中澤豐國際有限公司
RENZE HARVEST INTERNATIONAL LIMITED
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 01282)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2026

The board of directors (the "**Board**" or the "**Director(s)**") of Renze Harvest International Limited (the "**Company**") would like to announce the unaudited condensed consolidated interim results of the Company and its subsidiaries (collectively, the "**Group**") for the six months ended 30 June 2026 (the "**Period**"), which has been reviewed by the audit committee of the Company (the "**Audit Committee**").

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

		For the six months ended 30 June	
		2026	2025
	Notes	***HK$'000***	*HK$'000*
		(Unaudited)	(Unaudited)
Revenue	*5*	**415,726**	456,539
Cost of sales		**(286,863)**	(333,672)
Gross profit		**128,863**	122,867
Other (losses)/gains — net		**(300)**	160
Other income		**5,003**	5,377
Fair value gain on investment properties		**14,281**	19,746
Impairment losses on financial assets — net		**(48,027)**	(60,488)
Write-down of inventories of properties		**(9,037)**	(7,208)
Distribution costs		**(11,648)**	(10,492)
Administrative expenses		**(65,054)**	(68,687)
Profit from operations		**14,081**	1,275

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

		For the six months ended 30 June	
		2026	2025
	Notes	***HK$'000***	*HK$'000*
		(Unaudited)	(Unaudited)
Finance income/(costs) — net	*7*	**811**	(38,931)
Share of results of associates		**(542)**	–
Profit/(loss) before income tax		**14,350**	(37,656)
Income tax credit/(expense)	*8*	**15,518**	(11,037)
Profit/(loss) for the period	*6*	**29,868**	(48,693)
Other comprehensive income/(loss):			
Items that may be reclassified to profit or loss:			
Currency translation differences		**232,801**	88,894
Share of other comprehensive loss of associates		**(9,676)**	–
Item that will not be reclassified to profit or loss:			
Net changes in the fair value of equity instruments designated at fair value through other comprehensive income		**(1,094)**	6,071
Other comprehensive income for the period		**222,031**	94,965
Total comprehensive income for the period		**251,899**	46,272

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

For the six months ended 30 June 2026

		For the six months ended 30 June	
		2026	2025
	Notes	***HK$'000***	*HK$'000*
		(Unaudited)	(Unaudited)
Profit/(loss) attributable to:			
Owners of the Company		**13,726**	(47,714)
Non-controlling interests		**16,142**	(979)
Profit/(loss) for the period		**29,868**	(48,693)
Total comprehensive income for the period attributable to:			
Owners of the Company		**218,017**	40,449
Non-controlling interests		**33,882**	5,823
		251,899	46,272
Earnings/(loss) per share			
Basic *(HK cents)*	*9*	**0.27**	(1.78)
Diluted *(HK cents)*	*9*	**0.27**	(1.78)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	As at 30 June 2026 HK$'000 (Unaudited)	As at 31 December 2025 HK$'000 (Audited)
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment		**124,158**	133,383
Investment properties		**5,611,500**	5,336,776
Intangible assets		**116,135**	116,159
Investments in associates		**711**	10,929
Financial assets at fair value through other comprehensive income ("**FVTOCI**")	*11*	**13,808**	14,902
Finance lease receivables		**4,582**	7,040
Deferred tax assets		**20,514**	19,727
		5,891,408	5,638,916
Current assets			
Inventories		**166,775**	106,984
Properties under development		**1,755,789**	1,605,667
Completed properties held for sale		**493,243**	517,184
Loans and advances	*12*	**130,760**	155,348
Trade receivables	*13*	**554,340**	312,952
Contract assets		**33,686**	24,354
Finance lease receivables		**5,615**	7,349
Prepayments, deposits and other receivables		**390,088**	351,170
Current tax recoverable		**14,193**	13,649
Financial assets at fair value through profit or loss ("**FVTPL**")	*14*	**138,673**	136,130
Client trust bank balances		**186,025**	87,717
Pledged bank deposits and restricted deposits		**7,170**	34,891
Cash and cash equivalents		**665,745**	833,412
		4,542,102	4,186,807
Total assets		**10,433,510**	9,825,723

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

	Notes	**As at 30 June 2026** **HK$'000** **(Unaudited)**	As at 31 December 2025 *HK$'000* (Audited)
Current liabilities			
Trade and bills payables	*15*	**1,255,085**	1,006,010
Contract liabilities		**444,208**	413,721
Accruals and other payables		**384,321**	221,025
Borrowings		**745,420**	935,899
Lease liabilities		**2,290**	1,151
Current tax liabilities		**119,003**	198,657
		2,950,327	2,776,463
Net current assets		**1,591,775**	1,410,344
Total assets less current liabilities		**7,483,183**	7,049,260
Non-current liabilities			
Other payables		**14,524**	13,967
Borrowings		**937,335**	758,335
Lease liabilities		**1,863**	–
Deferred tax liabilities		**383,206**	382,602
		1,336,928	1,154,904
Total liabilities		**4,287,255**	3,931,367
NET ASSETS		**6,146,255**	5,894,356
EQUITY			
Share capital		**50,000**	50,000
Reserves		**5,552,035**	5,334,018
Equity attributable to owners of the Company		**5,602,035**	5,384,018
Non-controlling interests		**544,220**	510,338
TOTAL EQUITY		**6,146,255**	5,894,356

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

1. GENERAL INFORMATION

Renze Harvest International Limited (the "**Company**", together with its subsidiaries, the "**Group**") was incorporated in the Cayman Islands as an exempted company with limited liability under Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of its registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The address of its principal place of business is Room 2308, 23/F., China Resources Building, 26 Harbour Road, Wanchai, Hong Kong.

The Company's shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

These interim condensed consolidated financial statements are presented in thousands of units of Hong Kong dollars, unless otherwise stated.

These interim condensed consolidated financial statements have been reviewed by the audit committee of the Company.

2. BASIS OF PREPARATION

Statement of Compliance

These interim 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 ("**HKICPA**") and the applicable disclosure provisions of the Rules Governing the Listing of Securities on the Stock Exchange. These 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.

3. ACCOUNTING POLICIES

In the current period, the Group has adopted all the new and revised HKFRS Accounting Standards issued by the HKICPA that are relevant to its operations and effective for its accounting year beginning on 1 January 2026. HKFRS Accounting Standards comprise Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards, and Interpretations.

The adoption of the new HKFRS Accounting Standards and amendments to HKFRS Accounting Standards has no material impact on the Group's interim condensed consolidated financial statements.

The Group has not applied the new HKFRS Accounting Standards that have been issued but are not yet effective. The Group has already commenced an assessment of the impact of these new HKFRS Accounting Standards but is yet in a position to state whether these new HKFRS Accounting Standards would have a material impact to the Group's results and financial position.

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In preparing the interim condensed consolidated financial statements, the management requires to make significant judgements, estimates and assumptions in applying the accounting policies and key sources of estimation uncertainty. The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2025. Actual results may differ from these estimates.

5. SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the Chief Executive Officer of the Company (the "**CEO**") that are used to make strategic decisions.

The reportable segments of the Group are classified as follows:

— Automation segment represents the trading of automated production related equipment trading business in Hong Kong and the People's Republic of China (the "**PRC**");

— Financial services segment represents regulated business activities in respective to financial services under the Hong Kong Securities and Futures Ordinance in Hong Kong;

— Property investment and development segment represents the properties investment activities, property development projects, hotel and restaurant operations and provision of construction works in Hong Kong and the PRC; and

— Securities investment segment represents the investment activities through direct investments in listed and unlisted securities.

5. SEGMENT INFORMATION (CONTINUED)

The following is an analysis of revenue and results by reportable segments of the Group:

	Automation *HK$'000*	Financial services *HK$'000*	Property investment and development *HK$'000*	Securities investment *HK$'000*	Total *HK$'000*
Six months ended 30 June 2026 (Unaudited)					
Revenue	**306,682**	**31,054**	**84,421**	**(1,867)**	**420,290**
Inter-segment revenue	**(1,293)**	**–**	**(3,271)**	**–**	**(4,564)**
Revenue from external customers	**305,389**	**31,054**	**81,150**	**(1,867)**	**415,726**
Segment results	**36,377**	**12,828**	**55,001**	**(161)**	**104,045**
Share of results of associates					**(542)**
Unallocated provision for impairment losses on financial assets and contract assets – net					**(48,027)**
Unallocated other gains – net					**1**
Unallocated other income					**162**
Unallocated administrative expenses					**(18,993)**
Unallocated finance costs – net					**(22,296)**
Profit before income tax					**14,350**

5. SEGMENT INFORMATION (CONTINUED)

	Automation *HK$'000*	Financial services *HK$'000*	Property investment and development *HK$'000*	Securities investment *HK$'000*	Total *HK$'000*
Six months ended 30 June 2025 (Unaudited)					
Revenue	355,022	26,134	86,408	(3,206)	464,358
Inter-segment revenue	(2,317)	(3,205)	(2,297)	–	(7,819)
Revenue from external customers	352,705	22,929	84,111	(3,206)	456,539
Segment results	19,696	10,516	26,859	2,023	59,094
Unallocated provision for impairment losses on financial assets and contract assets – net					(60,488)
Unallocated other gains – net					299
Unallocated other income					338
Unallocated administrative expenses					(15,464)
Unallocated finance costs – net					(21,435)
Loss before income tax					(37,656)

5. SEGMENT INFORMATION (CONTINUED)

Disaggregation of the Group's revenue from major products or service lines:

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Revenue from contracts with customers within the scope of HKFRS 15		
— Sale of goods	**291,763**	335,059
— Sale of properties	**9,554**	16,425
— Installation and maintenance income	**3,836**	3,302
— Commission and brokerage income	**9,785**	7,245
— Management fee and performance fee income	**4,201**	1,985
— Others	**805**	928
	319,944	364,944
Revenue from other sources		
— Securities investment loss	**(1,867)**	(8,269)
— Interest income	**17,422**	19,356
— Rental income	**80,227**	80,508
	95,782	91,595
	415,726	456,539

5. SEGMENT INFORMATION (CONTINUED)

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Timing of revenue recognition		
At a point in time	**311,907**	359,657
Transferred over time	**8,037**	5,287
	319,944	364,944

6. PROFIT/(LOSS) FOR THE PERIOD

Profit/(loss) for the period is arrived at after charging/(crediting):

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Amortisation of intangible assets	**24**	24
Cost of inventories and inventories of properties recognised as expenses	**248,768**	304,083
Depreciation of property, plant and equipment	**5,067**	7,892
Directors' and chief executive's emoluments	**1,661**	1,666
Employee benefit expenses	**34,898**	33,215
Foreign exchange gain, net	**(7,395)**	(6,573)
Short-term lease expenses	**3,771**	2,426
Provision for impairment losses on financial assets — net	**48,027**	60,488

7. FINANCE INCOME/(COSTS) — NET

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Finance income:		
— Interest income on bank deposits	**8,262**	11,263
— Interest income on financial assets at amortised cost	**282**	4,382
	8,544	15,645
Finance costs:		
— Bank loans	**(19,230)**	(6,880)
— Corporate bonds	**(16,756)**	(15,055)
— Other loans	**(11,901)**	(32,258)
— Trust receipt loans	**–**	(307)
— Lease liabilities	**(57)**	(76)
	(47,944)	(54,576)
Less: Interest capitalised on		
— investment properties under construction	**40,211**	–
	(7,733)	(54,576)
	811	(38,931)

8. INCOME TAX (CREDIT)/EXPENSE

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Current tax		
— Hong Kong Profits Tax	**2,680**	743
— PRC enterprise income tax	**1,916**	2,810
— PRC LAT	**190**	362
	4,786	3,915
(Over)/under provision in prior years	**(21,531)**	6,790
	(16,745)	10,705
Deferred tax	**1,227**	332
	(15,518)	11,037

Hong Kong Profits Tax has been provided at the rate of 16.5% on the estimated assessable profit for the six months ended 30 June 2026 and 2025, except for one subsidiary of the Company which is a qualifying corporation under the two-tiered Profits Tax rate regime. For this subsidiary, the first HK$2 million of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%.

The statutory income tax rate applicable to entities operating in the PRC is 25% for the six months ended 30 June 2026 and 2025.

9. EARNINGS/(LOSS) PER SHARE

The basic earnings/(loss) per share for the period is calculated by dividing the profit/(loss) attributable to owners of the Company by the weighted average number of ordinary shares in issue of approximately 5,000,000,000 (six months ended 30 June 2025: 2,680,000,000) during the period. There were no potential dilutive ordinary share outstanding for both periods and therefore the diluted earnings/(loss) per share is the same as basic earnings/(loss) per share.

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

Number of shares

	For the six months ended 30 June	
	2026	2025
	(thousand)	(thousand)
	(Unaudited)	(Unaudited)
Weighted average number of ordinary shares in issue during the period for basic earnings/(loss) per share	**5,000,000**	2,680,000

Profit/(loss)

The calculation of the basic earnings/(loss) per share attributable to owners of the Company is based on the following:

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Profit/(loss) attributable to owners of the Company	**13,726**	(47,714)

10. DIVIDEND

No interim dividend was proposed by the board of directors for the six months ended 30 June 2026 and 2025.

No final dividend in respect of the previous financial year was approved or paid during the six months ended 30 June 2026 and 2025.

11. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME ("FVTOCI")

	As at 30 June 2026 *HK$'000* (Unaudited)	As at 31 December 2025 *HK$'000* (Audited)
Equity investments designated at FVTOCI		
Listed shares:		
— Equity securities — the United States of America	**1,694**	1,701
— Equity securities — Hong Kong	**1,327**	2,414
	3,021	4,115
Unlisted shares	**10,787**	10,787
	13,808	14,902

The above equity investments were irrevocably designated at FVTOCI as the Group considers these investments to be strategic in nature.

Changes in fair value of the above equity securities are recognised in other comprehensive income and accumulated within the financial assets at FVTOCI reserve within equity. The Group transfers amounts from this reserve to retained earnings when the relevant equity securities are derecognised.

12. LOANS AND ADVANCE

	As at 30 June 2026 *HK$'000* **(Unaudited)**	As at 31 December 2025 *HK$'000* (Audited)
Loans and advances *(Note (a))*	**786,579**	779,984
Margin loan receivables *(Note (b))*	**76,585**	82,214
	863,164	862,198
Less: Provision for impairment	**(732,404)**	(706,850)
	130,760	155,348

Notes:

(a) As at 30 June 2026, the gross amounts of loans and advances of approximately HK$392,146,000 (31 December 2025: approximately HK$396,598,000) are secured by charges over the properties and listed securities of the borrowers, and/or backed by guarantee. Credit limits are set for borrowers based on the quality of collaterals held and the financial background of the borrowers. The carrying amounts of loans and advances are interest bearing at a range from 5% to 18% (2025: 5% to 18%) per annum.

(b) The credit facility limits granted to margin clients are determined by the discounted market value of the collateral securities accepted by the Group.

The loans to margin clients are secured by the underlying pledged securities and are interest bearing at fixed rates, ranging from 5.6% to 18% (2025: 5.6% to 18%). The Group maintains a list of approved stocks for margin lending at a specified loan to collateral ratio. Any excess in the lending ratio will trigger a margin call and the clients have to make good the shortfall.

As at 30 June 2026, margin loan receivables were secured by securities pledged by the clients to the Group as collaterals with undiscounted market value of approximately HK$299,542,000 (31 December 2025: approximately HK$285,973,000).

13. TRADE RECEIVABLES

	As at 30 June 2026 ***HK$'000*** **(Unaudited)**	As at 31 December 2025 *HK$'000* (Audited)
Trade receivables	**567,012**	325,157
Less: Provision for impairment	**(12,672)**	(12,205)
	554,340	312,952

The ageing analysis of gross trade receivables based on invoice date is as follows:

	As at 30 June 2026 ***HK$'000*** **(Unaudited)**	As at 31 December 2025 *HK$'000* (Audited)
0 to 30 days	**505,590**	207,422
31 to 60 days	**11,385**	29,675
61 to 90 days	**15,006**	10,811
91 to 120 days	**3,520**	10,613
Over 120 days	**31,511**	66,636
	567,012	325,157

14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS ("FVTPL")

	As at 30 June 2026 ***HK$'000*** **(Unaudited)**	As at 31 December 2025 *HK$'000* (Audited)
Listed securities:		
— Equity securities — Hong Kong	**38,234**	29,987
Debt investments at FVTPL	**100,439**	106,143
	138,673	136,130

The fair values of listed securities are based on their current bid prices in an active market.

15. TRADE AND BILLS PAYABLES

	As at 30 June 2026	As at 31 December 2025
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Trade payables	**1,255,085**	967,033
Bills payables	**–**	38,977
	1,255,085	1,006,010

The ageing analysis of the trade and bills payables based on invoice date is as follows:

	As at 30 June 2026	As at 31 December 2025
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
0 to 30 days	**530,237**	355,319
31 to 60 days	**10,578**	2,145
61 to 90 days	**4,475**	5,455
91 to 120 days	**1,153**	2,580
Over 120 days	**708,642**	640,511
	1,255,085	1,006,010

MARKET OVERVIEW

In the first half of 2026, the global economy was generally characterised by low growth, high inflation and high uncertainty, which was mainly driven by geopolitical conflicts, volatile energy prices and investments in artificial intelligence. Since the outbreak of the US-Israel-Iran conflict in late February and the subsequent temporary blockade of the Strait of Hormuz, the global oil market experienced an unprecedented supply disruption. Brent crude price had surged to a record high, and was approximately 30% higher than pre-conflict level, although it had dropped in June. The increase in energy prices derailed the downward inflation trend that had just stabilised in 2025. With persistent inflationary pressures, governments had room to raise interest rates, which posed a significant headwind to the broader economic recovery.

Amid the US-Israel-Iran conflict, the uncertainty of global economic growth has further intensified, with geopolitical risks emerging as the main driver of global economic instability. According to the forecasts from international organisations, the global economic growth slowed down significantly. The United Nations, the World Bank and the IMF have broadly revised down global GDP growth projections to a range of 2.5% — 3.1%, which was the lowest level since the pandemic, indicating that the global economy continued to run at a low pace. The US has demonstrated relatively stable economic performance, underpinned by investments in artificial intelligence, resilient consumer spending and energy self-sufficiency. In Europe, there was a risk of economic stagnation as its manufacturing sector was under pressure due to a high reliance on imported energy. In the first half of the year, the forecasts for Eurozone GDP growth in 2026 were generally downgraded to a range of 0.8% — 0.9%. In Japan, due to the deteriorating terms of trade resulting from elevated oil prices, the real purchasing power and export declined significantly. Developing economies exhibited marked distinction, in particular, it was favourable to resource-exporting countries, whereas unfavourable to resource-importing countries. West Asian countries experienced a significant slowdown in economic growth due to the geopolitical conflict.

In the first half of 2026, the global artificial intelligence (AI) industry continued its rapid growth trend, which emerged as a critical driver of global economic growth. The deep integration of AI large models with the real economy is significantly enhancing total-factor productivity, thereby providing robust momentum for the high-end, intelligent and eco-friendlygreen transformation of the manufacturing sector. However, excessive global capital is flowing into a limited number of upstream sectors, such as computing power and algorithms, while downstream applications has engaged in extensive "cash-burning" activities yet achieved limited profitability, leading to an imbalance resource allocation, therefore it is necessary to remain vigilant against the risks of resource misallocation and excessive investment in the AI sector. Several institutions have warned that the current crowding and bubble risks in the U.S. technology sector are approaching the levels seen in the Internet bubble times in 2000.The rapid development of the AI industry has further intensified sectoral differentiation: demand for AI-related products, such as data centers, computing clusters and power equipment, is robust; while interest-rate-sensitive sectors, such as traditional manufacturing sector and real estate, have experience sluggish growth due to high interest rates.

Given the complexity and volatility of the global economy, in the first half of 2026, facing multiple pressures including external tariff negotiations, geopolitical conflicts, and domestic adjustments in the property and consumer sectors, China's economy was featured with stable growth, new structure and weak domestic demand. The economic growth of 4.7% for the first half of the year was in line with expectations, though the growth slowed down in the second quarter. The growth is structured by rapid growth in high-tech industries, such as information transmission, integrated circuits and intelligent robotics, which drove up export, and depression in traditional manufacturing, real estate and related sectors. On the demand side, foreign trade exports delivered strong performance, while investment and consumption remained weak.

The Hong Kong market also exhibited a mixed performance in the first half of 2026. In particular, Hong Kong's GDP grew by 5.1% year-on-year in the first half of year, with strong performance of goods exports, making Hong Kong one of the most significant beneficiaries of the explosive global demand for AI products, while the real estate sector remained active. As for capital market, total funds raised from IPOs reached HK$210 billion, marking a five-year new high and ranking the second globally; however, the secondary market index was one of the worst-performing major markets in the Asia-Pacific region during the first half of the year. The underlying reasons mirrorred those in Mainland China: newly listed companies in AI computing hardware and cutting-edge tech sectors attracted significant capital inflows, while conventional economic sectors, such as traditional internet, consumer healthcare and private services, continued to face mounting pressure amid the decline in both valuations and profitability.

As a business-diversified listed company, the Group remianed stable across all business operations in the first half of 2026 against the backdrop of a complicated and dynamic global economy. Benefiting from the robust growth of China's electronic information technology industry, the Company saw strong export performance, with automation business achieving solid growth overseas. Regarding property investment business, all projects are progressing smoothly, and significant breakthroughs are expected to achieve during the year. Looking forward, the Group will continue to maintain its strategic focus, and undergo proactive deployment to its business opportunities so as to create higher value for the shareholders of theCompany.

OVERVIEW OF AUTOMATION BUSINESS

In the first half of the year, China's electronic information manufacturing sector maintained a sound development trajectory generally, with a year-on-year increase of 14.8% in the added value of electronic information manufacturing sector of a specified scale or above, and a year-on-year increase of 6.5% in the investment in fixed asset in this sector. The electronics industry is experiencing a unique cycle characterized by boom in the upstream computing power supply chain, and structural differentiation in the downstream end market. The continuous growth in global demand for computing power, data centers and computing infrastructure has driven rapid development of the industrial chain, boosting export growth. As the global AI technological revolution has triggered a surge in demand for high-end computing chips and memory chips, China's integrated circuit production reached 279.8 billion units, representing a year-on-year increase of 23.1%, and the value of integrated circuit exported rose by 88.7% year-on-year. The overall demand in the consumer electronics end market remained weak, and smartphone sales continued to decline. Omdia forecasted that global smartphone shipments would drop by approximately 12% year-over-year in 2026, and the Chinese market also faced pressure, yet AI-related innovative products are experiencing a growth against the trend, and have emerged as a new growth driver in the industry. The Group's subsidiary, Gallant Tech, is dedicated to providing comprehensive end-to-end solutions for intelligent electronic manufacturing, focusing on the provision of appropriate advanced electronic assembly equipment, semiconductor equipment and technical services for customers, and is one of the major electronic manufacturing equipment integration service providers in the Asia-Pacific region. The customers of Gallant Tech are mainly renowned manufacturers in the electronic information industries, such as telecommunications, consumer electronics, automotive electronics, optical modules, new energy and semiconductors.

For the six months ended 30 June 2026, the revenue of the automation segment was approximately HK$305.4 million (30 June 2025: approximately HK$352.7 million), accounting for approximately 73.5% (30 June 2025: approximately 77.3%) of the Group's total revenue. The revenue decreased by 13.4% as compared to the same period last year, and the operating profit increased by approximately 84.7% to approximately HK$36.4 million (30 June 2025: approximately HK$19.7 million). The decrease in revenue was mainly due to shipment delay from suppliers which results in later revenue recognition after the Period. The increase in operating profit was mainly attributable to stringent operational cost control and a realized foreign exchange gain resulting from weaker Japanese Yen and stronger Renminbi during the Period, as Gallant Tech sources supplies from Japan while selling to customers in China.

During the Reporting Period, China's electronic information products export remained strong growth, while manufacturers continued to expand their investments in overseas markets. Focusing on overseas markets, Gallant Tech has established a collaborative development ecosystem of "Overseas Expansion by Customers, Accompanied by Gallant Tech", to actively align with its customers in respect of the strategy of overseas expansion and to address their difficulties in services. So far, Gallant Tech has established sales and service networks across Southeast Asia, and set up local-language teams, to provide services with global mindset and in local languages, thereby providing comprehensive services to its customers, which has received widespread recognitions from them. While providing comprehensive services to Chinese customers for their overseas expansion, Gallant Tech is also actively identifying opportunities in local markets overseas to explore new sources of revenue growth for the company.

AI comprehensively empowers the upgrade of terminals, laying a solid foundation for long-term growth. Currently, AI technology is accelerating the migration from the cloud to various smart terminals, to completely reshape the form factor, functional experience, and competitive dynamics of consumer electronics, thereby emerging as a core driver of long-term industry growth. Meanwhile, leveraging vast domestic market and robust export capabilities, the self-reliance and controllability in China's electronic information industry chain continues to speed up, and the overall industrial resilience keeps enhancing, occupying a core position among the global electronic information industries. As AI technology permeates all sectors, which has driven a wave of upgrade in the consumer electronics industry, coupled with the full implementation of consumption stimulus policies, the overall consumer electronics terminals have gradually recovered, and the industry is transitioning from previous phase of "scale expansion" to "value enhancement", with structural investment opportunities becoming prominent.

Gallant Tech's diversified product portfolio and business model enable it to cope with market challenges by leveraging appropriate and comprehensive solutions and to fully seize the opportunities arising from industry transformation and development, so as to maintain steady business development. During the Reporting Period, building upon the implementation of prudent risk management, the finance leasing and operating leasing business segment of Gallant Tech adopted an approach of combined leasing and sales, and worked closely with the sales segment and business partners to actively expand market, so as to provide strong support for the growth of the Company's automation business.

Thanks to the Group's "dual-core driven development strategy of intellectual technology and industrial parks, with integration of industry and city, integration of industry and finance, and integration of industry and investment", Gallant Tech's intelligent manufacturing technology business and the Group's industrial parks business complement each other and create synergies. Gallant Tech's significant upstream and downstream partners are also tenants in the Group's industrial parks, which have brought customer resources for those industrial parks and boosted local economic output. The Group's industrial parks are home to a large number of hi-tech enterprises, which brings an "augmenting effect" to the Gallant Tech's business, generating more opportunities and benefits. Such business model helps the Company to develop unique competitive advantages, delivering greater value to customers and shareholders.

OVERVIEW OF PROPERTY INVESTMENT AND BUSINESS DEVELOPMENT

In the first half of 2026, the regional departments across Mainland China implemented city-specific policies in line with the central government's strategic deployment, and continuously optimized real estate policies, by controlling new housing supply, destocking and improving supply, as well as gradually easing purchase restrictions, deepening reforms to the housing provident fund system, and increasing the supply of affordable housing, so as to advance urban renewal and redevelopment. From both supply and demand sides, a package of policies have been introduced. On the demand side, the property market maintained stable development during the first half of the year. The average sales price of commercial residential properties in first-tier cities has increased for four consecutive months on a month-over-month basis, while the overall decline in the average sales price of commercial residential properties in second- and third-tier cities has narrowed, indicating an improvement in property market expectations. On the supply side, property development investment continued to be in a period of deep adjustment, with the property investment across China amounting to only RMB3.8 trillion in the first half of the year, representing a year-on-year decrease of 18%. In terms of the housing prices and transaction volumes across China for the first half of the year, housing prices in the central areas in first-tier and stronger second-tier cities have temporarily stabilized, while the prices in ordinary second-tier cities have bottomed out through consolidation, and third- and fourth-tier cities continued to boost transactions with lower prices.The absolute scale of inventories remained at a high level, with the destocking cycle exceeding 26 months in over 50 cities, particularly in third- and fourth-tier cities where the pressure was significant.

For the six months ended 30 June 2026, the revenue of the property investment and development segment was approximately HK$81.2 million (30 June 2025: approximately HK$84.1 million), accounting for approximately 19.5% (30 June 2025: approximately 18.4%) of the Group'stotal revenue.

For the six months ended 30 June 2026, the operating profit of the property investment and development segment was approximately HK$55.0 million, compared to operating profit of approximately HK$26.9 million recorded in the corresponding period in 2025. The increase was primarily due to the over-provision of land appreciation tax from Ganzhou Project in prior years of approximately HK$21.7 million.

Shenzhen Bangkai Science and Technology Industrial Park Project

Located in the core commercial area of Guangming District of Shenzhen, the Group's Bangkai Science and Technology Industrial Park project has a total gross floor area of 550,000 square metres, of which approximately 210,000 square metres of area has been completed and in operation, while the offices, research and development buildings, talents' apartments, and commercial supporting facilities of Phase III are under construction.

In the first half of 2026, the occupancy rate of Bangkai Technology Industrial Park was approximately 81%, the occupancy level of which remained at the top level of industrial parks in Guangming district of Shenzhen. At present, approximately 40,000 square meters of apartments have been renovated, and are currently operating at near-full occupancy. The industrial properties also maintained near-full occupancy, while occupancy rate of office buildings was relatively stable.

In the first half of the year, the construction for Phases III and IV of Bangkai Technology Industrial Park progressed well. In particular, the apartments with more than 60,000 square meters and the underground space of approximately 100,000 square meters in Phase III have been largely completed, which is expected to be completed by the fourth quarter of the year, and the industrial R&D premises in Phase IV of more than 90,000 square meters will also be completed and put into operation during the year. The total gross floor area of Phases III and IV exceeds 250,000 square meters, which, upon completion, will significantly improve the business environment in the industrial park, particularly the shortage of parking spaces will be alleviated. Furthermore, thanks to the commissioning of Shenzhen Metro Line 13, the fully-decorated apartments of Phase III will cover the persons working in the Science and Technology Industrial Park of Nanshan District, Shenzhen, reducing commuting time to 30 minutes or less from the core residential area in Guangming District, Shenzhen to the advanced technology hub in Shenzhen. Upon completion and commencement of operations, the Phase III apartments are expected to generate substantial cash flows for the Group in 2027.

Ganzhou Project

As of the first half of 2026, the Group still holds and operates two large commercial plazas in Ganzhou, namely Ganzhou Century Plaza and Ganzhou Taigu Plaza, with an operating area of over 60,000 square metres, the leasing performance of which remains stable as compared to the same period last year.

Currently, the Group has listed the Joyous Square and parking spaces with an area of approximately 22,867.96 square meters in Ganzhou Taigu Plaza on Alibaba Asset Platform for public auction. In the second half of the year, the Group will continue to advance property disposal by listing Ganzhou Universal Square and parking spaces in Ganzhou Century Plaza with an area of approximately 40,404.42 square meters for auction. The Group will continue to adhere to its established strategy to further dispose of properties and recover funds, so as to provide targeted support for the development of the Group's other business segments.

Shantou Project

In the first half of 2026, the leasing performance of Shantou Taisheng Project remained stable with an occupancy rate remaining over 70%, which was flat as compared to the same period last year. In terms of propety sales, although the overall real estate market in Shantou was relatively sluggish, the visitor traffic for property viewing in the first half of the year showed a recovery as compared with the same period last year, benefiting from the robust development of Shantou's cultural and tourism industry.

The Shantou project has resumed normal construction, and the construction of the commercial apartments in North Zone of the project is currently progressing well, of which, Blocks 1 and 7 are expected to be launched on the market during the year. The North Zone of the Shantou Times Bay project is positioned as a high-end residential apartment, surrounded by Shantou Jinwan Park, Shantou MixC and other leisure and entertainment facilities, the total gross floor area of which is approximately 507,300 square meters, and the saleable gross floor area is approximately 345,800 square meters, with the saleable value exceeding RMB2.4 billion.

OVERVIEW OF FINANCIAL SERVICES BUSINESS

For the six months ended 30 June 2026, the financial services segment has netted approximately HK$31.1 million in revenue (30 June 2025: approximately HK$22.9 million in revenue), accounting for approximately 7.5% of the Group's total revenue (30 June 2025: 5.0%). The operating profit amounted to approximately HK$12.8 million (30 June 2025: operating profit of approximately HK$10.5 million).

Securities Brokerage Services

In the first half of 2026, the securities brokerage team remained focused on delivering professional, efficient and client-centric services, including agency securities trading, margin financing, placing and underwriting, financial product distribution, and integrated investment and financing solutions for listed issuers, institutional and high-net-worth clients.

During the period, global equity markets delivered mixed performance, with several major overseas markets recording solid gains supported by the artificial intelligence theme, resilient corporate earnings and improved risk appetite. By contrast, the Hong Kong equity market underperformed relatively, with the Hang Seng Index declining by approximately 11% in the first half of 2026, reflecting cautious investor sentiment amid macroeconomic uncertainties, subdued consumption conditions and geopolitical tensions. Nevertheless, market liquidity in Hong Kong remained active, with the average daily turnover of the Hong Kong stock market reaching approximately HK$283.0 billion in the first half of 2026, representing an increase of about 18% year-on-year, indicating improved trading activity and sustained investor participation.

Asset Management Business

The asset management team provides an array of services including fund management, discretionary account management and investment advisory services to high-net-worth individuals, corporations, and institutional clients in global markets. As at the date of this announcement, it acts as the investment manager for 2 segregated portfolio company funds with 3 segregated portfolios. Further, it also provided investment advisory services to institutional clients on a wide range of investment products in the financial markets. As at 30 June 2026, the total assets under management amounts to approximately HK$3.8 billion.

Money-lending Business

The Group, through its wholly owned subsidiary, namely Glory Sun Credit Limited ("**Glory Sun Credit**"), engaged in the money lending business primarily on the provision of short-term and long-term share mortgage loans, property mortgage loans and collateral loans to customers in Hong Kong under the Money Lenders Ordinance (Cap. 163) (the "**MLO**").

In light of the challenging economic and property environment, Glory Sun Credit has adopted stringent credit control to conduct its share mortgage loan and property mortgage loan business to reduce associated credit risks. As at 30 June 2026, the overall weighted average loan-to-value ratio of its loan portfolio was at approximately 40.5% (2025: 96.6%).

Compliance with Ordinances and Regulations

Glory Sun Credit has strictly complied with all relevant laws and regulations. The MLO and the Anti-Money Laundering and Counter-Terrorist Financing Ordinance (Cap. 615) (the "**AMLO**") have a significant influence on the money lending business during the Period.

The MLO acts as the principal ordinance governing the money lending business in Hong Kong while the AMLO governs the matters in relation to the money laundering and terrorist financing. During the Period, Glory Sun Credit did not receive any objection from the Registrar of Money Lenders (the "**Registrar**") nor the Commissioner of Police regarding the renewal of the money lenders licence. Glory Sun Credit has also established policies and procedures to strictly follow the Guideline on Compliance of Anti-Money Laundering and Counter-Terrorist Financing Requirements for Licensed Money Lenders (the "**AML-CTF Guideline**") issued by the Registrar for the money lending business operations to mitigate the risks of money laundering and terrorist financing.

To the best of its knowledge, Glory Sun Credit has complied with the MLO and AMLO in all material aspects, and that it is not aware of any matter that might come to its attention that the money lenders licence would be suspended, terminated or would not be renewed in foreseeable future.

Business Model and Loan Portfolios

Glory Sun Credit mainly offers share mortgage loans, property mortgage loans and collateral loans.

For share mortgage loans, Glory Sun Credit granted secured loans to customers and held collaterals against loan receivables in the form of mortgages over listed shares owned by these customers. All of these collaterals were listed in Hong Kong. The gross share mortgage loans receivable was accounted for approximately 75.1% of the entire gross loan receivable of Glory Sun Credit as at 30 June 2026 (2025: nil). The interest rates of the share mortgage loans, mainly determined with reference to factors such as the quality and liquidity of the collaterals provided by the customers, loan-to-value ratios, loan amounts, tenors, and customers' net worth, ranged from 10% to 10% (2025: nil to nil).

For property mortgage loans, Glory Sun Credit granted secured loans to customers and held collaterals against loan receivables in the form of mortgages over properties owned by these customers. All of these collaterals were located in Hong Kong, of which 100% (2025: nil) were residential properties. The gross property mortgage loans receivable was accounted for approximately 4.1% of the entire gross loan receivable of Glory Sun Credit as at 30 June 2026 (2025: nil). The interest rates of the property mortgage loans, mainly determined with reference to factors such as the quality, type and location of the collaterals provided by the customers, type of mortgages, loan-to-value ratios, loan amounts, tenors, and customers' net worth, ranged from 6.5% to 6.5% (2025: nil to nil).

During the Period, the customers comprised individuals and corporations in Hong Kong and were all independent third parties (within the meaning of Chapter 14A of the Listing Rules).

As at 30 June 2026, Glory Sun Credit had 3 (2025: 1) active accounts, of which 2 (2025: nil) of them were individual customers and the remaining of 1 (2025: 1) were corporate customers; and of which 1 (2025: nil) of them were share mortgage loan customers and 1 (2025: nil) of them were property mortgage loan customers.

During the Period, the top five customers (as determined by interest income generated) accounted for approximately 100.0% (2025: 100.0%) of the total revenue of Glory Sun Credit, and the single largest customer accounted for approximately 56.2% (2025: 100.0%) of the total revenue.

As at 30 June 2026, the largest and top five customers (as determined by loan receivable balance) of the total gross loan receivables balance accounted for approximately 75.1% (2025: 100.0%) and 100.0% (2025: 100.0%) respectively.

Credit Approval Processes and Credit Risk Assessment Policies

All information and data provided by customers for loan applications will have to go through credit assessment and approval procedures in accordance with credit risk policies.

Prior to the acceptance of any loan application submitted by customers, Glory Sun Credit will carry out know-your-customer procedures ("**KYC procedures**") to verify the identities of customers and assess the credit risk associated with these customers by referring to documents, data and information available from reliable and independent sources, such as government and public authorities. It will also assess the risk of money laundering and terrorist financing associated with the customers in accordance with its established policy and the AML-CTF Guideline.

Glory Sun Credit will verify the ownership of the collaterals provided by the customers and confirm if there is any incumbency on them.

With reference to the application information and the results of the KYC procedures, the credit team would make recommendations to the management on the proposed terms of the loan. Here are the main factors being taken into consideration during the loan approval stage:

(i) For property mortgage loan applications

- the quality, type and location of the properties provided by customers as collaterals;
- type of mortgages (i.e. first mortgage or second mortgage);
- loan-to-value ratios;
- loan amounts;
- tenors; and
- customers' net worth.

(ii) For share mortgage loan applications

- the quality and liquidity of the collaterals provided by customers;
- loan-to-value ratios;
- loan amounts;
- tenors; and
- customers' net worth.

Loan Impairment Assessment

The Group has developed policies and procedures to appropriately assess and measure the expected credit loss ("**ECL**") in accordance with impairment requirements of HKFRS 9. Details of the movement of provision for impairment and written-off of loan and interest receivables are disclosed in Note 12.

SECURITIES INVESTMENT

The Group has been investing in listed shares in Hong Kong and foreign countries and adjusting its investment strategy to ensure that it is sufficiently prudent to cope with the uncertainties in the financial market. For the six months ended 30 June 2026, the securities investment business generated a loss of approximately HK$1.9 million (30 June 2025: a loss of approximately HK$3.2 million). The operating loss of the segment amounted to approximately HK$0.2 million (30 June 2025: an operating profit of approximately HK$2.0 million).

OTHER INVESTMENT

As at 30 June 2026, the Company held 32% equity interest in Yunnan International Holding Group Limited, an associate principally engaged in the business of clean energy, health, investment management, new energy and financial services. The associate was established to participate in the strategic construction brought by The Belt and Road Initiative.

PROSPECT

Prospect of Automation Business

The electronics manufacturing industry is experiencing significant divergence. In particular, the surge in computing power demand has driven explosive growth in computing-related sectors, leading to substantial increases in the prices of storage chips and raw materials as well as extended lead times in supply chain. Meanwhile, production volumes for traditional consumer electronics, such as mobile phones and personal computer, have declined year-on-year. Intensifying trade frictions and persistent pressures from tariffs and technological barriers continue to pose challenges to the industry.

Looking ahead, the surge in demand for AI-related products will serve as the core driver of industry growth, and manufacturers will continue to increase their investments in intelligent manufacturing, advancing the industry chain towards computing power, semiconductors and artificial intelligence applications. Meanwhile, traditional consumer electronics manufacturers are also pursuing transformation. The emerging electronic manufacturing sector will continuously grow. The increasingly extensive AI application scenarios will give rise to more AI application terminals, which will be conducive to facilitating the recovery of the consumer electronics market in China.

With the growing competitiveness of Chinese manufacturers globally, exports continued to maintain rapid growth, and the trend to establish overseas manufacturing bases by Chinese enterprises continues. In order to provide customers with more comprehensive intelligent manufacturing and service solutions overseas, the Company has consistently prioritised the implementation of the overseas expansion strategy, which has progressed well. The Company's subsidiary in Vietnam has been put into operation, which is able to deliver comprehensive and premium services to local customers. Currently, the Company is continuing to prepare for the establishment of subsidiaries in Southeast Asia and other overseas regions to further refine its strategic layout overseas, with an aim to respond to customer needs more effectively and rapidly and enhance its competitiveness.

As market demand for advanced automated manufacturing equipment and semiconductor equipment will continue to increase, the Group remains optimistic about the prospects and growth potential of the automation segment, and is confident that this segment will continue to capitalise on growing market opportunities, leveraging its diversified product portfolio and premium services.The Group will continue to increase its investments in the automation business, meanwhile actively establishing its presence in new sectors in the electronic information industry, expanding semiconductors and other new businesses, and seeking investment opportunities to extend the industry chain across both the upstream and downstream sectors.

Prospect of Property Investment and Development Business

At present, the Group has implemented a total of three property investment projects in Shenzhen, Ganzhou and Shantou respectively.

The Shenzhen Development Project

The Shenzhen Development Project (also commonly known as Bangkai Science and Technology Industrial Park) is poised to enhance its property investment strategy by focusing on rental promotion and efficient rental collection. The Phase III and Phase IV projects are expected to be completed during the year, of which, the industrial R&D premises of Phase IV will be launched for leasing to the market by the end of the year, while the full-decorated commercial apartments of Phase III will be marketed after the next Spring Festival. The Group will continue to uphold its strategic focus on the integration of industry and finance and integration of industry and investment, and bolster the brand value of the Park, aiming to attract high-quality national high-tech enterprises and emerging specialized enterprises to the park, ensuring that it remains a premier destination for industry and innovation.

The Ganzhou Development Project

To further achieve its strategic objectives for industrial development, the Group plans to sell out the remaining properties in Ganzhou by listing the two projects, namely Ganzhou Joyous Square and Universal Square, on public websites for auction successively.

The Shantou Development Project

The Group is actively adjusting the sale and rental strategies of the Shantou Development Project (also commonly known as the Shantou Times Bay Development Project) to meet market demands. The Group is focused on two key objectives: boosting leasing and sales and delivering completed buildings on time. Concentrating on existing properties, the Group is tapping into the Southern District's potential by leveraging existing tenant networks to uncover new sales leads, and in the Northern District, we are working to quickly make sales and close large-scale deals. The Group is also pursuing contract renewals with major and government clients to maintain essential partnerships and is disseminating project details and policy benefits to attract new customers, as well as closely monitoring market trends to adapt its promotional tactics.

Prospect of Financial Services Business

The Group's securities brokerage business delivered a solid performance despite a persistently challenging market environment. Increased trading activity in both the Hong Kong and U.S. equity markets contributed to a notable uplift in commission income and overall profitability. The brokerage team remains committed to provide professional, comprehensive and convenient services, including agency securities trading, margin financing, placing and underwriting services, financial products, and one-stop integrated investment and financing solutions for institutional investors, high-net-worth individuals, and listed companies.

Although the first half of 2026 saw comparatively weaker performance of Hong Kong stock indices versus several major overseas markets, market liquidity remained robust and turnover stayed active. Looking ahead, the Group expects market activity to remain sensitive to capital flows, interest rate expectations, Mainland China policy developments. Against this backdrop, the Group will continue to adopt a prudent and flexible business strategy, strengthen client coverage, enhance product offerings and execution capabilities, and diversify revenue sources across different services which support the long-term sustainable development of its securities brokerage business.

FINANCIAL REVIEW

Revenue

The Group's revenue for the six months ended 30 June 2026 decreased by 8.9% to approximately HK$415.7 million (30 June 2025: approximately HK$456.5 million). The revenue analysis by segment is presented as follows:

	For the six months ended 30 June				
	2026		2025		
	HK$' million	**Proportion to total revenue**	*HK$' million*	Proportion to total revenue	% change
Automation	**305.4**	**73.5%**	352.7	77.3%	(13.4)%
Financial Services	**31.0**	**7.5%**	22.9	5.0%	35.4%
Property Investment and Development	**81.2**	**19.5%**	84.1	18.4%	(3.4)%
Securities Investment	**(1.9)**	**(0.5)%**	(3.2)	(0.7)%	40.6%
	415.7	**100%**	456.5	100.0%	(8.9)%

During the Period, automation segment and property investment and development segments were the major source of revenue for the Group, accounting for 73.5% and 19.5% of total revenue, respectively.

Gross Profit and Margin

The gross profit increased by 4.9% to approximately HK$128.9 million (30 June 2025: approximately HK$122.9 million), while the gross profit margin increased to 31.0% (30 June 2025: decreased to 26.9%). The increase in gross margin during the Period was mainly due to the decrease in cost of sales from automation segment for the period ended 30 June 2026.

Other (Losses)/Gains — Net

The net other losses for the Period was approximately HK$0.3 million (30 June 2025: net other gains of approximately HK$0.2 million). The decrease was mainly due to the loss on disposal of property, plant and equipment for the six months ended 30 June 2026 amounting to approximately HK$0.3 million (30 June 2025: gain of approximately HK$7,000).

Other Income

The other income decreased by 7.0% to approximately HK$5.0 million (30 June 2025: approximately HK$5.4 million). The decrease was mainly due to the decrease in dividend income of approximately HK$0.8 million.

Distribution Costs

The distribution costs increased by 11.0% to approximately HK$11.6 million (30 June 2025: approximately HK$10.5 million), accounting for 2.8% (30 June 2025: 2.3%) of the total revenue. The increase in distribution costs was mainly due to the increase in commission expenses of approximately HK$0.3 million and increase in freight and transportation expenses of approximately HK$0.6 million.

Administrative Expenses

The administrative expenses decreased by 5.3% to approximately HK$65.1 million (30 June 2025: approximately HK$68.7 million), owing to the decrease in depreciation of property, plant and equipment of approximately HK$2.8 million.

Finance Income/(Costs) — Net

The net finance income was approximately HK$0.8 million (30 June 2025: net finance costs approximately HK$38.9 million). The increase in net finance income was mainly due to the interest capitalisation on investment properties under construction approximately HK$40.2 million during the Period (30 June 2025: HK$Nil).

Income Tax Credit/(Expense)

The income tax credit was approximately HK$15.5 million (30 June 2025: income tax expenses of approximately HK$11.0 million) which was mainly due to the over-provision of land appreciation tax in prior years of approximately HK$21.7 million (30 June 2025: HK$Nil).

Profit/(Loss) Attributable to Owners of the Company

The Company recorded a profit attributable to owners of the Company of approximately HK$13.7 million (30 June 2025: loss attributable to owners of the Company of approximately HK$47.7 million). The increase was mainly due to a decrease in finance costs as a result of the capitalisation of interest of approximately HK$40.2 million on investment properties under construction during the Period, as compared to HK$Nil for the six months ended 30 June 2025; and the recognition of an income tax credit of approximately HK$15.5 million during the Period, as compared to an income tax expense of approximately HK$11.0 million for the corresponding period in 2025.

FINANCIAL RESOURCES REVIEW

Liquidity and Financial Resources

By adopting a prudent financial management approach, the Group continued to maintain a healthy financial position. As at 30 June 2026, the Group's cash and cash equivalents totaled approximately HK$665.7 million (31 December 2025: approximately HK$833.4 million). The working capital represented by net current assets amounted to approximately HK$1,591.8 million (31 December 2025: approximately HK$1,410.3 million). The current ratio was approximately 1.5 (31 December 2025: approximately 1.5). The gearing ratio, which is calculated at borrowings divided by net asset value, was 27.4% (31 December 2025: 28.7%).

The borrowings of the Group as at 30 June 2026 included corporate bonds of approximately HK$425.4 million (31 December 2025: approximately HK$445.4 million), bank loans of approximately HK$1,176.5 million (31 December 2025: approximately HK$1,221.8 million), and other loans of approximately HK$80.9 million (31 December 2025: approximately HK$27.0 million).

Charge of Assets

The borrowings as at 30 June 2026 were secured by (i) guarantees provided by the Company, shareholder of the Company, certain of its subsidiaries and related parties; (ii) property, plant and equipment of approximately HK$15.6 million (31 December 2025: approximately HK$17.4 million); (iii) investment properties of approximately HK$3,168.9 million (31 December 2025: approximately HK$3,037.4 million); (iv) pledged bank deposit of approximately Nil (31 December 2025: approximately HK$14.7 million); and (v) completed properties held for sale of approximately HK$184.1 million (31 December 2025: approximately HK$177.0 million).

Capital and Other Commitments

As at 30 June 2026, the Group had contracted but not provided for capital and other commitments of approximately HK$4,979.3 million and HK$229.4 million (31 December 2025: approximately HK$4,260.1 million and HK$220.6 million) related to investment properties and property development expenditures and investment in an associate respectively.

Currency Exposure and Management

During the Period, the Group's receipts were mainly denominated in Hong Kong dollars, Renminbi ("**RMB**"), and US dollars. The Group's payments were mainly made in Hong Kong dollars, RMB and US dollars.

As the business activities of the Group's automation and property investment and development segments were mainly conducted in Mainland China, most of the Group's property development costs and labour costs were settled in RMB. As such, fluctuation of the RMB exchange rate will have an impact on the Group's profitability. The Group will closely monitor movements of the RMB and, if necessary, consider entering into foreign exchange forward contracts with reputable financial institutions to reduce potential exposure to currency fluctuations. During the Period, the Group did not enter into any foreign exchange forward contract.

Future Plans for Capital Investment and Expected Source of Funding

The Group finances its operating and capital expenditures mainly by internal resources such as operating cash flow, owners' equity and banking facilities. The Group expects to have sufficient resources and banking facilities to meet its capital expenditure and working capital requirement.

Fund Raising for Future Business Development

When the Group considers that there are funding needs for the expansion of its business and development of new business, it will explore possible fund raising methods, such as debt financing, placing of new shares or issuance of corporate bonds.

Employees and Remuneration Policies

As at 30 June 2026, the Group had 281 (31 December 2025: 275) full-time employees in Hong Kong and the PRC. Employees' remuneration is determined in accordance with individual's responsibility, competence and skills, experience and performance as well as market pay level. Staff benefits include medical insurance, provident funds and other competitive fringe benefits.

To provide incentives or rewards to the staff, the Company adopted a share option scheme on 2 June 2020 and share options will be granted to eligible employees in accordance with the share option scheme.

Events after the Reporting Period

Other than the disclosure elsewhere in this announcement, the Group had no significant event after the reporting period.

KEY RISKS AND UNCERTAINTIES

The Group's financial conditions, results of operations, businesses and prospects may be affected by a number of risks and uncertainties. The key risks and uncertainties identified by the Group are discussed in this section. There may be other risks and uncertainties in addition to those illustrated below, which are not known to the Group or which may not be material now but could become material in the future. Furthermore, risks can never be eliminated completely due to inherent limitations in measures taken to address them. Nevertheless, risks may be accepted for strategic reasons or if they are deemed not cost-effective to mitigate.

Operational Risk

Operational risk is the risk of financial loss or reputational damage resulting from inadequate or failed internal processes and systems as well as the performance of people. Responsibility for the management of operational risks in the Group rests with every function at both divisional and departmental levels.

Key functions in the Group are guided by standard operating procedures, limits of authority and a reporting framework. The Group identifies and assesses key operational exposure and reports such risk issues to senior management as early as possible so that appropriate risk control measures can be taken.

Industry Risk

The financial services business of the Group is subject to extensive regulatory requirements. Among others, operating subsidiaries such as Glory Sun Securities Limited and Atlantic Asset Management Limited are obliged to operate in compliance with the Securities and Futures Ordinance (Cap. 571). The Group is required to ensure consistent compliance with all applicable laws, regulations and guidelines and satisfy the relevant regulatory authorities that it remains fit and proper to be licensed. If there is any change or restriction of relevant laws, regulations and guidelines, the Group would then face a higher compliance requirement for its business activities. In addition, if the Group fails to comply with the applicable rules and regulations on any occasion, it may face fines or restrictions on its business activities or even suspension or revocation of some or all of its licenses for operating the financial services business. Furthermore, the financial services business, like all other businesses of the Group, is not immune from market changes. Any downturn in the financial markets may also adversely affect the financial services business of the Group.

The property investment and development business of the Group is subject to fluctuations in market conditions, economic performance and government policies. If the real estate market in the PRC and Hong Kong performs badly, it would have a direct negative impact upon that business of the Group. The Group will pay close attention to market conditions and will implement appropriate plans to respond to shifts in market conditions and government policies.

The automation business of the Group is inevitably affected by the COVID-19. The Group is prepared to pay close attention to market conditions and will formulate a contingency plan if the pandemic persists over a period of time.

The securities investment business of the Group is sensitive to market conditions and fluctuations in the prices of the securities that it holds. Any significant downturn in the securities market may affect the market value of the Group's securities investments and may adversely affect its results.

Financial Risk

In the course of its business activities, the Group is exposed to various financial risks, including market, liquidity and credit risks. The changes in the currency environment and interest rates cycles may significantly affect the Group's financial condition and results of operations in the PRC.

The Group's earnings and capital or its ability to meet its business objectives may be adversely affected by movements in foreign exchange rates, interest rates and equity prices. The Group closely monitors the relative foreign exchange positions of its assets and liabilities and allocates its holdings of different currencies accordingly in order to minimize foreign currency risk.

The Group may be subject to liquidity risk if it is unable to obtain adequate funding to finance its operations. In managing liquidity risk, the Group monitors its cash flows and maintains an adequate level of cash and credit facilities to enable it to finance its operations and reduce the effects of fluctuations in cash flows.

The Group is subject to credit risk from its clients. To minimize risk, new clients will undergo stricter credit evaluation, while the Group continuously monitors its existing clients to further improve its risk control measures.

Manpower and Retention Risk

The competition for human resources in the countries where the Group operates may result in not being able to attract and retain key personnel with the desired skills, experience and levels of competence. The Group will continue to provide remuneration packages and incentive plans to attract, retain and motivate suitable candidates and personnel.

Business Risk

The Group constantly faces the challenge of gauging and responding promptly to market changes within the sectors that it operates. Any failure to interpret market trends properly and adapt its strategy to such changes accordingly may have a materially adverse effect on the Group's business, financial position, results of operations and prospects.

USE OF PROCEEDS FROM PLACING OF SHARES UNDER SPECIFIC MANDATE IN NOVEMBER 2025

On 26 August 2025, the Company entered into a placing agreement with a placing agent in respect of a placing of up to 2,320,000,000 ordinary shares of HK$0.01 each of the Company at a price of HK$0.128 per share.

The placing was completed on 7 November 2025, and share capital and share premium of approximately HK$23.2 million and HK$270.8 million respectively were recognised by the Company. After deduction of placing commission and other expenses of the placing, the net proceeds amounted to approximately HK$293.7 million, representing a net issue price of approximately HK$0.127 per share. Please refer to the announcement of the Company dated 26 August 2025, the circular of the Company dated 23 September 2025 (the "**Circular**") and the completion announcement of the Company dated 7 November 2025 for further details of the placing.

As disclosed in the Circular, the Company intended to apply approximately 80% of the net proceeds towards repayment of the Group's outstanding other loans, and the remaining approximately 20% as general working capital of the Group, in particular for the settlement of trade and bills payables to suppliers.

Of the net proceeds of approximately HK$293.7 million, approximately HK$241.4 million had been applied as at 31 December 2025, and unutilised net proceeds of approximately HK$52.3 million were brought forward to the financial year ending 31 December 2026. Details of the application of the net proceeds during the Period, and of the intended application of the unutilised net proceeds and the expected timeline, are set out below:

Intended use of net proceeds as disclosed in the Circular	**Allocation of net proceeds**	**Applied up to 31 December 2025**	**Applied during the Period**	**Unutilised balance as at 30 June 2026**	**Expected timeline for application**
	HK$' million	*HK$' million*	*HK$' million*	*HK$' million*	
Repayment of the Group's outstanding other loans	235.2	235.2	–	–	N/A
General working capital	58.5	6.2	52.3	–	N/A
Total	293.7	241.4	52.3	–	

Note:

The net proceeds of approximately HK$17.9 million applied during the Period comprised approximately HK$7.7 million for staff costs (including salaries, bonuses and allowances), approximately HK$4.5 million for fees for financing services, valuation services and advisory services, and approximately HK$5.7 million for other general working capital and general corporate purposes.

The net proceeds allocated to the repayment of the Group's outstanding other loans were applied in full for that purpose. The balance of the net proceeds has been applied as general working capital of the Group described in the note above.

As at 30 June 2026, the unutilised net proceeds were deposited with licensed banks in Hong Kong and the PRC.

INTERIM DIVIDEND

The Board did not recommend the payment of an interim dividend for the Period (2025 interim dividend: HK$ nil).

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

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

CHANGE IN INFORMATION OF DIRECTORS AND CHANGE OF COMPOSITION OF BOARD COMMITTEES

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in information of Directors subsequent to the Company's last published 2025 Annual Report are set out as below:

Mr. Cao Yongsheng ("**Mr. Cao**") has been appointed as an executive Director, chairman of the Board and the CEO of the Company, the chairman of the strategic committee of the Company and the chairman of the investment committee of the Company with effect from 3 August 2026.

(1) In respect of the nomination committee, Ms. Zhao Yizi ("**Ms. Zhao**") has been re-designated from member to chairman, Mr. Li Minbin ("**Mr. Li**") and Mr. Chan Manwell ("**Mr. Chan**") have been appointed as the members. Mr. Zhang Chi ("**Mr. Zhang**") has ceased to be the acting chairman;

(2) In respect of the remuneration committee, Ms. Liu Jiaxin ("**Ms. Liu**") and Ms. Zhao have been appointed as the members while Mr. Zhang has ceased to be the member;

(3) In respect of the strategic committee, Mr. Cao has been appointed as the chairman, Mr. Zhang has been re-designated from acting chairman to member, Ms. Liu has been appointed as the member while Mr. Chan has ceased to be the member;

(4) In respect of the investment committee, Mr. Cao has been appointed as the chairman while Mr. Zhang has been re-designated from acting chairman to member.

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

The biographical details of the directors and senior management of the Company are set out in the Company's website.

The Company maintains a high standard of corporate governance with a view to enhancing the management of the Company as well as preserving the interests of the Shareholders as a whole. For the six months ended 30 June 2026, the Board is of the view that the Company has complied with the code provisions set out in the Corporate Governance Code (the "**CG Code**") in Appendix C1 to the Listing Rules, except the deviations disclosed herein.

According to the code provision C.2.1 of the CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Cao currently assumes the roles of both the chairman and the chief executive officer of the Company. The Company deviates from this provision as it believes that by holding both roles, Mr. Cao will be able to provide the Group with strong and consistent leadership. It allows for more effective and efficient business planning and decisions as well as execution of long-term business strategies of the Group. As such, the structure is beneficial to the business prospects of the Group. Furthermore, the Company's present management structure comprises sufficient number of independent non-executive directors and all major decisions are made after consultation with the Board, appropriate Board Committees and key personnel. The Board, therefore, believes that a balance of power and authority have been and will continue to be maintained.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company adopts the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") set out in Appendix C3 to the Listing Rules as the code of conduct of the Group regarding securities transactions of the Directors. All Directors have confirmed that throughout the six months ended 30 June 2026, they have complied with the provisions of the Model Code.

AUDIT COMMITTEE

The Company established an audit committee (the "**Audit Committee**") on 28 November 2009 with written terms of reference in compliance with the Listing Rules. The principal duties of the Audit Committee include the review and supervision of the Group's financial reporting matters, risk management and internal control procedures. The Audit Committee comprises one non-executive director, namely Mr. Zhang Chi and two independent non-executive directors, namely Ms. Zhang Juan and Mr. Chan Manwell. 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 financial information of the Group for the six months ended 30 June 2026.

PUBLICATION OF INTERIM RESULTS AND INTERIM REPORT

The interim results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.hk1282.com). The 2026 interim report will be dispatched to the Shareholders and available on the same websites in due course.

APPRECIATION

On behalf of the Board, I would like to take this opportunity to express our appreciation to the management team and staff of the Group for their contribution during the Period and also to give our sincere gratitude to all our shareholders and business partners for their continuous support.

By order of the Board
Renze Harvest International Limited
Cao Yongsheng
Chairman and Chief Executive Officer

Hong Kong, 28 August 2026

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. Cao Yongsheng, Mr. Li Minbin and Ms. Liu Jiaxin; one non-executive Director, namely Mr. Zhang Chi; and three independent non-executive Directors, namely Ms. Zhao Yizi, Ms. Zhang Juan and Mr. Chan Manwell.