JIAYUAN SERVICES
股票代码:1153.HK

Jiayuan Services Holdings Limited
佳 源 服 務 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1153)

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

The board (the "**Board**") of directors (the "**Directors**") of Jiayuan Services Holdings Limited (the "**Company**") is pleased to announce the consolidated interim results of the Company and its subsidiaries (collectively, the "**Group**") for the six months ended 30 June 2026 with comparative figures for the corresponding period of the preceding financial year as follows:

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(FOR THE SIX MONTHS ENDED 30 JUNE 2026)

	Note	Six months ended 30 June 2026 RMB'000 (Unaudited)	Six months ended 30 June 2025 RMB'000 (Unaudited)
Revenue	4	**409,019**	417,044
Cost of services and sales		**(279,383)**	(283,738)
Gross profit		**129,636**	133,306
Other income and expenses, net	5	**1,690**	(216)
Other gains and losses, net	6	**(1,269)**	375
Impairment losses on financial assets	7	**(41,267)**	(29,578)
Loss on unauthorised Pledged Shares		**(5,234)**	(12,062)
Reversal of loss on unauthorised guarantee		**–**	109,340
Selling and marketing expenses		**(3,203)**	(2,792)
Administrative expenses		**(35,878)**	(31,107)
Finance costs		**(119)**	(417)
Share of results of associates		**53**	(176)
Profit before taxation		**44,409**	166,673
Income tax expense	9	**(26,000)**	(23,088)
Profit and total comprehensive income for the period	8	**18,409**	143,585
Profit and total comprehensive income for the period attributable to:			
– Owners of the Company		**14,883**	140,063
– Non-controlling interests		**3,526**	3,522
		18,409	143,585
Earnings per share attributable to owners of the Company (expressed in RMB per share)			
Basic and diluted	10	**0.02**	0.23

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
(AS AT 30 JUNE 2026)

	Note	**30 June 2026** *RMB'000* **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
ASSETS			
Non-current assets			
Property and equipment		**17,744**	19,194
Right-of-use assets		**1,587**	1,825
Intangible assets		**99,690**	102,846
Interest in associates		**1,903**	1,360
Deferred income tax assets		**62,312**	75,471
		183,236	200,696
Current assets			
Inventories		**753**	944
Trade and other receivables	*12*	**445,667**	473,334
Restricted bank deposits		**7,516**	1,699
Cash and cash equivalents		**47,700**	33,927
		501,636	509,904
Total assets		**684,872**	710,600
EQUITY			
Equity/(deficit in equity) attributable to owners of the Company			
Share capital		**5,777**	5,225
Reserves		**21,271**	(6,629)
		27,048	(1,404)
Non-controlling interests		**25,135**	22,652
Total equity		**52,183**	21,248

	Note	**30 June 2026** *RMB'000* **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
LIABILITIES			
Non-current liabilities			
Lease liabilities		**1,145**	1,376
Deferred income tax liabilities		**247**	418
		1,392	1,794
Current liabilities			
Contract liabilities		**72,291**	122,502
Bank borrowings		**–**	6,461
Lease liabilities		**458**	450
Provisions		**73,648**	68,414
Trade and other payables	*13*	**381,653**	390,279
Current income tax liabilities		**103,247**	99,452
		631,297	687,558
Total liabilities		**632,689**	689,352
Total equity and liabilities		**684,872**	710,600

NOTES TO THE INTERIM FINANCIAL INFORMATION

1 GENERAL INFORMATION AND BASIS OF PREPARATION

1.1 General information

Jiayuan Services Holdings Limited (the "**Company**") was incorporated in the Cayman Islands on 5 March 2020 as an exempted company with limited liability under the Companies Law (Cap. 22, Law 3 of 1961 as consolidated and revised) of the Cayman Islands. The address of the Company's registered office is at the office of Conyers Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands. On 9 December 2020, the Company's shares were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") by way of initial public offering.

The Company is an investment holding company. The Company and its subsidiaries (the "**Group**") are principally engaged in the provision of property management services, value-added services to property developers and community value-added services in the People's Republic of China (the "**PRC**").

In the opinion of the directors of the Company, Valuable Capital Limited ("**VCL**"), a limited company incorporated in Hong Kong, is the immediate holding company of the Company. Valuable Capital Group Ltd ("**VCGL**"), a limited liability company incorporated in the Cayman Islands, is the ultimate holding company of the Company.

This condensed consolidated interim financial information for the six months ended 30 June 2026 ("**Interim Financial Information**") is presented in Renminbi ("**RMB**"), unless otherwise stated.

This Interim Financial Information has been reviewed, not audited.

1.2 Basis of preparation

This unaudited Interim Financial Information has been prepared in accordance with Hong Kong Accounting Standard 34, "Interim financial reporting" issued by the Hong Kong Institute of Certified Public Accountants (the "**HKICPA**") and the applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange.

The Interim Financial Information should be read in conjunction with the annual consolidated financial statements of the Group for the year ended 31 December 2025. The accounting policies and methods of computation used in the preparation of this Interim Financial Information are consistent with those used in the annual consolidated financial statements of the Group for the year ended 31 December 2025.

1.2 1 Going concern basis

As at 30 June 2026, the Group had net current liabilities of approximately RMB129,661,000 and accumulated losses of approximately RMB414,666,000. Further, should the unauthorised Pledged Shares be auctioned or sold, resulting in the Group losing control over Zhejiang Zhixiang Dacheng Property Services Group Co., Ltd (浙江智想大成物業服務集團有限公司) ("**Zhejiang Zhixiang Dacheng**"), previously known as Zhejiang Jiayuan Property Services Group Co., Ltd. (浙江佳源物業服務集團有限公司), an indirect wholly-owned PRC subsidiary of the Company and its subsidiaries, these entities will therefore be de-consolidated from the Interim Financial Statements of Group in accordance with the requirements of HKFRS 10 Consolidated Financial Statements. These events and conditions indicate the existence of a material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern and, therefore, that it may be unable to realise its assets and discharge its liabilities in the normal course of its business. Notwithstanding the above, these Interim Financial Information have been prepared on a going concern basis as the Directors have given careful consideration to the impact of the current and anticipated future liquidity of the Group and the following:

(i) Subsequent to the end of the reporting period, the Group has obtained a loan facility of RMB70,000,000 from VCGL, the ultimate holding company. The facility is intended to replenish the general working capital of the Group and is repayable within 360 days from the date of drawdown. The Directors are of the opinion that VCGL will not demand repayment unless the Group is in a position to repay, and that VCL, the immediate holding company, will continue to provide or procure such financial support as may be necessary to enable the Group to meet its liabilities as they fall due.

(ii) The Board have reviewed the Group's cash flow forecast, prepared by management which covers at least a 12-month period from the end of the reporting period and will continue to assess the impact of any change in government policy, global financial market, the economy, and the business environment on the Group's operations. The Group will adjust its strategies for its property management businesses accordingly to generate sufficient operating cash flows to meet its current and future obligations;

(iii) The contract liabilities of approximately RMB72,291,000 are non-financial liabilities and will be recognised as revenue in the subsequent period;

(iv) Based on legal advice obtained regarding the unauthorised Pledged Shares, the Group possesses the options to participate in an auction of the Pledged Shares or to negotiate directly with the relevant creditors to settle the outstanding indebtedness and secure the release of the Pledged Shares. The Group also reserves the right to challenge the auction process through legal avenues.

Subsequent to the end of the reporting period, a demand notice for repayment of RMB70,000,000 was received from the relevant creditors. The Board considers that the Group will be able to recover the Pledged Shares and that this will not result in a loss of control over Zhejiang Zhixiang Dacheng and its subsidiaries.

In addition, to improve the Group's financial position, the Directors of the Company are actively exploring different alternatives for equity or other financing.

Having taken into account the above, the Directors consider that the Group will have sufficient financial resources to meet in full its working capital requirements and financial obligations as and when they fall due within the next twelve months. Accordingly, the Interim Financial Information have been prepared on a going concern basis.

Notwithstanding the above, significant uncertainties exist as to whether the management will be able to achieve its plans and measures as described above. Whether the Group will be able to continue as a going concern would depend upon the Group's ability to generate adequate operating cash flows in the near future and obtain the continuous financial support from its beneficial owner, at a level sufficient to finance the working capital requirements of the Group.

Should the Group be unable to continue as a going concern, adjustments would have to be made to restate the values of the assets to their recoverable amounts, to provide for any further liabilities which might arise and to classify non-current assets and liabilities as current assets and liabilities respectively. The effects of these potential adjustments have not been reflected in these Interim Financial Information.

2 ADOPTION OF NEW AND REVISED HKFRS ACCOUNTING STANDARDS

The Group has applied new and amended standards effective for the financial period beginning on 1 January 2026. The adoption of these new and revised standards does not have any significant impact on the Interim Financial Information of the Group.

3 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision-maker (the "**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 Group is principally engaged in the provision of property management services, value-added services to property developers and community value-added services in the PRC. The CODM reviews the operating results of the Group as one operating segment to make decisions about resources to be allocated. Therefore, the CODM regards that there is only one operating segment which is used to make strategic decisions.

The Group's customers include property owners, property developers, residents and tenants (collectively "**Customers**") and they are all located in the PRC. No geographical segment of Customers is disclosed. The major operating entities of the Group are domiciled in the PRC. Accordingly, all of the Group's revenue were derived in the PRC during the relevant periods.

As at 30 June 2026 and 31 December 2025, all of the non-current assets of the Group were located in the PRC.

4 REVENUE

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Types of services		
Property management services	**376,397**	388,330
Value-added services to property developers	**2,880**	2,347
Community value-added services	**29,742**	26,367
	409,019	417,044
Revenue is recognised:		
– Over time	**402,782**	414,308
– At a point in time	**6,237**	2,736
	409,019	417,044

None of the Group's Customer contributed 10% or more of the Group's revenue during the six months ended 30 June 2026 and 2025.

5 OTHER INCOME AND EXPENSES, NET

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Government grants	**136**	170
Value-added tax refund	**235**	283
Interest income	**23**	54
Late fees and penalties	**(258)**	(368)
Recovery of bad debt	**3,546**	–
Others	**(1,992)**	(355)
	1,690	(216)

6 OTHER GAINS AND LOSSES, NET

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Exchange loss, net	**(185)**	–
Loss on disposal of a subsidiary	**(1,098)**	–
Gains on disposals of property and equipment	**13**	415
Other	**1**	(40)
	(1,269)	375

7 IMPAIRMENT LOSSES ON FINANCIAL ASSETS

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Impairment loss allowance for trade receivables	**42,143**	29,578
Reversal of impairment loss allowance for other receivables	**(876)**	–
	41,267	29,578

8 PROFIT FOR THE PERIOD

The Group's profit for the period is stated after charging the following:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Depreciation of right-of-use assets	**238**	238
Depreciation of property and equipment	**2,469**	2,446
Amortisation of intangible assets	**3,156**	4,650
Cost of inventories sold	**3,102**	2,831
Short-term lease expenses	**1,173**	1,148

9 INCOME TAX EXPENSE

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Current income tax charge	**13,054**	24,232
Deferred income tax charge/(credit)	**12,946**	(1,144)
	26,000	23,088

The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of Cayman Islands and is exempted from Cayman Islands income tax.

No provision for Hong Kong profits tax has been made as the Group had no estimated assessable profit generated in Hong Kong for the six months ended 30 June 2026 and 2025.

Pursuant to PRC Corporate Income Tax Law and respective regulations, the corporate income tax provision of the Group in respect of operations in the PRC has been calculated at a rate of 25% on the respective taxable income for the year, unless it meets the conditions for other preferential tax treatment, such as entitled corporate income tax rate of 5% for Small and Micro Enterprises.

10 EARNINGS PER SHARE – BASIC AND DILUTED

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the respective periods.

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
Profit attributable to owners of the Company (RMB'000)	**14,883**	140,063
Weighted average number of ordinary shares in issue (in thousands)	**634,438**	611,709
Basic earnings per share (RMB)	**0.02**	0.23

(b) Diluted earnings per share

Diluted earnings per share was the same as the basic earnings per share as there were no potential dilutive ordinary shares outstanding during the six months ended 30 June 2026 and 2025.

11 DIVIDENDS

The Board did not recommend the payment of any interim dividend for the six months ended 30 June 2026 and 2025.

12 TRADE AND OTHER RECEIVABLES

	30 June 2026 *RMB'000* **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
Trade receivables *(a)*	**358,209**	391,180
Other receivables	**74,183**	72,494
Prepayments	**13,275**	9,660
Trade and other receivables	**445,667**	473,334

(a) Trade receivables

	30 June 2026 *RMB'000* **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
Trade receivables	**623,634**	698,102
Less: allowance for impairment	**(265,425)**	(306,922)
	358,209	391,180

The ageing analysis of the trade receivables based on invoice date and net of allowance for impairment was as follows:

	30 June 2026 *RMB'000* **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
0-60 days	**31,236**	59,434
61-180 days	**72,096**	51,700
181-365 days	**86,357**	92,531
1-2 years	**110,014**	112,467
2-3 years	**30,845**	39,539
3-4 years	**17,081**	23,948
4-5 years	**6,112**	8,359
More than 5 years	**4,468**	3,202
	358,209	391,180

13 TRADE AND OTHER PAYABLES

	30 June 2026 *RMB'000* **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
Trade payables *(a)*	**83,962**	76,736
Other payables		
– Utility and other charges	**60,439**	59,547
– Owners' maintenance fund	**41,995**	41,709
– Deposits received	**75,846**	77,592
– Loan from VCL	**–**	6,281
– Payroll payable	**59,021**	58,111
– Other taxes payables	**13,319**	16,470
– Others	**47,071**	53,833
	297,691	313,543
	381,653	390,279

(a) Trade payables

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

	30 June 2026 *RMB'000* **(Unaudited)**	31 December 2025 *RMB'000* (Audited)
0-60 days	**19,081**	24,544
61-180 days	**28,597**	10,889
181-365 days	**8,884**	21,994
More than 1 year	**27,400**	19,309
	83,962	76,736

REVIEW CONCLUSION

The below sections set out an extract of the report by RSM Hong Kong regarding the Group's condensed consolidated interim financial information for the six months ended 30 June 2026.

EXTRACT OF THE INDEPENDENT REVIEW REPORT

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with HKAS 34.

Material Uncertainty Related to Going Concern

We draw attention to Note 1.2.1 to the interim financial information. which indicates that as at 30 June 2026, the Group had net current liabilities of approximately RMB129,661,000 and accumulated losses of approximately RMB414,666,000, respectively. These conditions, along with other matters set forth in Note 1.2 to the interim financial information, indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our conclusion is not modified in respect of this matter.

MANAGEMENT DISCUSSION AND ANALYSIS

Market Review

In the first half of 2026, the industry as a whole is accelerating its transformation into a primary vehicle for grassroots livelihood governance and urban operations.

At the national policy level, the Government Work Report for the first time put forward the "Implementation of the Property Service Quality Enhancement Initiative" alongside the development of "quality housing". The Outline of the 15th Five-Year Plan for National Economic and Social Development of the People's Republic of China also explicitly called for improving property service quality and promoting branded and standardised development. The "15th Five-Year Plan" for Urban Renewal listed the "Property Service Quality Enhancement Initiative" as one of 14 major projects. The national top-level positioning of the property industry has been further clarified, and its status in social and economic development has been further elevated.

In terms of laws and regulations, the State Council's 2026 Legislative Work Plan included the Property Management Regulations in the list of projects scheduled for revision, strengthening the contractual nature of services. The Regulations on the Administration of Housing Provident Funds (Revised Draft for Public Comments), released by the Ministry of Housing and Urban-Rural Development, for the first time included "payment of property management fees for self-occupied housing" as a statutory withdrawal scenario, placing it alongside home purchases, rentals and renovations, thereby providing institutional dividends for improving property fee collection rates.

In addition, the process of enhancing transparency in property services has been accelerated, with mandatory disclosure systems widely established across various regions. In some areas, disclosure status has been incorporated into the property credit rating system, and substantive progress has also been made in industry credit development, with multiple regions implementing measures for the credit rating evaluation and management of property service enterprises from 2026 onwards.

Business Review

As at 30 June 2026, the Group had 258 property management projects with contracted GFA of approximately 52.8 million sq.m., representing a decrease of approximately 2.6%, respectively, as compared with that of 265 property management projects with contracted GFA of approximately 54.2 million sq.m. in the corresponding period in 2025. As at 30 June 2026, the Group had GFA under management of approximately 45.8 million sq.m., representing an increase of approximately 2.9% as compared with that of approximately 44.5 million sq.m. in the corresponding period in 2025. The decrease in contracted GFA was caused by the Group's continuous disposal of property projects which are expected to lack cash flow support, while the increase in GFA under management was attributable to the partial conversion of contracted area and continued effective market expansion activities.

The revenue of the Group for the six months ended 30 June 2026 was approximately RMB409.0 million, representing a decrease of approximately 1.9% as compared to the corresponding period of approximately RMB417.0 million in 2025. The gross profit of the Group for the six months ended 30 June 2026 was approximately RMB129.6 million, representing a decrease of approximately 2.8% as compared to the corresponding period of approximately RMB133.3 million in 2025. The gross profit margin of the Group for the six months ended 30 June 2026 was approximately 31.7% compared with that of approximately 32.0% in the corresponding period in 2025. The net profit of the Group for the six months ended 30 June 2026 was approximately RMB18.4 million, representing a significant decrease as compared to the corresponding period of approximately RMB143.6 million in 2025, primarily due to the one-off reversal of provisions for unauthorised guarantees in the corresponding period, which had no such impact in the current period.

In terms of the property management service business, for the six months ended 30 June 2026, the revenue of property management service of the Group was approximately RMB376.4 million, representing a decrease of approximately 3.1% as compared to that in the corresponding period in 2025. The revenue of property management service business decreased to approximately 92.0% of the total revenue of the Group. The decrease in property management service business revenue was primarily due to the exit from certain commercial projects with relatively high average property management fee unit prices but persistently unsatisfactory cash flow performance in the second half of 2025, as well as the renewal of certain residential projects at reduced prices.

In terms of value-added services to property developers, for the six months ended 30 June 2026, the Group's revenue from value-added services to property developers was approximately RMB2.9 million, representing an increase of approximately 22.7% as compared to that in the corresponding period in 2025. The revenue from value-added services to property developers accounted for approximately 0.7% of the Group's total revenue. The increase in the revenue of value-added services to property developers was mainly due to the increase in value-added services provided to developers with sound credit standing.

In terms of community value-added services, for the six months ended 30 June 2026, the revenue of community value-added services was approximately RMB29.7 million, representing an increase of approximately 12.8% as compared to that in the corresponding period in 2025. For the six months ended 30 June 2026, the revenue of community value-added services accounted for approximately 7.3% of the Group's total revenue, representing a slight increase of 1 percentage point compared with the corresponding period in 2025. The increase in the revenue of community value-added services was mainly attributable to the Group's exploration of new customer groups following the optimization and adjustment of its business model, business processes, organizational structure and operation teams in respect of community value-added services.

Future Plans and Prospects

The elevated national top-level positioning and the implementation of various supporting measures by governments at all levels have injected new momentum into the high-quality development of the property industry. The Group will adhere closely to the development theme of pursuing progress while maintaining stability and achieving value enhancement, and will focus on advancing the following five competitive initiatives to strengthen its market position.

I. The Group will keep pace with industry and era trends, broaden the cognitive horizons of all employees, integrate ESG development concepts, and adopt a "top-down and bottom-up" dual-driven approach to shape a corporate culture and market brand image that is well-suited to the roles of grassroots livelihood governance and urban operations.

II. The Group will focus on advancing the five core capabilities of its senior management, namely strategic planning, innovative operations, risk management and control, digital and intelligent management, and in-depth customer operations and maintenance, and will implement targeted enhancement programmes to build a modern senior management team that is proficient in operations, skilled in management, capable of innovation, and willing to take responsibility.

III. The Group will, with safe and transparent operations as its foundation and cost-leadership strategy as its guiding principle, deepen the invisible transformation of business processes, reinforce the design of surprise elements in service outcomes, increase the penetration of "frictionless services" and "emotional-value services," and strive to create an efficient, non-intrusive, and warm residential service ecosystem for property owners.

IV. The Group will deepen the construction of a refined financial management and control system, driving financial management to upgrade from ex-post accounting to a full-chain model encompassing ex-ante forecasting, in-process control, and ex-post enablement, thereby comprehensively enhancing its capabilities in financial management, data analysis, operational evaluation, business enablement, and risk prevention and control.

V. The Group will adopt a scenario-based operations perspective to reshape the service value ecosystem of community life, comprehensively consider and systematically plan the community life services business, strive to achieve new breakthroughs in business scope, marketing models, and team building, and cultivate a second growth curve for the Group's business development.

FINANCIAL REVIEW

Revenue

The revenue of the Group derives from three types of services: (i) property management services; (ii) value-added services to property developers; and (iii) community value-added services. The revenue of the Group decreased by approximately 1.9% from approximately RMB417.0 million for the six months ended 30 June 2025 to approximately RMB409.0 million for the six months ended 30 June 2026.

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

	Six months ended 30 June					
	2026		**2025**		**Changes**	
	RMB'000	*%*	*RMB'000*	*%*	*RMB'000*	*%*
Property management services	**376,397**	**92.0**	388,330	93.1	(11,933)	(3.1)
Value-added services to property developers	**2,880**	**0.7**	2,347	0.6	533	22.7
Community value-added services	**29,742**	**7.3**	26,367	6.3	3,375	12.8
	409,019	**100**	417,044	100	(8,025)	(1.9)

Property management services

Revenue from property management services decreased by approximately 3.1% from approximately RMB388.3 million for the six months ended 30 June 2025 to approximately RMB376.4 million for the six months ended 30 June 2026, primarily attributable to the divestment in the second half of 2025 of certain commercial projects with relatively high average unit property fees but persistently under-performing cash flows, as well as contract renewals at reduced rates for some residential projects.

Value-added services to property developers

Revenue from value-added services to property developers increased by approximately 22.7% from approximately RMB2.3 million for the six months ended 30 June 2025 to approximately RMB2.9 million for the six months ended 30 June 2026, primarily attributable to the increase in value-added services provided for credit-worthy developers.

Community value-added services

Revenue from community value-added services increased by approximately 12.8% from approximately RMB26.4 million for the six months ended 30 June 2025 to approximately RMB29.7 million for the six months ended 30 June 2026, primarily due to the expansion of new customer groups following the Group's multi-faceted optimisation and adjustment to the business model, business processes, organisational structure and operating team for its community value-added services.

Cost of services and sales

The cost of services and sales consists of (i) employee benefit expenses; (ii) maintenance expenses; (iii) expenses for utility; (iv) cleaning and security expenses; (v) greening and gardening expenses; (vi) taxes and surcharges; (vii) office and communication expenses; and (viii) other expenses such as depreciation and amortisation.

Cost of services and sales decreased by approximately 1.5% from approximately RMB283.7 million for the six months ended 30 June 2025 to approximately RMB279.4 million for the six months ended 30 June 2026, primarily due to the optimisation of workforce structure, which led to a decline in employee headcount and consequently a decrease in employee benefit expenses.

Gross profit and gross profit margin

The gross profit of the Group decreased by approximately 2.8% from approximately RMB133.3 million for the six months ended 30 June 2025 to approximately RMB129.6 million for the six months ended 30 June 2026, which was mainly due to the decrease in revenue from property management services of the Group.

The gross profit margin decreased from approximately 32.0% for the six months ended 30 June 2025 to approximately 31.7% for the six months ended 30 June 2026. Such decrease was primarily due to the downward adjustments in the property fee pricing of certain property service contracts.

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

	For the six months ended 30 June			
	2026		2025	
	Gross profit *RMB'000*	**Gross profit margin** *%*	Gross profit *RMB'000*	Gross profit margin *%*
Property management services	**118,002**	**31.4**	123,489	31.8
Value-added services to property developers	**897**	**31.1**	717	30.5
Community value-added services	**10,737**	**36.1**	9,100	34.5
	129,636	**31.7**	133,306	32.0

Property management services

The gross profit margin of property management services decreased from approximately 31.8% for the six months ended 30 June 2025 to approximately 31.4% for the six months ended 30 June 2026, primarily due to the price reductions for certain property projects.

Value-added services to property developers

The gross profit margin of value-added services to property developers slightly increased from approximately 30.5% for the six months ended 30 June 2025 to approximately 31.1% for the six months ended 30 June 2026, primarily due to the decrease in cost of value-added services to property developers.

Community value-added services

The gross profit margin of community value-added services increased from approximately 34.5% for the six months ended 30 June 2025 to approximately 36.1% for the six months ended 30 June 2026, primarily due to the decrease in cost of the community value-added services.

Other income and expenses, net

The Group's other income and expenses changed from a net expenses of approximately RMB0.2 million for the six months ended 30 June 2025 to net income of approximately RMB1.7 million for the six months ended 30 June 2026, primarily due to the increase in recognised bad debt recoveries.

Selling and marketing expenses

Selling and marketing expenses increased from approximately RMB2.8 million for the six months ended 30 June 2025 to approximately RMB3.2 million for the six months ended 30 June 2026, representing an increase of approximately 14.7%, primarily due to the higher marketing expenditure incurred to enhance marketing effectiveness.

Administrative expenses

Administrative expenses increased from approximately RMB31.1 million for the six months ended 30 June 2025 to approximately RMB35.9 million for the six months ended 30 June 2026, representing an increase of approximately 15.3%. The increase in administrative expenses was due to the increase in audit and legal fees as well as amortisation expenses for software system integration.

Finance costs

Finance costs represented interest expenses on bank borrowings and interest expenses on lease liabilities.

Income tax expenses

Income tax expenses were approximately RMB23.1 million for the six months ended 30 June 2025, representing an increase of approximately 12.6%, to approximately RMB26.0 million for the six months ended 30 June 2026.

Profit and total comprehensive income for the period

As a result of the foregoing, the profit and total comprehensive income for the period decreased from approximately RMB143.6 million for the six months ended 30 June 2025 to approximately RMB18.4 million for the six months ended 30 June 2026.

The profit and total comprehensive income attributable to owners of the Company for the period decreased significantly from approximately RMB140.1 million for the six months ended 30 June 2025 to approximately RMB14.9 million for the six months ended 30 June 2026.

Property and equipment

The property and equipment of the Group decreased from approximately RMB19.2 million as of 31 December 2025 to approximately RMB17.7 million as of 30 June 2026, representing a decrease of approximately 7.6%, mainly due to the depreciation of property and equipment during the period.

Intangible assets

The intangible assets of the Group comprise property management contracts and goodwill resulting from equity acquisition and the purchase of software.

The intangible assets of the Group decreased from approximately RMB102.8 million as of 31 December 2025 to approximately RMB99.7 million as of 30 June 2026, mainly attributable to the amortisation of intangible assets during the period.

Trade and other receivables

Trade receivables mainly arise from provision of property management services, value-added services to property developers and community value-added services. Trade receivables of the Group, net of allowance for impairment, decreased from approximately RMB391.2 million as of 31 December 2025 to approximately RMB358.2 million as of 30 June 2026, representing a decrease of approximately 8.4%. Such decrease was primarily due to the increase in the Group's recovery of prior-years' arrears from property owners during the period.

Other receivables mainly consist of deposits and payments made on behalf of customers. Other receivables, net of allowance for impairment increased from approximately RMB72.5 million as of 31 December 2025 to approximately RMB74.2 million as of 30 June 2026, representing an increase of approximately 2.3%.

Trade and other payables

Trade payables represent the obligations to pay for goods and services acquired in the ordinary course of business from sub-contractors. Trade payables increased from approximately RMB76.7 million as of 31 December 2025 to approximately RMB84.0 million as of 30 June 2026, representing an increase of approximately 9.4%, mainly due to the Group's implementation of the business strategy of phased extension of the ageing of trade payables.

Other payables mainly represent (i) utility and other payables (such as receivables from residents and related parties, which are collected by the Group on behalf of and payable to the relevant suppliers); (ii) owners' maintenance fund (being various proceeds collected on behalf of the owner); (iii) deposits received (such as home decoration deposits and supplier performance bonds); (iv) payroll payable; and (v) consideration payable for business combinations. Other payables decreased from approximately RMB313.5 million as of 31 December 2025 to approximately RMB297.7 million as of 30 June 2026.

Contract liabilities

Contract liabilities mainly arise from property management fee received upfront as of the beginning of a billing cycle but not recognised as revenue. Contract liabilities decreased from approximately RMB122.5 million as of 31 December 2025 to approximately RMB72.3 million as of 30 June 2026, primarily due to the normal decline resulting from the recognition in the current year of substantial advance receipts carried over from the end of the prior year.

Liquidity, financial resources and capital structure

As of 30 June 2026, the total cash and cash equivalents and restricted bank deposits of the Group amounted to approximately RMB47.7 million and approximately RMB7.5 million, respectively. As of 31 December 2025, the total cash and cash equivalents and restricted bank deposits of the Group amounted to approximately RMB33.9 million and approximately RMB1.7 million, respectively. Liquidity increased substantially throughout the corresponding periods.

As at 30 June 2026, the Group's bank borrowings were repaid as required, and no new bank borrowings were obtained throughout the relevant period.

The Group's financial position improved continually. As of 30 June 2026, the Group's net current liabilities amounted to approximately RMB129.7 million while the Group's net current liabilities amounted to approximately RMB177.7 million as of 31 December 2025. As of 30 June 2026, the Group's current ratio (current assets/current liabilities) was approximately 0.79, while the Group's current ratio was approximately 0.74 as of 31 December 2025.

Use of Proceeds from the Placing

As set out in the announcements of the Company dated 15 April 2026 and 24 April 2026, 60,500,000 Shares (the "**Placing Shares**"), which ranked pari passu with other ordinary shares, were successfully placed to two placees at the placing price of HK$0.25 per Placing Share under general mandate (the "**Placing**"). The gross proceeds and the net proceeds, after deduction of the placing commission and other related expenses, amounted to approximately HK$15.13 million and HK$14.85 million, respectively.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the placees and their ultimate beneficial owners are independent third parties, and none of the placees has become a substantial Shareholder (as defined under the Listing Rules) upon completion of the Placing.

As at 30 June 2026, the net proceeds from the Placing had been applied as follows:

	Planned use of the net proceeds from the Placing *HK$'000*	**Actual amount utilised up to 30 June 2026** *HK$'000*	**Unutilised net proceeds from the Placing up to 30 June 2026** *HK$'000*	**Expected timeline for the intended use**
General working capital of the Group including rental payments, staff costs, professional fees and other general administrative and operating expenses, and for the settlement of outstanding payables	14,850	12,935	1,915	By end of 2026

As at 30 June 2026, the net proceeds from the Placing of approximately HK$1.92 million had not yet been utilised as planned, which is expected to be fully utilised by the end of 2026. All of the unutilised net proceeds from the Placing have been placed in a licensed bank in Hong Kong.

Capital commitments

As at 30 June 2026, the Group's capital commitments represented the unpaid registered capital contribution to an associate in the amount of RMB 175,000.

Contingent liabilities

In addition to the unauthorised Pledged Shares for which provisions have been made for with details as below, as at 30 June 2026, certain subsidiaries of the Company are defendants in certain claims, lawsuits, arbitrations and potential claims relating to property management contract and employment dispute. The Directors of the Company after due consideration of each case and with reference to legal advice, consider the claims would not result in any material adverse impact on the interim condensed consolidated financial position or results and operations of the Group.

Unauthorised shares pledged

As detailed in the announcement of the Company dated 30 September 2024 and the notes to the audited consolidated financial results of the Group for the year ended 31 December 2022, during the Independent Internal Control Review, it was identified that during the financial year ended 31 December 2022 Zhejiang Heyuan Property Services Co., Ltd.* (浙江禾源物業服務有限公司) ("**Zhejiang Heyuan**"), an indirect wholly-owned PRC subsidiary of the Company entered into the share pledge agreement (the "**Share Pledge Agreement**") with Mr. Zang Ping ("**Mr. Zang**"), an independent third party, pursuant to which, among others, Zhejiang Heyuan, agreed to pledge its equity interest in Zhejiang Jiayuan Services (currently known as Zhejiang Zhixiang Dacheng Property Services Group Co., Ltd (浙江智想大成物業服務集團有限公司), also an indirect wholly-owned PRC subsidiary of the Company) in the principal amount of RMB500,000,000, and all underlying interest thereof (the "**Pledged Shares**") to Mr. Zang. The pledge was to secure the repayment obligation of Mr. Shum, as borrower, in respect of the loan agreement dated 31 March 2022 entered into between (i) Mr. Zang as the lender; (ii) Mr. Shum (沈玉興), also known as Mr. Shum Tin Ching (沈天晴) ("**Mr. Shum**"), the then ultimate controlling shareholder of the Company as at the material time of entering into of the Share Pledge Agreement, as the borrower; and (iii) Jiayuan Chuangsheng Holding Group Co., Ltd.* (佳源創盛控股集團有限公司), a company ultimately and beneficially wholly-owned by Mr. Shum as the guarantor in relation to the provision of the loan in the principal amount of RMB80,000,000.

Mr. Zang had brought a legal proceeding in the PRC against Mr. Shum and Jiayuan Chuangsheng in July 2022. In September 2022, a civil mediation paper was issued, affirming the lender's right to enforce repayment of the loan's principal and interest, and to receive preferential rights to proceeds from the auction or sale of pledged properties and the Pledged Shares. In March 2023, the court granted an enforcement order, and ordered for the resumption for the execution of such case to be resumed in March 2024. By December 2025, three of the pledged properties were successfully auctioned.

In February 2026, the Group was informed that Mr. Zang assigned all of his rights and interests under the Share Pledge Agreement and the related enforcement proceedings in relation to Zhejiang Heyuan to two independent third parties (the "**New Creditors**"), and that Mr. Zang had applied to the court for withdrawal of the enforcement application relating to Zhejiang Heyuan.

In order to settle the outstanding debt and secure the release of the Pledged Shares, subsequent to the end of the Reporting Period, in July 2026, the New Creditors issued a notice to Zhejiang Heyuan demanding repayment of RMB70,000,000 as partial repayment of the outstanding principal and interest of the loan, to be paid within 180 working days, and indicated that the repayment arrangement for the remaining outstanding amount would be notified separately in writing. As at the date of this announcement, the Group has repaid RMB31,000,000. The settlement of the remaining balance of the demanded amount and the final terms of repayment of the outstanding loan remain subject to further negotiation with the New Creditors and are uncertain.

As at 30 June 2026, the Group recognised a provision of approximately RMB73.6 million for loss on unauthorised Pledged Shares. The amount, based on the information available as at that date, represents the Group's best estimate of the probable cash outflow arising from the obligations in connection with the Share Pledge Agreement.

Save as disclosed above, as at 30 June 2026, the Group did not have any other material contingent liabilities.

Pledge of assets

As at 30 June 2026, the Group has the following pledge of material assets:

The Group has pledged the Pledged Shares as described in the subsection "Contingent liabilities – Unauthorised shares pledged" above, and the Pledged Shares remained pledged as at 30 June 2026 and as at the date of this announcement. The Share Pledge Agreement was entered into without the permission or authorisation of the Board and senior management of the Company; following the assignment of the relevant debt in February 2026, the registration of the pledge over the Pledged Shares was updated accordingly to reflect the change of pledgee.

Foreign exchange risk

Almost all of the Group's operating activities were carried out in the People's Republic of China with most of the transactions denominated in RMB. The Board expected that the 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 interest-bearing bank borrowings, the Group was not exposed to material risk directly relating to changes in market interest rate as at 30 June 2026.

SIGNIFICANT INVESTMENT HELD

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

MATERIAL ACQUISITIONS AND DISPOSALS

The Group had no material acquisitions and disposals of subsidiaries, associates and 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 annual results announcement of the Company for the year ended 31 December 2025, the Group did not have other future plans for material investments and capital assets.

EMPLOYEES AND REMUNERATION POLICY

The Group had 5,574 full-time employees as at 30 June 2026. The total staff costs for the six months ended 30 June 2026 were approximately RMB185.0 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 REPORTING PERIOD

Save for the matters described in the subsection "Contingent liabilities – Unauthorised shares pledged" above (including the demand for repayment of RMB70,000,000 from the New Creditors in July 2026 and the loan of RMB70,000,000 obtained by the Company from Valuable Capital Group Ltd ("**VCGL**"), the ultimate holding company of the Company, to replenish general working capital of the Group, which is unsecured, bears interest at 4% per annum, is repayable within 360 days from the date of receipt of the funds and constitutes financial assistance fully exempt under Rule 14A.90 of the Listing Rules; RMB20,000,000 of the loan had been drawn down as at the date of this announcement), there were no material subsequent events undertaken by the Company or by the Group after 30 June 2026.

INTERIM DIVIDEND

The Board does not recommend the payment of interim dividend for the six months ended 30 June 2026.

PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES OF THE COMPANY

Neither the Company, nor any of its subsidiaries has purchased, redeemed or sold any of the Company's listed securities (including sale of treasury shares (as defined under the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"))) during the six months ended 30 June 2026.

As of 30 June 2026, there were no treasury shares held by the Company.

CORPORATE GOVERNANCE PRACTICES

The Company and its management are committed to maintaining good corporate governance with an emphasis on the principles of transparency, accountability and independence to all Shareholders. The Company believes that good corporate governance is an essence for a continual growth and enhancement of shareholders' value. The Company has adopted the principles and code provisions of the Corporate Governance Code (the "**CG Code**") as set out in Appendix C1 to the Listing Rules as the basis of the Company's corporate governance practices. During the six months ended 30 June 2026, the Company has complied with the code provisions as set out in the CG Code save for the deviations with the code provision C.2.1 which is explained below. The Company periodically reviews its corporate governance practices with reference to the latest development of corporate governance. The Directors use their best endeavours to procure the Company to continue to comply with the CG Code.

Code provision C.2.1 of the CG Code stipulates that the roles of the chairman and the chief executive should be separate and should not be performed by the same individual. Mr. Li Meng was appointed as the chairman of the Board with effect from 10 December 2024. Currently, no chief executive officer has been appointed by the Company. As all major decisions were made in consultation with members of the Board and relevant Board committee, and there have been three independent non-executive Directors on the Board offering independent perspective, the Board is therefore of the view that there are adequate safeguards in place to ensure sufficient balance of powers within the Board. The Board shall nevertheless review the structure and composition of the Board from time to time in light of prevailing circumstances, to maintain a high standard of corporate governance practices of the Company.

The Board will continue to review and consider appointing a chief executive officer as and when appropriate by taking into account the circumstances of the Group as a whole.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules as the Company's code of conduct regarding securities transactions by the Directors. Having made specific inquiries 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 has three members comprising three independent non-executive Directors, namely Ms. Cui Yan (chairman of the Audit Committee), Mr. Zhang Chen and Mr. Cai Sitao. 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.

The Company's independent external auditor, RSM Hong Kong, has reviewed the unaudited condensed consolidated interim financial information for the six months ended 30 June 2026 in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants.

PUBLICATION OF UNAUDITED INTERIM RESULTS AND INTERIM REPORT

This interim results announcement is published on the websites of the Stock Exchange at www.hkexnews.hk and the Company at http://jy-fw.cn. The interim report of the Company for the six months ended 30 June 2026 containing all the information required by Appendix D2 to the Listing Rules will be dispatched to the Shareholders and made available on the same websites in due course.

By order of the Board
Jiayuan Services Holdings Limited
Chairman and Executive Director
Li Meng

Hong Kong, 28 August 2026

As at the date of this announcement, the Board comprises five Directors, of which Mr. Li Meng (Chairman) and Mr. Xin Bing are the executive Directors, and Mr. Zhang Chen, Ms. Cui Yan and Mr. Cai Sitao are the independent non-executive Directors.