – | – | – | – | – | – | – | 85,676 | 2011.1.21 | 2012.5.21 | 2015.1.5 |
| Huijing City (滙景城) | Dongguan | – | – | – | – | 25,780 | 25,780 | – | – | – | – | – | – | – | 25,780 | 2011.1.21 | n.a | 2015.4.30 |
| Central Palace (中央華府) | Dongguan | 18,914 | 11,670 | 62,614 | 4,746 | – | 79,030 | – | – | – | – | – | – | – | 79,030 | 2010.4.14 | 2010.4.28 | 2011.11.21 |
| Huijing Group — Huijing Global Centre (滙景集團 — 滙景發展環球中心) | Dongguan | – | – | 2,780 | 7,661 | – | 10,441 | – | – | – | – | – | – | – | 10,441 | n.a | n.a | n.a |
| Fenghua Mansion (豐華公館) | Dongguan | 6,042 | 2,745 | 15,447 | 703 | – | 18,895 | – | – | – | – | – | – | – | 18,895 | 2018.10.24 | 2019.11.29 | 2020.6.30 |
| Subtotal | | 548,021 | 162,706 | 946,804 | 27,202 | 25,780 | 1,162,492 | – | – | – | – | – | – | – | 1,162,492 | | | |
| Bund No.8 (外灘8號) | Heyuan | 60,007 | 35,244 | 180,785 | – | – | 216,029 | – | – | – | – | – | – | – | 216,029 | 2016.7.27 | 2019.5.8 | 2018.12.25 |
| Nine Miles Bay (九里灣花園) | Heyuan | 273,500 | 65,471 | 434,717 | 30,082 | – | 530,270 | 231,298 | 137,536 | 93,762 | 59,942 | – | 291,240 | – | 821,510 | 2018.11.30 | 2018.12.20 | 2022.12.31 |
| Subtotal | | 333,507 | 100,715 | 615,502 | 30,082 | – | 746,299 | 231,298 | 137,536 | 93,762 | 59,942 | – | 291,240 | – | 1,037,539 | | | |
| Hefei Huijing City Centre (合肥滙景城市中心) | Hefei | 37,779 | 7,415 | 143,216 | 2,724 | – | 153,355 | 61,520 | 52,983 | 8,537 | 62,545 | 84,121 | 208,186 | – | 361,541 | 2017.1.19 | 2017.8.31 | 2022.9.30 |
| Huijing Yanhu International Resort (衡陽滙景 • 雁湖生態文旅小鎮) | Hengyang | 938,427 | 12,867 | 90,001 | 3,471 | – | 106,339 | 81,369 | 80,248 | 1,121 | 14,574 | – | 95,943 | 1,105,596 | 1,307,878 | 2016.4.28 | 2017.10.30 | 2022.12.31 |
| Subtotal | | 976,206 | 20,282 | 233,217 | 6,195 | – | 259,694 | 142,889 | 133,231 | 9,658 | 77,119 | 84,121 | 304,129 | 1,105,596 | 1,669,419 | | | |
| Huijing Global Centre (滙景發展環球中心) | Changsha | 27,081 | 64,672 | 147,685 | 84,257 | – | 296,614 | – | – | – | – | – | – | – | 296,614 | 2016.6.30 | 2017.12.25 | 2020.6.30 |
| Total | | 1,884,815 | 348,375 | 1,943,208 | 147,736 | 25,780 | 2,465,099 | 374,187 | 270,767 | 103,420 | 137,061 | 84,121 | 595,369 | 1,105,596 | 4,166,064 | | | |

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the Period.

## REVIEW OF CONSOLIDATED FINANCIAL STATEMENTS

As of the date of the announcement, the audit committee of the Company ("**Audit Committee**") consists of two members, namely Ms Ou Ningxin and Mr Chen Guilin, both of whom are independent non-executive Directors.

The Group's unaudited consolidated interim results for the period ended 30 June 2026 have not been audited but the Audit Committee had reviewed, together with the management of the Company, with no disagreement, the accounting principles, treatment and practices adopted by the Group and discussed auditing, internal controls, risk management and financial reporting matters, including a review of the unaudited consolidated financial statements and the unaudited interim results of the Group for the period ended 30 June 2026.

## CHANGE IN DIRECTOR

### Change in Director subsequent to the Period

On 31 July 2026, Mr Chan Kin Man ("**Mr Chan**") resigned as an independent non-executive Director and the chairman of the Audit Committee due to his other business commitments.

## COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Board had reviewed the Company's corporate governance practices for the six months ended 30 June 2026, and confirmed that the Company has complied with all principles and code provisions of the Corporate Governance Code as set out in Appendix C1 of the Rules Governing the Listing of Securities (the "**Listing Rules**") on the Stock Exchange during the Period.

On 31 July 2026, Mr Chan resigned as an independent non-executive Director and the chairman of the Audit Committee due to his other business commitments. As a result, the Company temporarily failed to comply with the requirements as set out in Rules 3.10(1), 3.10(2) and 3.21 of the Listing Rules. The Board is in the process of identifying suitable candidate(s) to fill the vacancy, and will use its best endeavours to ensure that a suitable candidate is appointed as soon as practicable and, in any event, within three months from the effective date of the resignation of Mr Chan in order to ensure compliance by the Company with the requirements under the Listing Rules.

## INTERIM DIVIDEND

The Board did not recommend the payment of interim dividend for the six months ended 30 June 2026 (for the six months ended 30 June 2025: Nil).

## NO MATERIAL CHANGE

Save as disclosed herein, there had been no material change in the development or future development of the Group's business and financial position, and no material event affecting the Group had occurred since the publication of the Company's annual report for the year ended 31 December 2025.

## FUTURE OUTLOOK

Looking forward to the coming year and even the next year, the real estate industry may still face demand and financing pressure, and further stimulating policies will likely be issued to improve the macro economy and the real estate market as a result. It is also expected that there may be prospect that the consumer confidence and market sentiment can be restored over time, taking into account the time needed for the relevant policies to take effect. Meanwhile, the Group will continue to implement measures to improve operational efficiency and achieve business objectives.

The Group is principally engaged in the business of property development in China, and going forward, the Group will continue to focus on property development projects in the Southern China region, especially the Three-old Transformation Schemes in Dongguan, Guangdong Province. Taking into account the policy about ensuring timely deliveries of pre-sold housing and the current market conditions, the Group will continue to focus on:

(i) the completion and delivery of its property projects, including working with different partners;

(ii) implementing measures to accelerate the sale of properties under development and completed properties; and

(iii) consolidating resources to optimize its operations and reduce expenses and capital expenditures.

On the other hand, the Group has been facing financing pressure from lenders and creditors and is in the process of negotiating with lenders and creditors. The Group will continue to engage in proactive and constructive dialogue and maintain a positive momentum with the lenders and creditors with a view to working out solutions as soon as practicable.

Finally, the Group remains optimistic and hopeful about the future, and believes that with the efforts of all employees, the Group will overcome the current difficult conditions. Thanks to the strong support from the shareholders and the efforts of all employees, the Company will continue to strive to create performance and respond to the trust of its shareholders. Accordingly, the Group would like to express its sincere gratitude to the Company's shareholders, investors, business partners, customers and employees.

## MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules as its own code of conduct for dealing in securities of the Company by the Directors. Further to the specific enquiries made by the Company to the Directors, all Directors have confirmed their compliance with the Model Code for the six months ended 30 June 2026.

## PUBLICATION OF INTERIM RESULTS AND DESPATCH OF INTERIM REPORT

This preliminary announcement is published on the website of the Stock Exchange (http://www.hkexnews.hk) and the website of the Company (http://huijingholdings.com). The interim report of the Company for the six months ended 30 June 2026 containing all the information required by the Listing Rules will be published on the respective websites of the Stock Exchange and the Company in due course.

By order of the Board
**Huijing Holdings Company Limited**
**Lun Ruixiang**
*Chairman and Non-executive Director*

Hong Kong, 28 August 2026

*As at the date of this announcement, the Board comprises Mr Luo Chengyu, Ms Wang Di and Mr Lun Chu Kwan as executive Directors, Mr Lun Ruixiang as a non-executive Director, and Ms Ou Ningxin and Mr Chen Guilin as independent non-executive Directors.*