大唐西市
DA TANG XI SHI

DTXS Silk Road Investment Holdings Company Limited
大唐西市絲路投資控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 620)

INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

The board of directors (the "Board") of DTXS Silk Road Investment Holdings Company Limited (the "Company") announces the unaudited interim results of the Company and its subsidiaries (collectively, the "Group") for the six months ended 30 June 2026, together with the comparative figures as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
	Notes	***HK$'000***	*HK$'000*
		(Unaudited)	(Unaudited)
REVENUE			
Revenue from contracts with customers	*4*	**86**	454
Interest income from advances to consignors	*4*	**15,984**	14,687
		16,070	15,141
Other income	*5*	**6,963**	6,352
Cost of inventories sold		**(376)**	(359)
Staff costs	*7(a)*	**(8,071)**	(9,006)
Depreciation expenses	*7(b)*	**(1,898)**	(2,556)
Other operating expenses		**(6,580)**	(2,433)
Other gains, net		**4,837**	3,346
Reversal of impairment losses on trade and other receivables		**–**	54
Finance costs	*6*	**(17,917)**	(18,923)

	Notes	Six months ended 30 June 2026 HK$'000 (Unaudited)	2025 HK$'000 (Unaudited)
LOSS BEFORE TAX	*7*	**(6,972)**	(8,384)
Income tax expenses	*8*	**(2,259)**	(2,015)
LOSS FOR THE PERIOD		**(9,231)**	(10,399)
OTHER COMPREHENSIVE INCOME			
Items that may be reclassified subsequently to profit or loss in subsequent periods:			
Exchange differences on translation of foreign operations		**11,750**	10,269
TOTAL COMPREHENSIVE INCOME (EXPENSES) FOR THE PERIOD		**2,519**	(130)
Loss for the period attributable to:			
Equity holders of the Company		**(9,545)**	(10,407)
Non-controlling interests		**314**	8
		(9,231)	(10,399)
Total comprehensive incomes (expenses) for the period attributable to:			
Equity holders of the Company		**126**	(2,419)
Non-controlling interests		**2,393**	2,289
		2,519	(130)
LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY	*10*		
Basic and diluted loss per share		**HK(1.19) cents**	HK(1.56) cents

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2026

	Notes	**30 June 2026** *HK$'000* **(Unaudited)**	31 December 2025 *HK$'000* (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		**49,541**	45,389
Investment properties		**30,855**	29,717
Intangible assets		**–**	–
Goodwill		**–**	–
Financial assets at fair value through profit or loss		**7,280**	7,012
Deferred tax assets		**46,083**	44,556
		133,759	126,669
CURRENT ASSETS			
Properties under development		**1,951,054**	1,837,007
Completed properties held for sale		**1,166,230**	1,124,489
Inventories		**19,047**	18,956
Trade and other receivables	*11*	**733,246**	688,064
Loans receivable		**–**	–
Restricted bank deposits		**3,404**	3,268
Cash and cash equivalents		**8,685**	11,607
		3,881,666	3,683,391
CURRENT LIABILITIES			
Trade and other payables	*12*	**682,782**	604,917
Interest-bearing borrowings		**822,348**	791,477
Tax liabilities		**337,778**	323,662
		1,842,908	1,720,056
NET CURRENT ASSETS		**2,038,758**	1,963,335
TOTAL ASSETS LESS CURRENT LIABILITIES		**2,172,517**	2,090,004

	Note	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
NON-CURRENT LIABILITIES			
Interest-bearing borrowings		**690,355**	665,463
Convertible Bonds		**21,873**	–
Other payables	*12*	**526,952**	493,853
		1,239,180	1,159,316
NET ASSETS		**933,337**	930,688
CAPITAL AND RESERVES			
Share capital		**400,513**	400,513
Reserves		**473,201**	470,552
Equity attributable to equity holders of the Company		**873,714**	871,065
Non-controlling interests		**59,623**	59,623
TOTAL EQUITY		**933,337**	930,688

NOTES TO CONDENSED INTERIM FINANCIAL INFORMATION

1. CORPORATE AND GROUP INFORMATION

DTXS Silk Road Investment Holdings Company Limited (the "Company") was incorporated in Bermuda as an exempted company with limited liability and its shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The Company and its subsidiaries (collectively referred to as the "Group") were involved in the following principal activities:

- provision of auction and related services
- sale of wines
- properties investment and development

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES

The unaudited condensed interim financial information for the six months ended 30 June 2026 has been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 Interim Financial Reporting issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA") and the applicable disclosure requirements of Appendix D2 of the Rules Governing the Listing of Securities on the Stock Exchange.

The preparation of the unaudited condensed interim financial information in conformity with HKAS 34 requires the management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The unaudited condensed interim financial information for the six months ended 30 June 2026 does not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

The unaudited condensed interim financial information has been prepared on the historical cost basis, except for investment properties and unlisted equity investment which are measured at fair value.

The accounting policies adopted in the preparation of the unaudited condensed interim financial information for the six months ended 30 June 2026 are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 which have been prepared in accordance with HKFRS Accounting Standards (which include all applicable Hong Kong Financial Reporting Standards, HKASs and Interpretations) issued by the HKICPA, except for the adoption of the following new/revised HKFRS Accounting Standards for the first time for the current period's financial information:

Amendments to HKFRS 9 and HKFRS 7	*Amendments to the Classification and Measurement of Financial Instruments*
Amendments to HKFRS 9 and HKFRS 7	*Contracts Referencing Nature-dependent Electricity*
Annual Improvements to HKFRS Accounting Standards – Volume 11	*Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7*

The adoption of the above amendments does not have any significant impact on the Group's unaudited condensed interim financial information.

Going concern

In preparing the condensed interim financial information, the directors of the Company have given careful consideration to the future liquidity of the Group in light of the fact that (1) the Group incurred a net loss of approximately HK$9.2 million for the six months period ended 30 June 2026 and (2) at 30 June 2026, the Group had total interest-bearing borrowings of approximately HK$1,512.7 million of which the current interest-bearing borrowings amounted to approximately HK$822.3 million, while cash and cash equivalents of only approximately HK$8.7 million.

At and subsequent to 30 June 2026, the Group is subject to a number of legal actions related to its business.

The above events or conditions indicate the existence of material uncertainties which may cast significant doubt on the Group's ability to continue as a going concern in next twelve months from the approval of the condensed interim financial information and, therefore, the Group may be unable to realise its assets and discharge its liabilities in the normal course of business.

In view of these circumstances, the directors of the Company have given careful consideration to the future liquidity and performance of the Group and its available sources of finance in assessing whether the Group will have sufficient financial resources to continue as a going concern. Certain plans and measures have been taken or will be taken by the directors of the Company to mitigate the liquidity pressure and to improve its financial position which include, but are not limited to, the following:

i) the Group has been actively negotiating with the banks for renewal and further extension of interest-bearing borrowings and related interest, in which the Group had held several meetings with the banks during the year ended 31 December 2025, and obtained their consent regarding the Group's intention for payment extension of the principal and interest of the interest-bearing borrowings for two to three years;

ii) the Group has been actively negotiating with various financial institutions and potential lenders or investors to identify various options for financing the Group's working capital and commitments in the foreseeable future, in particular, the Group had completed placing of convertible bonds in the principal amount of HK$23,000,000 during the period ended 30 June 2026;

iii) the Group has accelerated or will accelerate the pre-sale and sales of the properties under development and completed properties held for sale;

iv) the Group has been actively negotiating with the consignors regarding the settlement of advance to consignors and related interest receivables; and

v) the ultimate controlling party, Mr. Lu Jianzhong, has committed to provide continuous financial support to the Group as is necessary to enable the Group to meet its day-to-day operations and its financial obligations as they fall due.

The directors of the Company are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations and meet its financial obligations as and when they fall due in the foreseeable future. Accordingly, the directors of the Company believe it is appropriate to prepare the condensed interim financial information of the Group for the six months period ended 30 June 2026 on a going concern basis.

3. OPERATING SEGMENT INFORMATION

The Group manages its businesses by division. Segment information is disclosed in a manner consistent with the way in which information is reported internally to the Group's Chief Operating Decision Maker ("CODM"), being the executive directors of the Company, for the purposes of performance assessment and resources allocation. No operating segments identified by the CODM have been aggregated in arriving at the reportable segments of the Group.

- Arts and Cultural Division — mainly represents auction business and sale of antiques, art financing business and Art Central Business District business
- Winery Division — mainly represents sale of wines and related business
- Property Development Division — mainly represents the property investment and property development business

(a) Segment results

During the six months ended 30 June 2026, for performance assessment and resource allocation, the CODM focused on segment revenue and results attributable to each segment, which is measured by reference to respective segments' results before tax. No analysis of the Group's assets and liabilities is regularly provided to the CODM for review.

The accounting policies of the operating segments are the same as the Group's accounting policies. Segment results represent the profit/loss of each segment without allocation of central administration costs, directors' remuneration, and certain finance costs.

For the six months ended 30 June 2026

	Arts and Cultural Division *HK$'000* (Unaudited)	Winery Division *HK$'000* (Unaudited)	Property Development Division *HK$'000* (Unaudited)	Consolidated *HK$'000* (Unaudited)
Segment revenue				
Revenue from external customers				
– Revenue from contracts with customers under HKFRS 15	–	86	–	86
– Interest income from advances to consignors	15,984	–	–	15,984
Revenue from external customers	15,984	86	–	16,070
Segment results*	17,779	(11)	(19,490)	(1,722)
Reconciliation:				
Unallocated other gains and losses, net				–
Unallocated corporate and other expenses				(5,250)
Loss before tax for the period				(6,972)

For the six months ended 30 June 2025

	Arts and Cultural Division HK$'000 (Unaudited)	Winery Division HK$'000 (Unaudited)	Property Development Division HK$'000 (Unaudited)	Consolidated HK$'000 (Unaudited)
Segment revenue				
Revenue from external customers				
– Revenue from contracts with customers under HKFRS 15	54	400	–	454
– Interest income from advances to consignors	14,687	–	–	14,687
Revenue from external customers	14,741	400	–	15,141
Segment results*	15,021	(212)	(18,857)	(4,049)
Reconciliation:				
Unallocated other gains and losses, net				(392)
Unallocated corporate and other expenses				(3,943)
Loss before tax for the period				(8,384)

* Segment results are before tax.

(b) Geographical information

The Group's operations are located in Hong Kong and Chinese Mainland of the PRC. The following table sets out information about the geographical locations of (i) the Group's revenue from external customers for the six months ended 30 June 2026 and 2025; and (ii) the Group's property, plant and equipment, investment properties, and properties under development ("Specified Non-Current Assets") at 30 June 2026 and 31 December 2025. The geographical location of customers is based on the location at which services were provided and goods are delivered and title has passed. The geographical location of property, plant and equipment, investment properties and properties under development is based on the physical location of the assets.

	Revenue from external customers Six months ended		**Specified Non-Current Assets At**	
	30 June 2026	30 June 2025	**30 June 2026**	31 December 2025
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
	(Unaudited)	(Unaudited)	**(Unaudited)**	(Audited)
Hong Kong	**13,779**	12,425	**2,735**	1,384
Chinese Mainland	**2,291**	2,716	**77,661**	73,717
	16,070	15,141	**80,396**	75,101

4. REVENUE

An analysis of revenue is as follows:

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Revenue from contracts with customers under HKFRS 15		
Sale of wines	**86**	400
Sale of properties	**–**	–
Auction and related services	**–**	54
	86	454
Revenue from other sources		
Interest income from advances to consignors	**15,984**	14,687
Gross rental income from investment properties:		
Operating leases – with fixed lease payments	**–**	–
	15,984	14,687
Total revenue	**16,070**	15,141

5. OTHER INCOME

An analysis of other income is as follows:

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Bank interest income	**1**	1
Gross rental income from completed properties held for sale	**6,962**	6,351
	6,963	6,352

6. FINANCE COSTS

An analysis of finance costs is as follows:

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Interest on interest-bearing borrowings	**42,473**	41,948
Interest on convertible bonds	**309**	–
Interest on lease liabilities	**6**	17
Total borrowing costs	**42,788**	41,965
Less: Borrowing costs capitalised into properties under development	**(24,871)**	(23,042)
	17,917	18,923

7. LOSS BEFORE TAX

Loss before tax has been carried at after charging:

		Six months ended 30 June	
		2026	2025
		HK$'000	*HK$'000*
		(Unaudited)	(Unaudited)
(a)	Staff costs (including the directors' remuneration)		
	Salaries, bonus, allowances and other benefits in kind	**7,299**	8,080
	Contributions to defined contribution retirement plans	**772**	926
		8,071	9,006
(b)	Depreciation expenses		
	Depreciation of owned assets	**863**	715
	Less: Amount included in inventory overheads	**–**	–
		863	715
	Depreciation of right-of-use assets	**1,035**	1,841
		1,898	2,556
(c)	Other items (included in other operating expenses and other gains and losses)		
	Legal and professional fees	**1,567**	715
	Secretarial and registration fees	**26**	52

8. INCOME TAX

For the six months ended 30 June 2026 and 2025, Hong Kong Profits Tax has not been provided as the subsidiaries of the Group in Hong Kong incurred losses for taxation purposes, have no assessable profits, or the estimated assessable profits for the period are wholly absorbed by unrelieved tax losses brought forward from previous years.

The Group's entities established in the People's Republic of China (the "PRC") are subject to Enterprise Income Tax ("EIT") of the PRC at a statutory rate of 25% (six months ended 30 June 2025: 25%) for the six months ended 30 June 2026.

The PRC Land Appreciation Tax ("LAT") was provided in accordance with the requirements set forth in the relevant PRC laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries in which the Group operates.

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
PRC EIT	**2,259**	2,011
PRC LAT	**–**	–
	2,259	2,011
Deferred tax	**–**	4
Income tax expenses for the period	**2,259**	2,015

9. DIVIDENDS

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

10. LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

The calculation of the basic loss per share is based on the loss for the period attributable to equity holders of the Company, and the weighted average number of ordinary shares of 801,025,230 (six months ended 30 June 2025: 667,525,230) in issue during the six months ended 30 June 2026.

Diluted loss per share is the same as basic loss per share as the effect of potential ordinary shares is anti-dilutive during the six months ended 30 June 2026 and 2025.

The calculation of the basic and diluted loss per share attributable to equity holders of the Company are based on:

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Loss		
Loss for the period attributable to equity holders of the Company, used in the basic and diluted loss per share calculation	**(9,545)**	(10,407)

	Number of shares	
	At 30 June	
	2026	2025
Shares		
Weighted average number of ordinary shares in issue during the period used in the basic and diluted loss per share calculation	**801,025,230**	667,525,230

11. TRADE AND OTHER RECEIVABLES

	Notes	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Trade receivables			
– Receivables from customers		**5,014**	7,987
– Interest receivables		**224,331**	197,538
Loss allowances		**(15,491)**	(15,491)
	(a)	**213,854**	190,034
Other receivables	*(b)*	**556,144**	534,782
Loss allowances		**(36,752)**	(36,752)
		519,392	498,030
		773,246	688,064

(a) An ageing analysis of the trade receivables at the end of the reporting period, based on the invoice date and net of loss allowances, is as follows:

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Unbilled	**13,517**	12,960
0–30 days	**6,910**	15,931
31–90 days	**383**	252
91–180 days	**1,561**	3,974
181–360 days	**22,306**	9,728
Over 360 days	**169,177**	147,189
	213,854	190,034

(b) At 30 June 2026, advances to consignors for auction business, net of loss allowances, amounted to approximately HK$382,856,000 (31 December 2025: HK$385,290,000). The balance is secured by pledged auction items (Chinese art collectibles and antiques) from consignors and bears interest at fixed interest rates ranging from 8% to 15% per annum (31 December 2025: 8% to 15%). These advances to consignors for art financing business are generally repayable within a period of 1 year from the draw-down date or 60 days after the pledged auction items are listed in auction.

12. TRADE AND OTHER PAYABLES

	Note	**30 June 2026**	31 December 2025
		HK$'000	*HK$'000*
		(Unaudited)	(Audited)
Trade payables	*(a)*	**225,661**	217,658
Accruals		**38,726**	37,613
Lease liabilities		**2,039**	1,382
Interest payables		**261,072**	205,422
Other payables		**669,373**	623,981
Deposits received		**5,546**	5,364
Contract liabilities		**6,832**	6,632
Receipt in advance		**485**	718
		1,209,734	1,098,770
Analysed into:			
– Current portion		**682,782**	604,917
– Non-current portion		**526,952**	993,853
		1,209,734	1,098,770

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

	30 June 2026	31 December 2025
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
0–30 days	**739**	–
31–90 days	**2,817**	820
91–180 days	**4,762**	16,202
181–360 days	**16,754**	77,622
Over 360 days	**200,589**	123,014
	225,661	217,658

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL AND BUSINESS REVIEW, AND PROSPECT

DTXS Silk Road Investment Holdings Company Limited (the "Company") and its subsidiaries (the "Group") recorded revenue of approximately HK$16.1 million (30 June 2025: HK$15.1 million) for the six months ended 30 June 2026. Loss for the period was approximately HK$9.2 million (Loss for the period ended 30 June 2025: HK$10.4 million).

Property Development Division

This division yet contributed segment revenue (2025: HK$nil) and a segment loss before tax of approximately HK$19.5 million (2025: HK$18.9 million) for the period ended 30 June 2026. The increase in segment loss before tax was mainly attributable to increase in operating expenses not capitalised for the period ended 30 June 2026.

The properties are located in Tang West Market, Lianhu District in Xi'an City (the "Tang West Market"), in Chinese Mainland of the People's Republic of China (the "PRC"). Based on the current business plan, the properties have been planned to develop into the Silk Road International Culture Center with comprehensive cultural artworks operations, cultural artwork financing and Silk Road international cultural entertainment complex. The Silk Road International Culture Center is designed with three major features, namely (i) the headquarter of Silk Road Chamber of International Commerce; (ii) Artwork Central Business District; and (iii) the European section of Silk Road Culture Street. Silk Road International Culture Center comprises three office buildings, a shopping mall and a five-star hotel. The three office buildings are estimated to have an aggregate gross floor area of approximately 260,000 square metres.

Tower B and Tower C were completed and sold in 2022. The Group has been actively developing Tower A. The presale certificate for Tower A was obtained in 2023, and several potential buyers have already indicated their interests in the property. The Group has been actively preselling Tower A, yet no definite contract has been entered into. It is expected Tower A will be completed during first quarter of 2028.

The properties under development has not yet completed. Therefore, revenue and related costs are not recognized during the period. As at 30 June 2026, the Group had completed the structural work up to the 27th floor (as at 31 December 2025: 27th floor) of Tower A. During the period, the Group primarily focused on the underground podium area, outdoor backfilling, and supporting specialized works. The installation of formwork, beam reinforcement binding, and concrete pouring for certain underground floors in the podium area have been successfully completed, with water and electricity installation proceeding concurrently with the main structure construction.

In the first half of 2026, the proceeds from the convertible bonds issued by the Group were mainly used for the enhancement of the Silk Road International Financial Center, and the renovation of the sales center has been completed. Upon further funding, the Group will initiate the upgrading of the commercial session of the project, introducing high-end commercial model to fully realize the project's potential valuation. Simultaneously, new investors would be introduced to participate in the project, maximizing the expansion of industrial scale and overall benefits.

Arts and Cultural Division

This division, comprising the auction business and Art Central Business District business ("ACBD Business"), contributed a segment revenue of approximately HK$16.0 million (30 June 2025: HK$14.7 million) and a segment profit before tax of approximately HK$17.8 million (30 June 2025: segment profit before tax of HK$15.0 million) for the six months ended 30 June 2026.

Auction Business

During the period, due to the uncertainty of Chinese Mainland of the PRC and Hong Kong economies, which affected badly on the arts and antique market. The Group did not host any large scale auction during the period. The management will continue monitoring the market condition and sentiment on the arts and antique market. Once there is sign of recovery, we will resume hosting large scale auction.

ACBD Business

The Company has established an ACBD center in Xi'an. The main business functions of the center are to provide a venue with integrated functions such as storage, exhibition, auction, promotion and trading of arts and collections. The center aims to create a strong network with other art and culture partners for hosting events and building relationship. Also, the center is expected to create a synergy effect with the operations of Silk Road International Culture Center.

Winery and Trading Division

This division, comprising the winery business and trading business, contributed a segment revenue of approximately HK$0.1 million (2025: HK$0.4 million), and a segment loss before tax of approximately HK$0.1 million (2025: segment loss before tax of HK$0.2 million) for the six months ended 30 June 2026.

OUTLOOK

The economic recovery in Chinese Mainland of the PRC is underway and is still facing certain uncertainties in the short term, in particular, the traditional Chinese economy remains under huge pressure. However, we believe the fundamentals of China economy remain strong. The Chinese government is making huge efforts to improve the situation. We believe there will be a rebound and recovery of the arts and cultural market soon. The management will continue to take a conservative approach, and focus our existing businesses, including the construction, sales and leasing of the Silk Road International Cultural Center.

In the future, the Group with relevant professional organizations envisages that a team of external experts in the fields of blockchain, digital finance and compliance will be engaged to assist in the Group's exploration exercise, which may include feasibility studies covering (i) legal assessment of domestic and international legal and regulatory issues related to RWA to be conducted by legal counsels; (ii) evaluation of financial and tax matters to be conducted by professional consultants; and (iii) technical solutions to be provided by technology service providers.

This exploration will leverage the Group's existing capabilities in "discovering high-quality cultural assets and industry-leading assets" and "building existing multinational cooperation platforms and compliance frameworks." The exploration envisions RWA as the ultimate combination of "art + finance + technology." The aforementioned RWA-related work is currently in its initial stages. As of the date of this announcement, the Company has not made any decision or formulated any specific plans regarding whether or how to conduct any RWA tokenization initiative.

In the future, the Group will leverage its expertise in augmented reality technology, combined with its cultural heritage resources, to create cultural and augmented reality experiences, recreate historical scenes, and promote the upgrading of its "culture + technology + digital + industry + finance" business model to achieve sustainable profitability.

LIQUIDITY AND FINANCIAL RESOURCES

During the period, the Group's operations were mainly financed by internal resources.

As at 30 June 2026, the Group's total bank balances and cash amounted to approximately HK$8.7 million, representing a decrease of approximately HK$2.9 million as compared with the bank balances and cash of approximately HK$11.6 million as at 31 December 2025. The decrease was mainly attributable to the cash resources consumed in the daily operation during the period.

As at 30 June 2026, the Group had outstanding secured borrowings of approximately HK$1,512.7 million (31 December 2025: HK$1,456.9 million) and are repayable within two years to three years (31 December 2025: within two years to three years).

GEARING

The Group monitors capital using a gearing ratio, which is net debt divided by the equity attributable to equity holders of the Company. Net debt includes total borrowings less cash and cash equivalents. The gearing ratio of the Group was approximately 172.1% as at 30 June 2026 (31 December 2025: 165.9%).

FOREIGN EXCHANGE EXPOSURE

The Group's assets and liabilities are mainly denominated in Hong Kong Dollars and RMB, representing the functional currency of respective group companies. Income and expenses derived from the operations in the PRC are mainly denominated in RMB.

For the purposes of presenting condensed interim financial information, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong Dollars) using exchange rates prevailing at 30 June 2026. Income and expense items are translated at the average exchange rates for the period ended 30 June 2026. Exchange gain on translation of foreign operations of approximately HK$11.8 million (for the six months period ended 30 June 2025: Exchange gain of HK$10.3 million) for the six months ended 30 June 2026 are recognised in other comprehensive income and accumulated in equity under the heading of "Exchange differences on translation of foreign operations".

HUMAN RESOURCES

As at 30 June 2026, other than outsourcing vendors but including contract workers, the Group has approximately 93 employees (31 December 2025: 93) in Hong Kong and the PRC. The Group encourages high productivity and remunerates its employees based on their qualification, work experiences, prevailing market prices and contribution to the Group. Incentives in the form of bonuses and share options may also be offered to eligible employees based on individual performance.

CONTINGENT LIABILITIES AND FINANCIAL GUARANTEES

As at 30 June 2026, the Group had contingent liabilities in respect of guarantees to banks in respect of loans provided by the banks to the customers from Property Development division and to a related party in the aggregate amount of approximately HK$371.3 million (31 December 2025: HK$357.7 million).

HEDGING, ACQUISITION AND DISPOSAL AND SIGNIFICANT INVESTMENTS

The Group did not (i) employ any financial instruments for hedging purposes; (ii) undertake any material acquisitions or disposals of assets, business or subsidiaries; or (iii) make any significant investments during the period under review.

CAPITAL COMMITMENT

At 30 June 2026, the Group has capital commitments amounted to approximately HK$793.5 million (31 December 2025: HK$781.5 million).

INTERIM DIVIDEND

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

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the six months ended 30 June 2026, the Company and its subsidiaries had not purchased, sold or redeemed any of the listed securities of the Company.

REVIEW OF INTERIM RESULTS

The Company's unaudited interim results for the six months ended 30 June 2026 have not been reviewed by external auditor, but have been reviewed by the audit committee of the Company.

CORPORATE GOVERNANCE

Upon the resignation of Mr. Dai Zhijie with effect from 1 April 2026 as an Independent Non-executive Director of the Company, the Company was not in compliance with (i) Rule 3.10(1) of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), which stipulates that the Board must include at least three independent non-executive directors; (ii) Rule 3.21 of the Listing Rules, which stipulates that the audit committee must comprise a minimum of three members; and (iii) Rule 3.25 of the Listing Rules, which stipulates that the remuneration committee chaired by an independent non-executive director and comprising a majority of independent non-executive directors.

Following the appointments of Ms. Fu Jiaxing as an independent non-executive Director, with effect from 1 July 2026, the Company is in compliance with aforementioned Listing Rules since 1 July 2026.

Save as disclosed above, throughout the period under review, the Company has complied with the code provisions (the "Code") of the Corporate Governance Code as set out in Part 2 of Appendix C1 of the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix C3 of the Listing Rules as its own code of conduct regarding securities transactions by the directors and senior management of the Company. Having made specific enquiries to all the directors of the Company, who confirmed their compliance with the required standards as set out in the Model Code for the six months ended 30 June 2026.

2026 INTERIM REPORT

The 2026 interim report of the Company containing all the information required by the Listing Rules will be published on the websites of the Company (www.dtxs.com) and The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and despatched to the shareholders of the Company in due course.

By Order of the Board
DTXS Silk Road Investment Holdings Company Limited
Lu Jianzhong
Chairman

Hong Kong, 31 August 2026

As at the date of this announcement, the board of Directors of the Company comprises five Executive Directors, namely Mr. Lu Jianzhong (Chairman), Mr. Yang Xingwen, Mr. Huang Dahai, Mr. Wong Kwok Tung Gordon Allan (Co-Chief Executive Officer) and Mr. Lin Xiaoling; and three Independent Non-executive Directors, namely Mr. Choi Victor Wang Tao, Ms. Hau Amy Wing Gee and Ms. Fu Jiaxing.