Redco Healthy Living Company Limited
力 高 健 康 生 活 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2370)

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

FINANCIAL HIGHLIGHTS

- Revenue for the six months ended 30 June 2026 was approximately RMB194.0 million, representing a decrease of approximately 7.2% as compared to approximately RMB209.0 million for the corresponding period in 2025.

- Gross profit for the six months ended 30 June 2026 was approximately RMB38.9 million, representing a decrease of approximately 25.5% as compared to approximately RMB52.2 million for the corresponding period in 2025.

- Gross profit margin for the six months ended 30 June 2026 was approximately 20.1% compared with that of approximately 25.0% in the corresponding period in 2025.

- Net profit of the Group for the six months ended 30 June 2026 was approximately RMB1.1 million compared with net loss of approximately RMB0.8 million in the corresponding period in 2025. However, loss attributable to owners of the Company was approximately RMB2.6 million compared with loss attributable to owners of the Company of approximately RMB5.7 million in the corresponding period in 2025.

- For the six months ended 30 June 2026, the total contracted GFA of the Group was approximately 25.6 million sq.m., representing a decrease of approximately 4.4% as compared to approximately 26.8 million sq.m. in the corresponding period in 2025.

- For the six months ended 30 June 2026, the GFA under management of the Group was approximately 23.6 million sq.m., representing an increase of approximately 14.3% as compared to approximately 20.7 million sq.m. in the corresponding period in 2025.

- The Board has resolved not to declare any payment of interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

The board (the "**Board**") of directors (the "**Directors**") of Redco Healthy Living Company Limited (the "**Company**") is pleased to announce the unaudited consolidated interim results of the Company and its subsidiaries (collectively, the "**Group**", "**we**", "**us**", or "**our**") for the six months ended 30 June 2026 with comparative figures for the corresponding period of 2025 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2026

	Notes	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Revenue	4	**194,013**	209,005
Cost of services		**(155,088)**	(156,761)
Gross profit		**38,925**	52,244
Other income, gains and losses, net	5	**(34)**	600
Selling and marketing expenses		**(305)**	(1,336)
General and administrative expenses		**(31,616)**	(32,620)
Impairment losses on financial assets, net of reversal		**(2,916)**	(15,858)
Operating profit		**4,054**	3,030
Finance income		**265**	526
Finance costs		**(550)**	(492)
Finance income and costs, net		**(285)**	34
Share of results of investments accounted for using the equity method, net		**339**	(252)
Profit before income tax	6	**4,108**	2,812
Income tax expense	7	**(2,993)**	(3,616)
Profit (loss) for the period		**1,115**	(804)
Profit (loss) for the period attributable to:			
– Owners of the Company		**(2,576)**	(5,742)
– Non-controlling interests		**3,691**	4,938
		1,115	(804)
Loss per share			
– Basic and diluted (expressed in RMB cents per share)	9	**(1.29)**	(2.87)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	**2025**
	RMB'000	*RMB'000*
	(Unaudited)	*(Unaudited)*
Profit (loss) for the period	**1,115**	(804)
Other comprehensive income (expense)		
Item that may be reclassified subsequently to profit or loss:		
– Currency translation differences	**1,830**	(434)
Total comprehensive income (expense) for the period	**2,945**	(1,238)
Total comprehensive (expense) income attributable to:		
– Owners of the Company	**(746)**	(6,176)
– Non-controlling interests	**3,691**	4,938
	2,945	(1,238)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	**30 June 2026** *RMB'000* *(Unaudited)*	31 December 2025 *RMB'000* *(Audited)*
NON-CURRENT ASSETS			
Property, plant and equipment	10	**37,711**	36,403
Intangible assets	11	**27,872**	30,061
Investments accounted for using the equity method		**2,991**	3,161
Deferred income tax assets		**46,883**	46,061
		115,457	115,686
CURRENT ASSETS			
Inventories		**6,559**	7,578
Trade and other receivables and prepayments	12	**372,710**	333,127
Amounts due from related parties		**26,634**	26,604
Cash and cash equivalents		**89,086**	134,567
		494,989	501,876
CURRENT LIABILITIES			
Trade payables	13	**50,686**	49,244
Accruals and other payables	13	**98,816**	98,121
Contract liabilities		**96,570**	104,654
Amounts due to related parties		**3,660**	5,128
Income tax liabilities		**61,575**	58,628
Bank and other borrowings	14	**12,171**	9,353
Lease liabilities		**766**	739
		324,244	325,867
NET CURRENT ASSETS		**170,745**	176,009
TOTAL ASSETS LESS CURRENT LIABILITIES		**286,202**	291,695
NON-CURRENT LIABILITIES			
Bank and other borrowings	14	**—**	3,700
Lease liabilities		**2,138**	2,613
Deferred income tax liabilities		**1,058**	1,363
		3,196	7,676
NET ASSETS		**283,006**	284,019

	Notes	**30 June 2026** *RMB'000* ***(Unaudited)***	31 December 2025 *RMB'000* *(Audited)*
CAPITAL AND RESERVES			
Share capital	15	**16,220**	16,220
Reserves		**226,747**	227,493
		242,967	243,713
Non-controlling interests		**40,039**	40,306
SHAREHOLDERS' EQUITY		**283,006**	284,019

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

1. General

Redco Healthy Living Company Limited (the "**Company**") was incorporated in the Cayman Islands on 10 February 2021 as an exempted company with limited liability under the Companies Act of the Cayman Islands and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Hong Kong Stock Exchange**") since 31 March 2022.

The Company is an investment holding company. The Company and its subsidiaries (together, the "**Group**") are principally engaged in the provision of property management services, value-added services to non-property owners, community value-added services, development and maintenance services with respect to the information technology ("**IT**") systems, healthcare management services and property agency services in the People's Republic of China (the "**PRC**").

The ultimate holding company of the Company is Redco Properties Group Limited ("**Redco Properties**", together with its subsidiaries excluding the Group, the "**Redco Properties Group**") whose shares are also listed on the Main Board of Hong Kong Stock Exchange. The Company is indirectly wholly-owned by Redco Properties through its wholly-owned British Virgin Islands ("**BVI**") subsidiary, Top Glory International Holdings Limited ("**TGI**"). The ultimate controlling shareholders of the Group are Mr. Wong Yeuk Hung and Mr. Huang Ruoqing (the "**Controlling Shareholders**"), who are parties acting in concert and have been collectively controlling the Group.

The condensed consolidated financial statement for the six months ended 30 June 2026 is presented in Renminbi ("**RMB**"), which is different from the Company's functional currency of Hong Kong dollars ("**HK$**").

The English names of all the companies established in the PRC presented in these condensed consolidated financial statements represent the best efforts made by the directors of the Company (the "**Directors**") for the translation of the Chinese names of these companies to English names as they do not have official English names.

2. Basis of preparation of condensed consolidated financial statements

The condensed consolidated financial statements for the six months ended 30 June 2026 have 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"). The condensed consolidated financial statements should be read in conjunction with the annual financial statements of the Company for the year ended 31 December 2025, which have been prepared in accordance with HKFRS Accounting Standards ("HKFRSs") issued by the HKICPA and any public announcements made by the Company during the interim reporting period.

3. Material accounting policy information

The accounting policies applied to these condensed consolidated financial statements are consistent with those of the annual consolidated financial statements for the year ended 31 December 2025, as described in those annual consolidated financial statements.

The following amendments to standards are mandatory for the first time for the financial year beginning on 1 January 2026 and currently relevant to the Group:

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
Amendments to Illustrative Examples on HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37	Disclosures about Uncertainties in the Financial Statements

The Group has adopted these amendments of standards and the adoption of these amendments of standards do not have significant impacts on the Group's condensed consolidated financial statements.

4. Revenue and segment information

(i) Revenue

Revenue mainly comprises of proceeds from property management services, value-added services to non-property owners, community value-added services, community healthcare services and IT and intelligent construction services.

Disaggregation of revenue from contracts with customers

An analysis of the Group's revenue by category for the six months ended 30 June 2026 and 30 June 2025 are as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	*(Unaudited)*
Revenue from contracts with customers		
Recognised over time:		
– Property management services	**165,053**	165,978
– Value-added services to non-property owners	**1,849**	8,973
– Community value-added services	**24,910**	20,541
– Community healthcare services	**1,561**	1,796
– IT and intelligent construction services	**29**	2,856
	193,402	200,144
Recognised at a point in time:		
– Value-added services to non-property owners	**—**	1,512
– IT and intelligent construction services	**611**	2,937
– Sales of commercial properties	**—**	4,412
	611	8,861
	194,013	209,005

(ii) Segment information

Management has determined operating segments based on the reports reviewed by the chief operating decision maker ("**CODM**"). The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors of the Company.

The CODM has identified three reportable operating segments, namely property management, healthcare services and others as following:

Property management:	Provision of property management services, provision of value-added services to non-property owners and provision of community value-added services
Healthcare services:	Provision of healthcare management services
Others:	Development and maintenance of IT systems for property developers, provision of other IT-related services and other miscellaneous services

The CODM assesses the performance of the operating segments based on measures of adjusted profits before income tax. The measurement basis of segment results excludes the effects of depreciation, share of results of investments accounted for using the equity method, finance income/costs, net and income tax expense. Other information provided, except as noted below, to the CODM is measured in a manner consistent with that in the consolidated financial statements.

Segment revenue, results, assets and liabilities

	Property management *RMB'000*	Healthcare services *RMB'000*	Others *RMB'000*	Total *RMB'000*
Six months ended 30 June 2026 (Unaudited)				
Segment revenue				
Revenue from contracts with customers				
- Recognised overtime	191,812	1,561	29	193,402
- Recognised at a point in time	—	—	611	611
Less: inter-segment revenue	—	—	—	—
Consolidated revenue from external customers	191,812	1,561	640	194,013
Segment results				
Segment results	4,595	62	1,908	6,565
Depreciation of property, plant and equipment	(2,484)	—	(27)	(2,511)
Operating profit	2,111	62	1,881	4,054
Share of results of investments accounted for using the equity method, net	339	—	—	339
Finance income and costs, net	(340)	129	(74)	(285)
Profit before income tax	2,110	191	1,807	4,108
Income tax expense				(2,993)
Profit for the period				1,115
Additions to:				
Property, plant and equipment				
- Reportable segment assets	4,692	—	—	4,692
Intangible assets				
- Reportable segment assets	—	—	—	—

	Property management	Healthcare services	Others	Total
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*
At 30 June 2026 (Unaudited)				
Reportable segment assets	**482,192**	**65,228**	**38,015**	**585,435**
Other unallocated corporate assets				**25,011**
Total consolidated assets				**610,446**
Including investments accounting for using the equity method	**2,991**	**—**	**—**	**2,991**
Reportable segment liabilities	**265,286**	**19,418**	**29,114**	**313,818**
Other unallocated corporate liabilities				**13,622**
Total consolidated liabilities				**327,440**

	Property management	Healthcare services	Others	Total
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*
Six months ended 30 June 2025 (Unaudited)				
Segment revenue				
Revenue from contracts with customers				
– Recognised overtime	194,294	1,796	3,955	200,045
– Recognised at a point in time	7,123	—	2,368	9,491
Less: inter-segment revenue	—	—	(531)	(531)
Consolidated revenue from external customers	201,417	1,796	5,792	209,005
Segment results				
Segment results	6,885	(4)	(1,060)	5,821
Depreciation of property, plant and equipment	(1,976)	(746)	(69)	(2,791)
Operating profits (losses)	4,909	(750)	(1,129)	3,030
Share of results of investments accounted for using the equity method, net	(182)	(70)	—	(252)
Finance income and costs, net	(220)	309	(55)	34
Profits (loss) before income tax	4,507	(511)	(1,184)	2,812
Income tax expense				(3,616)
Profit for the period				(804)
Additions to:				
Property, plant and equipment				
- Reportable segment assets	4,482	—	—	4,482
Intangible assets				
- Reportable segment assets	—	16	—	16

	Property management *RMB'000*	Healthcare services *RMB'000*	Others *RMB'000*	Total *RMB'000*
At 31 December 2025 (Audited)				
Reportable segment assets	477,008	79,540	34,555	591,103
Other unallocated corporate assets				26,459
Total consolidated assets				617,562
Including investments accounting for using the equity method	3,161	—	—	3,161
Reportable segment liabilities	271,270	18,817	27,904	317,991
Other unallocated corporate liabilities				15,552
Total consolidated liabilities				333,543

Geographical information

Revenue by geographical location is determined on the basis of the location of the customers or services rendered. All of the Group's revenue were generated from the PRC.

Non-current assets, other than financial instruments, investments accounted for using the equity method and deferred income tax assets by geographical area are as follows:

	30 June 2026 ***RMB'000*** ***(Unaudited)***	31 December 2025 *RMB'000* *(Audited)*
PRC	**41,239**	40,574
Hong Kong	**24,344**	25,890
	65,583	66,464

Information about major customers

For the six months ended 30 June 2026, revenue from Redco Properties Group, associates and joint ventures of Redco Properties and its subsidiaries contributed approximately 1.64% (30 June 2025: 8.72%) of the Group's revenue.

Other than revenue from Redco Properties Group, associates and joint ventures of Redco Properties and their subsidiaries, the Group has a large number of customers, none of whom contributed 10% or more of the Group's revenue during the six months ended 30 June 2026 and 2025.

5. Other income, gains and losses, net

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	*(Unaudited)*
Government grants (note below)	**—**	238
Loss on disposal of property, plant and equipment	**—**	(4)
Loss on disposal of debt settlement properties	**(463)**	—
Others	**429**	366
	(34)	600

Note: During the six months ended 30 June 2025, government grants of approximately RMB238,000 were recognised as other income as there was no unfulfilled condition or contingencies relating to these subsidies. No government grants were recognised for the six months ended 30 June 2026.

6. Profit before income tax

Profit before income tax is arrived at after charging:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	*(Unaudited)*
Staff costs (including directors' and chief executive's emoluments)		
– Salaries and allowances	**56,389**	59,358
– Staff bonuses	**4,105**	4,198
– Retirement benefit costs	**8,455**	8,668
– Other staff welfare costs	**906**	1,286
	69,855	73,510
Auditor's remuneration	**—**	—
Depreciation of property, plant and equipment (note 10)	**2,511**	2,791
Amortisation of intangible assets (note 11)	**2,189**	2,561
Cost of services	**155,088**	156,761
Expenses relating to short-term leases	**215**	166

7. Income tax expense

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	*(Unaudited)*
Current tax:		
– PRC enterprise income tax	**4,120**	7,411
Deferred tax credit	**(1,127)**	(3,795)
	2,993	3,616

The Company is exempted from the payment of Cayman Islands Income tax. Subsidiaries incorporated in the BVI are exempted from BVI income tax (30 June 2025: same).

Subsidiaries established and operating in the PRC are subject to PRC enterprise income tax at the rate of 25% for the six months ended 30 June 2026 (30 June 2025: 25%). For certain subsidiaries qualified as micro and small enterprises, the PRC enterprise income tax was charged at a preferential rate of 20% for the periods in which they were qualified.

No provision has been made for Hong Kong profits tax as the companies in Hong Kong did not generate any assessable profits for the six months ended 30 June 2026 (30 June 2025: nil).

8. Dividends

The Board of Directors did not recommend the payment of an interim dividend for the six months ended 30 June 2026 and 2025, nor has any dividend been proposed since the end of the reporting period.

9. Loss per share

The calculation of the basic loss per share attributable to the owners of the Company is based on the following data:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	*(Unaudited)*
Loss are calculated as follows:		
Loss for the period attributable to the owners of the Company for the purpose of calculating basic and diluted earnings for the period	**(2,576)**	(5,742)

	Six months ended 30 June	
	2026	2025
	(Unaudited)	*(Unaudited)*
	(thousands of shares)	
Number of shares:		
Weighted average number of ordinary shares for the purpose of calculating basic and diluted earnings per share	**200,000**	200,000

The basic loss per share is calculated by dividing the loss attributable to the owners of the Company by the weighted average number of ordinary shares in issue during the respective periods.

No diluted loss per share were presented as there were no potential ordinary shares outstanding for both periods.

10. Property, plant and equipment

	Six months ended 30 June 2026	Year ended 31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	*(Audited)*
Net book amount at beginning of period/year	**36,403**	44,863
Additions	**4,692**	9,211
Write-off	**—**	(155)
Early termination of lease agreements	**—**	(3,639)
Depreciation (note 6)	**(2,511)**	(7,250)
Impairment loss recognised	**—**	(6,013)
Exchange differences	**(873)**	(614)
Net book amount at end of period/year	**37,711**	36,403

11. Intangible assets

	Customer relationship *RMB'000*	Computer software *RMB'000*	Goodwill *RMB'000*	Total *RMB'000*
Six months ended 30 June 2026 (Unaudited)				
Opening net book amount	**4,777**	**9,324**	**15,960**	**30,061**
Additions	**—**	**—**	**—**	**—**
Amortisation (note 6)	**(1,219)**	**(970)**	**—**	**(2,189)**
Closing net book amount	**3,558**	**8,354**	**15,960**	**27,872**
At 30 June 2026 (Unaudited)				
Cost	**17,080**	**19,340**	**24,232**	**60,652**
Accumulated amortisation	**(13,522)**	**(10,986)**	**—**	**(24,508)**
Impairment loss	**—**	**—**	**(8,272)**	**(8,272)**
Net book amount	**3,558**	**8,354**	**15,960**	**27,872**
Year ended 31 December 2025 (Audited)				
Opening net book amount	7,218	11,597	15,960	34,775
Additions	—	16	—	16
Amortisation	(2,441)	(2,289)	—	(4,730)
Impairment loss	—	—	—	—
Closing net book amount	4,777	9,324	15,960	30,061
At 31 December 2025 (Audited)				
Cost	17,080	19,340	24,232	60,652
Accumulated amortisation	(12,303)	(10,016)	—	(22,319)
Impairment loss	—	—	(8,272)	(8,272)
Net book amount	4,777	9,324	15,960	30,061

12. Trade and other receivables and prepayments

	Note	**30 June 2026**	31 December 2025
		RMB'000	*RMB'000*
		(Unaudited)	*(Audited)*
Trade receivables comprise:	(a)		
– Receivables from related parties		**175,160**	179,949
– Receivables from third parties		**328,884**	289,349
		504,044	469,298
Less: impairment		**(161,896)**	(158,980)
		342,148	310,318
Other receivables comprise:			
– Receivables due from property owners		**6,829**	6,708
– Advances to employees		**1,168**	578
– Other receivables		**9,574**	7,217
– Other deposits		**6,494**	7,398
		24,065	21,901
Less: impairment		**(290)**	(290)
		23,775	21,611
Prepayment		**6,787**	1,198
		372,710	333,127

Note:

(a) Trade receivables

Trade receivables mainly arise from property management services income, value-added services as provided to non-property owners, community healthcare services and IT and intelligent construction services.

Property management services income is received in accordance with the terms of the relevant services agreements. Service income from property management services is due for payment by the residents upon the issuance of demand note.

Receivables from related parties mainly represented trade receivables from Redco Properties Group, and its associates and joint ventures.

The following is an ageing analysis of trade receivables presented based on revenue recognition date:

	30 June 2026	31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	*(Audited)*
0 - 30 days	**345,170**	311,117
31 - 60 days	**1,076**	3,344
61 - 90 days	**2,997**	1,753
91 - 180 days	**20,863**	16,856
181 - 365 days	**11,356**	29,514
Over 365 days	**122,582**	106,714
	504,044	469,298

The carrying amounts of the Group's trade receivables are denominated in RMB.

13. Trade payables, accruals and other payables

	Note	**30 June 2026** *RMB'000* *(Unaudited)*	31 December 2025 *RMB'000* *(Audited)*
Trade payables	(a)	**50,686**	49,244
Accruals and other payables comprise:			
– Accruals and other payables		**73,608**	72,179
– Consideration Payable		**2,703**	2,703
– Other tax payables		**145**	75
– Salary payables		**16,843**	16,986
– Others		**5,517**	6,178
		98,816	98,121

Note:

(a) Trade payables

The ageing analysis of the trade payables based on invoice dates was as follows:

	30 June 2026 *RMB'000* *(Unaudited)*	31 December 2025 *RMB'000* *(Audited)*
0 to 30 days	**21,773**	23,380
31 to 60 days	**5,797**	7,046
61 to 90 days	**7,542**	4,648
Over 91 days	**15,574**	14,170
	50,686	49,244

The carrying amounts of the Group's trade payables approximate their fair values due to their short maturities.

14. Bank and other borrowings

	30 June 2026 *RMB'000* *(Unaudited)*	31 December 2025 *RMB'000* *(Audited)*
Bank and other borrowings	**12,171**	13,053
The carrying amounts of bank and other borrowings based on scheduled repayment dates set out in the loan agreements		
On demand or within one year	**6,955**	3,217
More than one year, but not more than two years	**1,181**	4,927
More than two years, but not more than five years	**3,543**	3,682
More than five years	**492**	1,227
	12,171	13,053
Less: Amounts shown under current liabilities	**(12,171)**	(9,353)
Amounts shown under non-current liabilities	**—**	3,700
Analysed as:		
– Variable-rates borrowings	**6,556**	7,363
– Fixed-rates borrowings	**5,615**	5,690
	12,171	13,053
Analysed as:		
– Secured	**6,556**	7,363
– Unsecured	**5,615**	5,690
	12,171	13,053

As at 30 June 2026, the effective interest rate of bank borrowing and other borrowings was approximately 5.64% (31 December 2025: 5.74%).

As at 30 June 2026, the Group's bank and other borrowings were charged with interest rate from 3.94% to 15.00% per annum (31 December 2025: 4.30% to 15.00%).

As at 30 June 2026, the Group's bank and other borrowings of RMB6,556,000 (31 December 2025: RMB7,363,000) was secured by the pledge of certain properties with a carrying amount of RMB23,692,000 (31 December 2025: RMB25,218,000) and guaranteed by the Company. Besides, the Group's bank and other borrowings of RMB3,700,000 (31 December 2025: RMB3,700,000) was guaranteed by the management of certain subsidiaries of the Company. Other borrowings of RMB1,915,000 (31 December 2025: RMB1,989,000) were unsecured and unguaranteed.

15. Share capital

Details of the share capital of the Company are as follows:

	Number of shares	**Share capital**	
		HK$'000	***RMB'000***
Ordinary shares of HK$0.1 each			
Authorised:			
As at 1 January 2025, 31 December 2025, 1 January 2026 and 30 June 2026	1,000,000,000	100,000	81,108
Issued and fully paid:			
As at 1 January 2025, 31 December 2025, 1 January 2026 and 30 June 2026	200,000,000	20,000	16,220

There were no movements of the Company's share capital during the six months ended 30 June 2026 and the year ended 31 December 2025.

16. Events after the reporting period

Reference is made to the announcement of the Company dated 25 May 2026 in relation to, among other things, the proposed enforcement of security and acquisition by China Billion International Limited, being the lender (the "**Lender**") to Redco Properties, of 48,000,000 ordinary shares (the "**Target Shares**") in the Company out of the charged shares, representing 24% of the issued share capital of the Company, for a consideration of HK$45,120,000 (the "**Sale**").

Subsequent to the end of the reporting period, the Company was informed by the receivers of the charged 150,000,000 shares of the Company (representing 75% of the total issued shares of the Company at the then material time) that the Sale was completed on 2 July 2026. The Target Shares were transferred at a gross valuation of HK$45,120,000, exclusive of all stamp duty, agent fees, transaction fees, legal fees, receivers' fees and disbursements, and any other third-party fees and expenses incurred in connection with the Sale and the enforcement of security over the Target Shares. Accordingly, with effect from 2 July 2026, the interest of Redco Properties in the Company was reduced from 75% to 51% upon completion of the Sale by the Lender and the receivers. Further details are set out in the Company's update announcement on change in shareholding dated 3 July 2026.

Reference is further made to the announcement of the Company dated 25 August 2026 (the "**Relevant Announcement**") in relation to, among other things, the service of a statutory demand on Redco Properties by solicitors acting on behalf of the Lender pursuant to Section 178(1)(a) or 372(4)(a) of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong), demanding payment of the debt, as claimed by the Lender, in the aggregate amount of approximately US$82.6 million (comprising principal and accrued default interest) (the "**Debt**"). The statutory demand requires Redco Properties to pay the Debt within 21 days from the date of service of the statutory demand, failing which the Lender may institute winding-up proceeding against Redco Properties.

Neither the Company nor any other member of the Group is a party to the facility, the security deed or the statutory demand, and no payment obligation in respect of the Debt falls on the Group. As at the date of this announcement, the Group's banking and other financing arrangements have not been materially affected by the statutory demand. However, any further adverse action taken against Redco Properties, including the presentation of a winding-up petition against Redco Properties and/or the further exercise by the receivers of their powers in respect of the remaining charged shares (including the power of sale), might result in a change in the controlling shareholder and/or the ultimate control of the Company, which may in turn trigger obligations under the Codes on Takeovers and Mergers and Share Buy-backs, and affect the composition of the Board and the management of the Group. In addition, the Redco Properties group is a customer of, and a counterparty to certain continuing connected transactions with, the Group. Any deterioration in the financial condition of the Redco Properties group may adversely affect the revenue derived by the Group from the Redco Properties group and the recoverability of amounts due from the Redco Properties group to the Group. Further details are set out in the Relevant Announcement.

MANAGEMENT DISCUSSION AND ANALYSIS

Market Review

During the first half of 2026, the PRC economy remained generally stable amid a complex external environment, while the real estate market continued to undergo adjustment. The continued moderation in real estate investment, new construction starts, sales and completions affected demand associated with new property developments and deliveries, and reinforced the importance of resilient operations, collection and cash-flow management, and independent market development for property service enterprises.

Against this backdrop, the property service industry moved further from scale-oriented expansion towards quality-oriented and refined development. Competition in the stock-property and third-party markets intensified, while project retention and fee collection remained under pressure. Market participants became more selective about project quality and operating returns and placed greater priority on service standards, cost control, operating efficiency and customer experience. Opportunities in community value-added services, facility management and other adjacent services also required clearer commercial focus and stronger professional capabilities.

At the same time, artificial intelligence technology continued to evolve rapidly from general model development towards enterprise and industry-specific deployment. Large models, enterprise knowledge bases and AI agents were increasingly explored for customer service, work-order processing, operational analysis, equipment and facility management, and internal decision support. Within the property service industry, the application of enterprise knowledge bases, AI assistants and intelligent work-order tools increasingly focused on addressing specific operating needs. The expansion of model training and inference also highlighted the importance of cloud services and scalable intelligent-computing resources.

These developments presented both opportunities and higher capability requirements for property and service enterprises. Sustainable development increasingly depended on maintaining consistent service quality and customer trust, improving standardisation and operating efficiency through digital and intelligent tools, and prudently assessing new opportunities arising from the integration of service scenarios, appropriately governed operational data and knowledge, AI applications and supporting computing resources.

Business Review

The Company is a property management service provider with a leading position in Jiangxi Province with a service network strategically covering core regions such as the Yangtze River Delta Region, the Greater Bay Area, the Bohai Rim Region and the Central China Region. We have always been adhering to the brand concept of "striving for a healthy better life", relying on the service concept of "life + health" dual butlers, empowering our business with technology and serving our property owners with quality. We will keep up with the industry trend and implement the development strategy of the Company through scientific research and judgement, so as to achieve steady growth in business performance.

In the first half of 2026, the Group recorded revenue of approximately RMB194.0 million, representing a decrease of approximately 7.2% as compared to the corresponding period in 2025. Net profit of the Group for the six months ended 30 June 2026 was approximately RMB1.1 million, compared with net loss of approximately RMB0.8 million in the corresponding period in 2025. Profit and other comprehensive income for the six months ended 30 June 2026 was approximately RMB2.9 million, compared with loss and other comprehensive expense of approximately RMB1.2 million in the corresponding period in 2025. As at 30 June 2026, the aggregate gross floor area ("**GFA**") under the Group's management amounted to approximately 23.6 million square meter(s) ("**sq.m.**"), representing an increase of approximately 14.3% as compared to approximately 20.7 million sq.m. in the corresponding period in 2025, and the aggregate contracted GFA amounted to approximately 25.6 million sq.m., representing a decrease of approximately 4.4% as compared to approximately 26.8 million sq.m. in the corresponding period in 2025.

The steady development and outstanding comprehensive strength of the Group have been widely recognised within and outside the industry, thus rendering the upgrade of our ranking in China's Top 100 Property Management Companies to the 29th in 2026 (ranked 31st in 2025) in terms of overall strengths.

Outlook

Looking ahead, the macroeconomic and property-market environment is expected to remain challenging, while long-term demand for professional, high-quality property and community services and the continuing adoption of intelligent technologies are expected to provide development opportunities. The Group will maintain a prudent yet proactive strategy, strengthen the foundation of its existing businesses and pursue quality-oriented and sustainable development.

The Group will continue to deepen its core property management business and consolidate its position in its existing and advantageous markets. With service quality as a fundamental principle, the Group will further strengthen its "lifestyle + healthcare" dual butler service system, improve service responsiveness and customer experience, and enhance its professional, standardised, refined and digital operating capabilities. It will selectively pursue suitable residential and non-residential projects, having regard to service capability, project economics, fee collection and cash-flow profile and associated risks, with an emphasis on quality and sustainability rather than scale alone.

Within its existing operations, the Group will explore the practical application of artificial intelligence, large models, knowledge-base-enhanced applications and AI agents. Priority scenarios may include intelligent customer service and customer-needs analysis, work-order handling, equipment and facility operations and maintenance, energy management, risk identification, internal knowledge and process management, and data analysis and decision support. These initiatives are intended to improve response speed, service consistency, operating efficiency and customer experience, and will be advanced in a phased and scenario-driven manner, taking into account data security, implementation costs and actual operating value.

In addition to using technology to enhance its core operations, the Group intends to actively explore technology-related business opportunities that are synergistic with its industry experience, customer base, service scenarios and operating capabilities. It will evaluate opportunities in enterprise and industry-specific large-model applications, AI agents and intelligent solutions, and seek suitable opportunities relating to cloud services, intelligent computing and supporting computing infrastructure that may facilitate such applications. Any potential project or investment will be assessed prudently with reference to strategic fit, commercial feasibility, investment requirements, compliance requirements and associated risks.

Through the coordinated development of its core service capabilities and technology capabilities, the Group aims to build more resilient and differentiated long-term competitiveness, develop sustainable additional growth opportunities and create long-term value for its shareholders.

FINANCIAL REVIEW

Revenue

The revenue of the Group for the six months ended 30 June 2026 was derived from three business segments: (i) property management services; (ii) value-added services to non-property owners; (iii) community value-added services. For the six months ended 30 June 2025, the Group also recognised revenue from the sale of commercial properties in the PRC; however, there were no such sales during the six months ended 30 June 2026. The revenue of the Group decreased by approximately 7.2% from approximately RMB209.0 million for the six months ended 30 June 2025 to approximately RMB194.0 million for the six months ended 30 June 2026.

The following table sets forth the details of the Group's revenue by business segments for the periods indicated:

	Six months ended 30 June					
	2026		2025		Changes	
	RMB'000	%	*RMB'000*	%	*RMB'000*	%
	(Unaudited)		*(Unaudited)*			
Property management services	**165,053**	**85.1**	165,978	79.4	(925)	(0.6)
Value-added services to non-property owners	**2,489**	**1.3**	16,278	7.8	(13,789)	(84.7)
Community value-added services	**26,471**	**13.6**	22,337	10.7	4,134	18.5
Sales of commercial properties	**—**	**—**	4,412	2.1	(4,412)	—
	194,013	**100**	209,005	100	(14,992)	(7.2)

Property management services

Revenue from property management services decreased by approximately 0.6% from approximately RMB166.0 million for the six months ended 30 June 2025 to approximately RMB165.1 million for the six months ended 30 June 2026. No material fluctuation was noted between the two periods.

Value-added services to non-property owners

Revenue from value-added services to non-property owners decreased by approximately 84.7% from approximately RMB16.3 million for the six months ended 30 June 2025 to approximately RMB2.5 million for the six months ended 30 June 2026 mainly due to the decrease in revenue from the sales offices management services and the IT and intelligent construction services provided to Redco Properties Group Limited ("**Redco Properties**"), a company listed on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (stock code: 1622) and its subsidiaries (excluding the Group) ("**Redco Properties Group**"), as a result of the decrease in the number of projects delivered by Redco Properties Group for the six months ended 30 June 2026.

Community value-added services

Revenue from community value-added services increased by approximately 18.5% from approximately RMB22.3 million for the six months ended 30 June 2025 to approximately RMB26.5 million for the six months ended 30 June 2026, primarily due to increase in revenue from common area management services including public space leasing, advertising services and the temporary sales booth rentals within the residential communities during the six months ended 30 June 2026.

Sales of commercial properties

During the year ended 31 December 2024, pursuant to the debt settlement agreements with related parties under the court's order, the Company acquired certain properties and commercial properties which were subsequently sold to independent third parties during the six months ended 30 June 2025 at the total consideration of approximately RMB4.4 million. There were no sales of commercial properties during the six months ended 30 June 2026.

Cost of sales

The cost of services primarily consists of (i) employee benefit expenses; (ii) greening and cleaning expenses; (iii) maintenance expenses; (iv) utility and security charges; and (v) other expenses such as depreciation of property, plant and equipment and amortisation of intangible asset.

Cost of services decreased by approximately 1.1% from approximately RMB156.8 million for the six months ended 30 June 2025 to approximately RMB155.1 million for the six months ended 30 June 2026. The decrease in cost of services was in line with the decrease in revenue during the six months ended 30 June 2026.

Gross profit margin

The following table sets forth the details of the Group's gross profit margin by types of services for the periods indicated:

	For the six months ended 30 June	
	2026	2025
	(Unaudited)	*(Unaudited)*
Property management services	**18.2%**	23.3%
Value-added services to non-property owners	**27.5%**	34.0%
Community value-added services	**31.0%**	35.2%
Sales of commercial properties	**—**	2.7%
	20.1%	25.0%

The gross profit margin of the Group decreased from approximately 25.0% for the six months ended 30 June 2025 to approximately 20.1% for the six months ended 30 June 2026, due to the reasons set out below:

Property management services

The gross profit margin for property management services decreased from approximately 23.3% for the six months ended 30 June 2025 to approximately 18.2% for the six months ended 30 June 2026, primarily due to the increase in outsourcing costs as well as the increasing maintenance costs incurred for old property management projects and replacement costs of material and parts of facilities and equipment of the Group during the six months ended 30 June 2026.

Value-added services to non-property owners

The gross profit margin for value-added services to non-property owners decreased from approximately 34.0% for the six months ended 30 June 2025 to approximately 27.5% for the six months ended 30 June 2026, primarily due to the decreased contribution from sales offices management services under pre-sale management services during the six months ended 30 June 2026, which had relatively higher gross profit margin than that of other pre-sale management services such as pre-delivery inspection and cleaning services as a result of the decrease in the number of projects delivered by Redco Properties Group for the six months ended 30 June 2026.

Community value-added services

The gross profit margin for community value-added services decreased from approximately 35.2% for the six months ended 30 June 2025 to approximately 31.0% for the six months ended 30 June 2026, which was mainly due to the decrease in community healthcare services as a result of the decrease in purchase of healthcare service cards by Redco Properties to its property purchase customers, which typically has relatively higher gross profit margin than that of other community value-added services, as well as the increase in revenue from common area management services, which had relatively lower gross profit margin than that of other community value-added services.

Other income, gains and losses, net

The other income, gains and losses, net, decreased from approximately RMB0.6 million for the six months ended 30 June 2025 to net losses of approximately RMB0.1 million for the six months ended 30 June 2026, primarily due to the decrease in government grants received during the six months ended 30 June 2026.

Selling and marketing expenses

Our selling and marketing expenses mainly include employee benefit expenses relating to sales and marketing activities, marketing and promotional expenses and others (mainly including traveling and entertainment expenses, and office expenses relating to sales and marketing activities). Selling and marketing expenses decreased to approximately RMB0.3 million for the six months ended 30 June 2026 from approximately RMB1.3 million for the six months ended 30 June 2025, primarily due to the decrease in employee benefit expense as a result of the decrease in sales promotional events or booths relating to sales and marketing activities during the six months ended 30 June 2026.

General and administrative expenses

Our general and administrative expenses primarily consist of administrative staff's employee benefit expenses and bonuses, travel and entertainment, office expenses, depreciation and amortization and other expenses relating to administration activities, bank charges and tax and surcharges. The general and administration expenses decreased from approximately RMB32.6 million for the six months ended 30 June 2025 to approximately RMB31.6 million for the six months ended 30 June 2026, which was in line with the decrease of the revenue of the Group during six months ended 30 June 2026.

Impairment losses on financial assets, net of reversal

The impairment losses of financial assets, net of reversal, decreased from approximately RMB15.9 million for the six months ended 30 June 2025 to approximately RMB2.9 million for the six months ended 30 June 2026, primarily due to the decrease in provision for impairment losses for trade receivables from related parties and third parties during the six months ended 30 June 2026 as compared to the corresponding period in 2025 .

Finance income

Finance income decreased from approximately RMB0.5 million during the six months ended 30 June 2025 to approximately RMB0.3 million during the six months ended 30 June 2026 due to decrease in interest income from bank deposits.

Finance costs

Finance costs remained stable at approximately RMB0.5 million during the six months ended 30 June 2026 and 2025.

Income tax expenses

Income tax expenses decreased to approximately RMB3.0 million for the six months ended 30 June 2026 from approximately RMB3.6 million for the six months ended 30 June 2025, primarily due to the decreased taxable profits for the six months ended 30 June 2026.

Profit (loss) for the period

As a result of the foregoing, the net profit for the period was approximately RMB1.1 million for the six months ended 30 June 2026, as compared with the net loss of approximately RMB0.8 million for the six months ended 30 June 2025.

Loss attributable to the owners of the Company for the period was approximately RMB2.6 million for the six months ended 30 June 2026, as compared with the loss attributable to the owners of the Company for the period of approximately RMB5.7 million for the six months ended 30 June 2025.

Intangible assets

The intangible assets of the Group mainly comprise customer relationship, computer software and goodwill resulted from the acquisition of Wuhu Senlin Property Management Co., Ltd., Shenzhen Zhongtian Yunlian Technology Development Co., Ltd. and Weiye International Investments Company Limited. The intangible assets of the Group decreased from approximately RMB30.1 million as at 31 December 2025 to approximately RMB27.9 million as at 30 June 2026 mainly due to the amortization of customer relationship and computer software during the six months ended 30 June 2026.

Property, plant and equipment

The property, plant and equipment of the Group mainly consist of an office, car parking space, office equipment, machinery, vehicles, leasehold improvements and right-of-use assets. The increase in balance from approximately RMB36.4 million as at 31 December 2025 to approximately RMB37.7 million as at 30 June 2026 was mainly due to the addition of leasehold improvements for the six months ended 30 June 2026.

Trade and other receivables and prepayments

Trade receivables mainly arise from provision of property management services, value-added services to non-property owners and community value-added services.

Trade receivables of the Group, net of allowance for impairment, increased from approximately RMB310.3 million as at 31 December 2025 to approximately RMB342.1 million as at 30 June 2026, primarily due to the slowdown of the collection of payment from property owners as a result of the general downturn of the property market in the PRC during the six months ended 30 June 2026.

Other receivables mainly consist of deposits and payments made on behalf of property owners.

Other receivables and prepayments, net of allowance for impairments, increased from approximately RMB22.8 million as at 31 December 2025 to approximately RMB30.6 million as at 30 June 2026.

Trade payables

Trade payables increased from approximately RMB49.2 million as at 31 December 2025 to approximately RMB50.7 million as at 30 June 2026, primarily due to the longer credit terms of payment to suppliers for outsourcing cost and greening and cleaning expenses during the six months ended 30 June 2026.

Accruals and other payables

Accruals and other payables increased from approximately RMB98.1 million as at 31 December 2025 to approximately RMB98.8 million as at 30 June 2026. No material fluctuation was noted as at 30 June 2026 and 31 December 2025.

Contract liabilities

Contract liabilities primarily consist of advances of property management fees and other service fees. Contract liabilities decreased from approximately RMB104.7 million as at 31 December 2025 to approximately RMB96.6 million as at 30 June 2026, primarily due to the seasonal effect of property owners paying their outstanding property management fee balances at the year-end out of payment preference and convenience.

Bank and other borrowings

Borrowings represented the bank and other borrowings granted to the Group. Borrowings decreased from approximately RMB13.1 million as at 31 December 2025 to approximately RMB12.2 million as at 30 June 2026. As at 30 June 2026, bank and other borrowings denominated in Hong Kong dollars ("**HK$**") amounted to approximately HK$9.7 million (31 December 2025: HK$10.3 million) and were charged with interest rate of 1-month HIBOR plus 1.3% to 15.0% per annum (31 December 2025: 1-month HIBOR plus 1.3% to 15.0% per annum), while bank and other borrowings denominated in RMB amounted to approximately RMB3.7 million (31 December 2025: RMB3.7 million) and were charged with effective rates of 5.64% (31 December 2025: 5.74%).

Liquidity, financial resources and capital structure

As at 30 June 2026, the cash and cash equivalents of the Group amounted to approximately RMB89.1 million while the cash and cash equivalents of the Group amounted to approximately RMB134.6 million as at 31 December 2025. As at 30 June 2026 and 31 December 2025, the Group's cash and cash equivalents were denominated in HK$, RMB and United States dollar ("**US$**").

The Group maintained a sound financial position. As at 30 June 2026, the Group's net current assets amounted to approximately RMB170.7 million while the Group's net current assets as at 31 December 2025 amounted to approximately RMB176.0 million. As at 30 June 2026, the Group's current ratio (current assets/current liabilities) was approximately 1.5 times while the Group's current ratio as at 31 December 2025 was approximately 1.5 times. The gearing ratio (interest-bearing borrowings divided by total equity multiplied by 100%) as at 30 June 2026 was 4.3% while the gearing ratio as at 31 December 2025 was 4.6%.

Capital commitments

As at 30 June 2026, the Group did not have any material capital commitments (31 December 2025: Nil).

Contingent liabilities

As at 30 June 2026, the Group did not have any material contingent liabilities (31 December 2025: Nil).

Pledge of assets

As at 30 June 2026, the Group's bank and other borrowings of approximately RMB6.6 million (31 December 2025: RMB7.4 million) were secured by the pledge of certain properties with a carrying amount of approximately RMB23.7 million (31 December 2025: RMB25.2 million) and guaranteed by the Company. Besides, the Group's bank and other borrowings of RMB3.7 million (31 December 2025: RMB3.7 million) was guaranteed by the management of certain subsidiaries of the Company. Other borrowings of RMB1.9 million (31 December 2025: RMB2.0 million) were unsecured and unguaranteed.

Foreign exchange risk

Almost all of the Group's operating activities are carried out in the PRC with most of the transactions denominated in RMB. The major foreign currency source of the Group is the net proceeds received following the successful listing of the ordinary shares of the Company (the "**Share(s)**") on the Main Board of the Stock Exchange on 31 March 2022, which were denominated in HK$. The Directors expected that the fluctuations in RMB exchange rate would not have a material adverse effect on the operations of the Group. The Group will closely monitor the fluctuations of the RMB exchange rate and adopt prudent measures to reduce potential foreign exchange risk. As at 30 June 2026, the Group did not engage in hedging activities for managing the foreign exchange risk.

Interest rate risk

Except for the bank balances and bank and other borrowings at variable interest rate, the Group was not exposed to material risk directly relating to changes in market interest rate as at 30 June 2026.

SIGNIFICANT INVESTMENTS HELD

The Group had no significant investment held as at 30 June 2026.

MATERIAL ACQUISITIONS AND DISPOSALS

The Group did not have any material acquisitions and disposals of subsidiaries, associates or joint ventures during the six months ended 30 June 2026.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

As at 30 June 2026, save as disclosed in the prospectus of the Company dated 22 March 2022 and the announcements of the Company dated 26 June 2025 and 14 August 2025 in relation to the change in use of proceeds from the initial public offering of the Company, the Group did not have other future plans for material investments and capital assets.

EMPLOYEES AND REMUNERATION POLICY

The Group had 1,731 full-time employees as at 30 June 2026 (30 June 2025: 1,691). The total staff costs for the six months ended 30 June 2026 were approximately RMB69.9 million (30 June 2025: RMB73.5 million). Employees' remuneration package includes salary, performance bonus and other welfare subsidies. The remuneration of employees is determined in accordance with the Group's remuneration and welfare policies, the employees' positions, performance, company profitability, industry level and market environment.

EVENTS AFTER THE END OF THE REPORTING PERIOD

Reference is made to the announcement of the Company dated 25 May 2026 in relation to, among other things, the proposed enforcement of security and acquisition by China Billion International Limited, being the lender (the "**Lender**") to Redco Properties Holdings Limited ("**Redco Properties**"), of 48,000,000 ordinary shares (the "**Target Shares**") in the Company out of the charged shares, representing 24% of the issued share capital of the Company, for a consideration of HK$45,120,000 (the "**Sale**").

Subsequent to the end of the reporting period, the Company was informed by the receivers of the charged 150,000,000 shares of the Company (representing 75% of the total issued shares of the Company at the then material time) that the Sale was completed on 2 July 2026. The Target Shares were transferred at a gross valuation of HK$45,120,000, exclusive of all stamp duty, agent fees, transaction fees, legal fees, receivers' fees and disbursements, and any other third-party fees and expenses incurred in connection with the Sale and the enforcement of security over the Target Shares. Accordingly, with effect from 2 July 2026, the interest of Redco Properties in the Company was reduced from 75% to 51% upon completion of the Sale by the Lender and the receivers. Further details are set out in the Company's update announcement on change in shareholding dated 3 July 2026.

Reference is further made to the announcement of the Company dated 25 August 2026 (the "**Relevant Announcement**") in relation to, among other things, the service of a statutory demand on Redco Properties by solicitors acting on behalf of the Lender pursuant to Section 178(1)(a) or 372(4)(a) of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong), demanding payment of the debt, as claimed by the Lender, in the aggregate amount of approximately US$82.6 million (comprising principal and accrued default interest) (the "**Debt**"). The statutory demand requires Redco Properties to pay the Debt within 21 days from the date of service of the statutory demand, failing which the Lender may institute winding-up proceeding against Redco Properties.

Neither the Company nor any other member of the Group is a party to the facility, the security deed or the statutory demand, and no payment obligation in respect of the Debt falls on the Group. As at the date of this announcement, the Group's banking and other financing arrangements have not been materially affected by the statutory demand. However, any further adverse action taken against Redco Properties, including the presentation of a winding-up petition against Redco Properties and/or the further exercise by the receivers of their powers in respect of the remaining charged shares (including the power of sale), might result in a change in the controlling shareholder and/or the ultimate control of the Company, which may in turn trigger obligations under the Codes on Takeovers and Mergers and Share Buy-backs, and affect the composition of the Board and the management of the Group. In addition, the Redco Properties group is a customer of, and a counterparty to certain continuing connected transactions with, the Group. Any deterioration in the financial condition of the Redco Properties group may adversely affect the revenue derived by the Group from the Redco Properties group and the recoverability of amounts due from the Redco Properties group to the Group. Further details are set out in the Relevant Announcement.

INTERIM DIVIDEND

The Board has resolved not to declare any payment of interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

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

Neither the Company, nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares) during the six months ended 30 June 2026. As at 30 June 2026, the Company did not hold any treasury share.

CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of the Company's shareholders and to enhance corporate value and accountability. The Company has adopted the Corporate Governance Code (the "**CG Code**") as contained in Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") as its own code of corporate governance.

During the six months ended 30 June 2026, the Company has applied the principles of good corporate governance and complied with all applicable code provisions set out in Part 2 of the CG Code.

MODEL CODE FOR SECURITIES TRANSACTIONS

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

AUDIT COMMITTEE

The audit committee of the Company (the "**Audit Committee**") comprises three independent non-executive Directors, namely Mr. Wu Kwok Choi, Chris (as the chairman), Mr. Sze Irons and Mr. Lau Yu Leung. The Audit Committee has reviewed the accounting principles and practices adopted by the Group and discussed with the management of the Company on financial reporting matters including a review of the unaudited interim condensed consolidated financial information of the Group for the six months ended 30 June 2026.

PUBLICATION OF UNAUDITED 2026 INTERIM RESULTS AND INTERIM REPORT

This interim results announcement has been published on the websites of the Stock Exchange at www.hkexnews.hk and the Company at www.redcohealthy.com. The interim report of the Company for the six months ended 30 June 2026 will be despatched to the shareholders of the Company (if requested) and made available on the above websites in due course.

By order of the Board
Redco Healthy Living Company Limited
Huang Ruoqing
Chairman

Hong Kong, 28 August 2026

As at the date of this announcement, the executive Directors are Mr. Tang Chengyong, Ms. Wong Yin Man and Ms. Huang Yanqi, the non-executive Director is Mr. Huang Ruoqing, and the independent non-executive Directors are Mr. Lau Yu Leung, Mr. Sze Irons and Mr. Wu Kwok Choi, Chris.