上海實業控股有限公司

SHANGHAI INDUSTRIAL HOLDINGS LIMITED

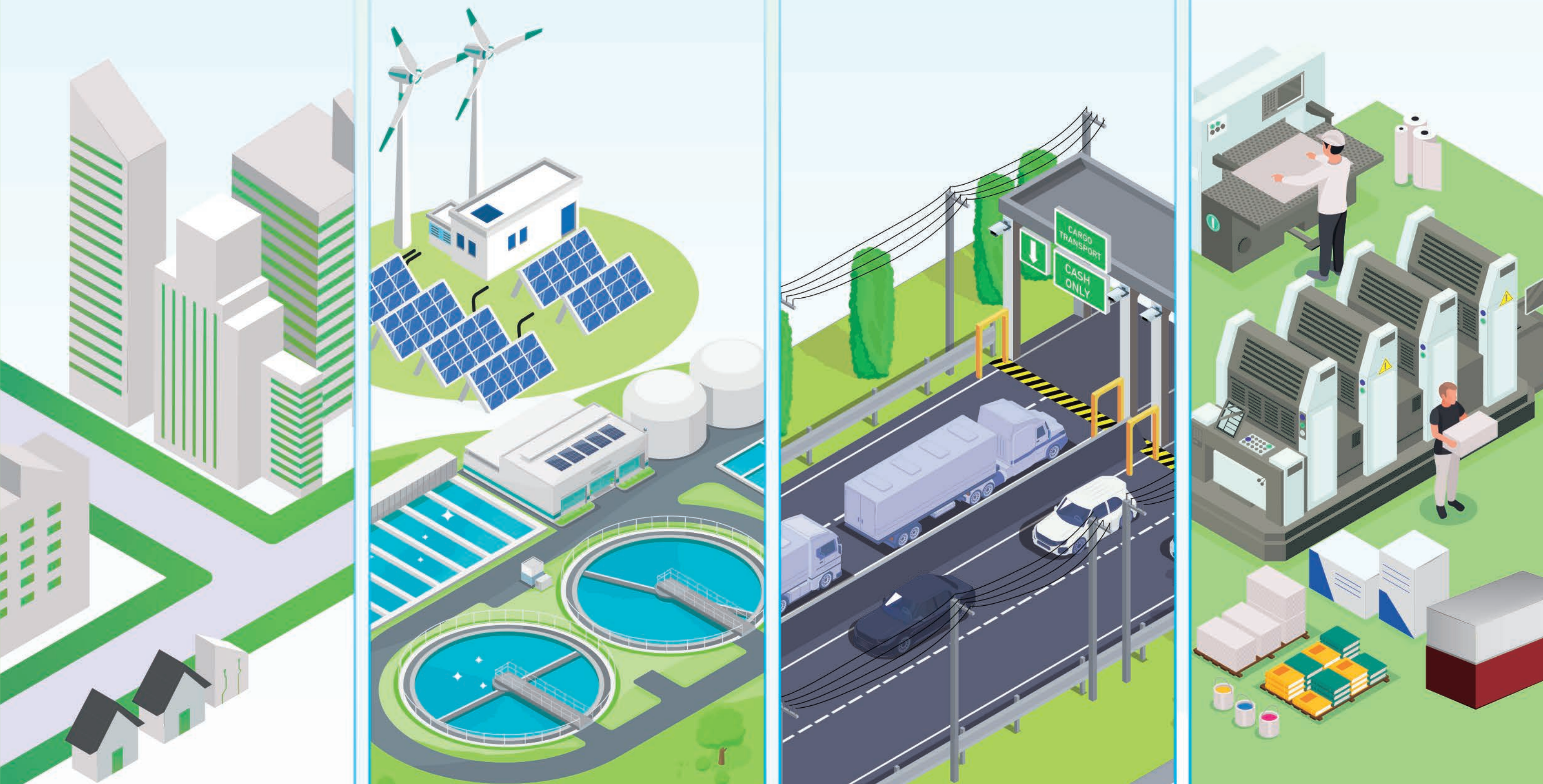
(Stock Code : 363)

綠色賦能 創啟新程

EMPOWERED BY GREEN DRIVEN BY INNOVATION

INTERIM REPORT

2026



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Corporate Information

DIRECTORS

Executive Directors

Ms. Leng Wei Qing *(Chairlady)*
Mr. Zhang Qian *(Chief Executive Officer)*
Mr. Yao Jia Yong
Mr. Xu You Li *(Deputy CEO)*

Independent Non-Executive Directors

Mr. Leung Pak To, Francis
Mr. Yuen Tin Fan, Francis
Prof. Zhang Qian
Mr. Tang, William Harry Jiasheng

BOARD COMMITTEES

Executive Committee

Ms. Leng Wei Qing *(Committee Chairlady)*
Mr. Zhang Qian
Mr. Yao Jia Yong
Mr. Xu You Li

Audit Committee

Mr. Leung Pak To, Francis *(Committee Chairman)*
Mr. Yuen Tin Fan, Francis
Prof. Zhang Qian
Mr. Tang, William Harry Jiasheng

Remuneration Committee

Mr. Yuen Tin Fan, Francis *(Committee Chairman)*
Mr. Leung Pak To, Francis
Prof. Zhang Qian
Mr. Tang, William Harry Jiasheng
Ms. Xu Hui Hua
Ms. Zhou Xu Bo

Nomination Committee

Mr. Yuen Tin Fan, Francis *(Committee Chairman)*
Mr. Leung Pak To, Francis
Prof. Zhang Qian
Mr. Tang, William Harry Jiasheng
Ms. Xu Hui Hua
Ms. Zhou Xu Bo

COMPANY SECRETARY

Mr. Yee Foo Hei

AUTHORISED REPRESENTATIVES

Mr. Zhang Qian
Mr. Yee Foo Hei

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COMPANY STOCK CODE

Stock Exchange : 363
Bloomberg : 363 HK
Reuters : 0363.HK
ADR : SGHIY

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AUDITOR

Ernst & Young
Registered Public Interest Entity Auditor under the Accounting and Financial Reporting Council Ordinance

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Information for Shareholders

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Our Website

Press releases and other information of the Group can be found at our website: www.sihl.com.hk.

INTERIM DIVIDEND

The Board of Directors has resolved to pay an interim dividend of HK42 cents per Share for 2026 (2025: HK42 cents per Share), to Shareholders whose names appear on the register of members of the Company on Monday, 28 September 2026. The above interim dividend will be paid to Shareholders on or around Wednesday, 14 October 2026.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining Shareholders' entitlement to the interim dividend, the register of members of the Company will be closed on Monday, 28 September 2026, on which no transfer of Shares will be effected. As such, all transfers accompanied by the relevant share certificates must be lodged with the Company's share registrar, Tricor Investor Services Limited by 4:30 p.m. on Friday, 25 September 2026.

FINANCIAL CALENDAR

2026 interim results announced	27 August 2026
Despatch of 2026 interim report	on or about 16 September 2026
Ex-dividend date for 2026 interim dividend	24 September 2026
Record date for 2026 interim dividend	28 September 2026
Despatch of notice of 2026 interim dividend	on or about 14 October 2026

Chairlady's Statement

I am pleased to report to our Shareholders the Group's interim results for the period ended 30 June 2026.

In the first half of 2026, the global economy faced a sluggish recovery, weighed down by geopolitical conflicts, rising energy costs and tariff adjustments, exhibiting a pattern of moderate growth alongside high uncertainty. Despite this complex and volatile external environment, China's economy demonstrated resilience and sustained its positive momentum of steady progress. However, the pace of recovery in the consumer market remained modest, while the real estate sector continued its phase of structural divergence and adjustment.

The year 2026 marks the Group's "Year of United Endeavour and Hard Work". During the period, under the leadership of the Board and the executive team, the Group adhered to the overarching principle of "seeking progress while maintaining stability". United with one mind to overcome difficulties, all staff members ensured the stable operation of our principal businesses while making every effort to expand in the core environmental health track, thereby driving the Group toward high-quality growth.

For the six months ended 30 June 2026, the Group's unaudited revenue amounted to HK$8,805 million, representing a year-on-year decrease of 7.1%. Net profit attributable to owners of the Company was HK$1,058 million, representing a year-on-year increase of 1.6%, mainly due to a substantial provision for impairment of property inventories made in the real estate segment in the same period last year.

The Board of Directors has resolved to pay an interim dividend of HK42 cents per Share for 2026 (2025: HK42 cents per Share) to Shareholders whose names appear on the register of members of the Company on Monday, 28 September 2026. The above interim dividend will be paid to Shareholders on or around Wednesday, 14 October 2026.

During the period, the Group's core businesses remained generally stable. The infrastructure and environmental protection business (comprising toll roads, water services and clean energy businesses) recorded a profit of HK$951 million, representing a year-on-year increase of 1.9%.

The real estate business recorded a loss of HK$411 million for the period, representing a year-on-year loss reduction of approximately 11.6%. This was primarily due to a substantial provision for impairment of property inventories made in the same period last year.

The consumer products segment delivered an overall stable performance, with net profit of HK$293 million, representing a year-on-year decrease of 27.3%. Faced with a challenging external environment and intensifying market competition, Nanyang Tobacco and Wing Fat Printing maintained a stable operating momentum by proactively adjusting their business structures, optimizing cost and enhancing efficiency, as well as actively expanding into new business areas and markets.

Toll roads fortified a solid foundation; environmental health focused on core track

During the period, the Group's three toll roads achieved year-on-year growth in both overall traffic volume and toll revenue. Notably, preliminary work for the widening and alteration project of the Hu-Yu Expressway (Shanghai Section) achieved major breakthroughs and the substantive construction phase has officially commenced. Along with this, planning and preparatory works for the widening and alteration of the Jing-Hu Expressway (Shanghai Section) and the Hu-Kun Expressway (Shanghai Section) are progressing on schedule.

For the first half of 2026, net profit attributable to shareholders of SIIC Environment amounted to RMB325 million. During the period, the company continued to enhance the competitiveness of its core businesses, further consolidate its operational strengths, and steadily advance its merger-and-acquisition layouts. It also optimized its financing and capital structure, driving a year-on-year reduction of 18.4% in finance expenses.

During the period, General Water of China aligned closely with the Group's development strategy and diligently implemented the operational plans for the "Year of United Endeavour and Hard Work". Adhering to the principle of seeking progress while maintaining stability and promoting stability through progress, it advanced key tasks in a solid and orderly manner and spared no effort in ensuring the fulfilment of target goals, maintaining a steady and positive growth momentum.

As at the end of June 2026, the photovoltaic assets capacity held by SIIC New Energy and its subsidiaries reached 740 MW. The total amount of on-grid electricity sold from their 15 photovoltaic power stations was approximately 416,335,600 kWh, representing a decrease of 11.9% from the previous period due to ongoing power-generation restrictions. The team remains focused on analysing macroeconomic policies and industry trends while deepening its research into capital markets and project acquisitions to proactively mitigate market challenges.

Real estate market underwent divergence and adjustment; companies maintained focus to seek progress amid stability

In the first half of 2026, the real estate market in mainland China generally showed signs of "bottoming-out to stabilize though accompanied by deep divergence". Property prices in tier one and core cities were the first to stabilize, whereas the investment side and lower-tier cities remained under pronounced pressure. Consequently, the market transitioned into a new phase dominated by existing inventory. Against this backdrop, SI Development closely focused on "revitalizing inventory, enhancing quality and driving efficiency", making every effort to asset disposals, project development, resolution of legacy issues and business transformation. SI Urban Development maintained a prudent operating strategy, focusing on the development and construction of premium projects in tier one and core cities while selectively pursuing high-quality development opportunities, thereby laying a solid foundation for long-term sustainable growth.

Consumer-products market demands slowed down; companies' operating performance demonstrated resilience

In the first half of 2026, Nanyang Tobacco took proactive measures in response to the dual challenges of mounting market downward pressure and tightening industry regulations. Adhering to its principle of "pursuing progress while maintaining stability, driving innovation and transformation, and enhancing quality and efficiency", the company stabilized its performance by optimizing its product mix and new product portfolios.

During the period, Wing Fat Printing successfully mitigated external volatility to maintain overall business stability. This resilience was primarily driven by growth in its medicine-packaging business, the stabilization of core client orders following prior pressure, expansion into new business lines, continuous cost controls, and proactive optimization of the business mix.

PROSPECTS

Looking ahead to the second half of 2026, both the global and Chinese economies are expected to continue to face multiple challenges, with the macroeconomic outlook remaining uncertain. In response, the Group's management will continue to maintain its prudent operating philosophy and remain focused on the theme of "Unity and Endeavour". Leveraging the Group's strengths in industrial deployment and capital operations, underpinned by our dual presence in Shanghai and Hong Kong with international connectivity, the Group will focus on environmental health as its core strategic growth driver, comprehensively enhance its competitiveness, and strive to deliver sustainable long-term value to our Shareholders and all stakeholders.

In the infrastructure and environmental protection segment, SIIC Environment will capitalize on the policy opportunities emerging from the "15th Five-Year Plan" and favorable market opportunities to actively pursue high-potential projects and strategic merger-and-acquisition opportunities, thereby expanding its market share and consolidating its leading position in China's water and environmental-protection industry. For toll road operations, the project companies will continue to systematically advance expansion and reconstruction works and project engineering, improve the condition of roads and related facilities, and ensure safe and smooth operations.

For the real estate business, in the second half of the year, the Group will closely monitor policy developments and market trends, and flexibly refine its operating strategies. We will accelerate our efforts to revitalize existing assets, speed up inventory destocking and receivables collection, and further improve capital turnover efficiency. Against the new norm of a real estate market characterized by an ongoing bottoming-out and structural differentiation, the Group will maintain strategic resolve and, while safeguarding sound and stable operations, actively seize structural opportunities arising from core cities and demand for housing upgrades, thereby enhancing the quality and efficiency of its business operations.

Nanyang Tobacco will continue to strengthen its core businesses, accelerate digital transformation, deepen management system reforms, upgrade production capacity and equipment, and strengthen its talent pipeline. Through a multifaceted approach, it will strive to enhance the competitiveness of its core operations, and actively cultivate new quality productive forces to lay a solid foundation for the company's sound operations and long-term sustainable growth.

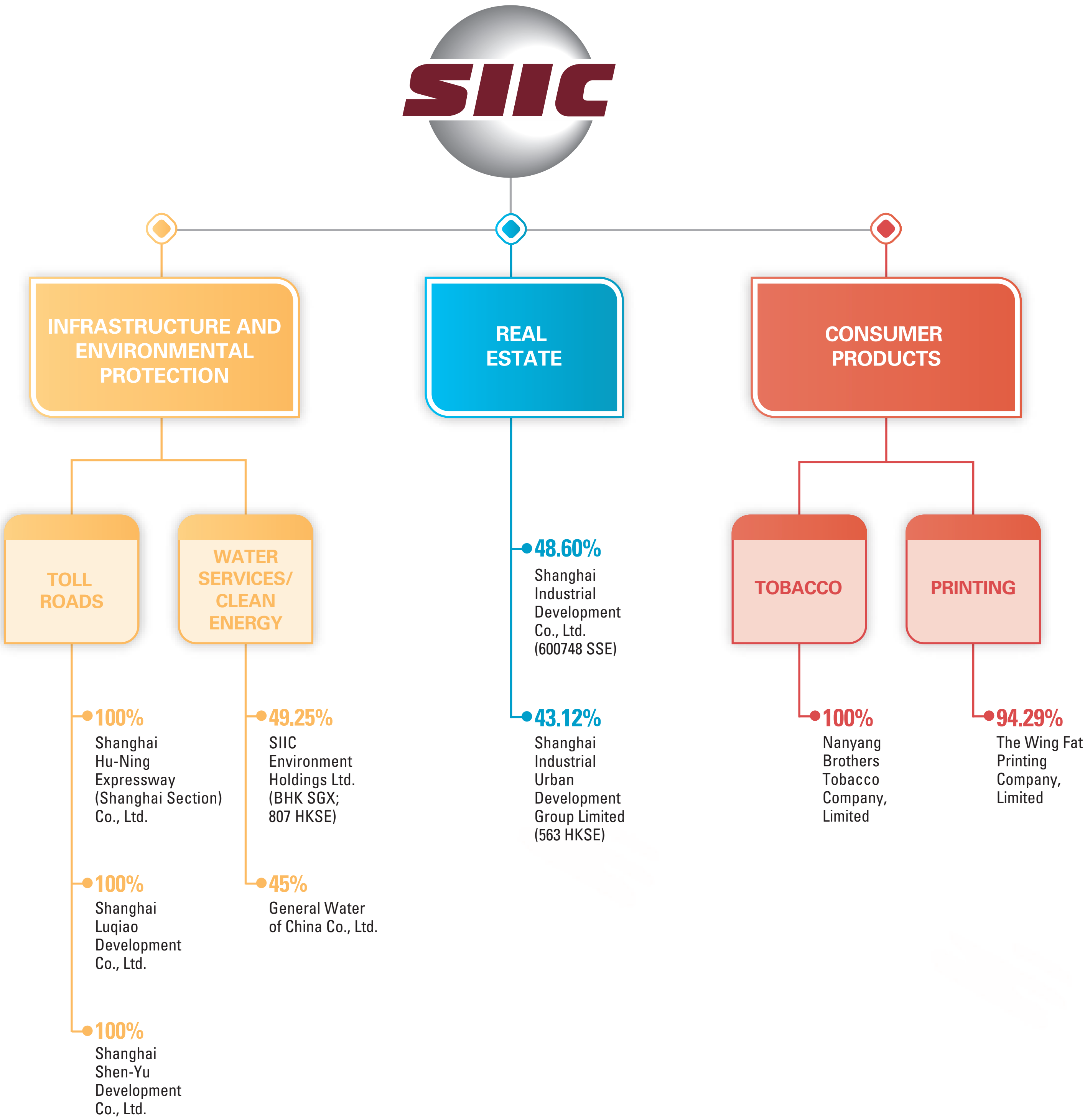
Wing Fat Printing will steadily advance its four-pronged strategy of "green development, digitalization, internationalization and brand building". The company will focus on optimizing its customer portfolio in the moulded-fibre business and strengthening order stability management, while establishing a stronger presence in the medicine-packaging and other high-value-added businesses to increase revenue quality. The company will also accelerate its digital transformation and upgrading, reinforce cost control and operational efficiency, and continue to strengthen its overall profitability and resilience against risks in order to drive its business towards steady and high-quality development.

Finally, on behalf of the Board, I would like to take this opportunity to express my sincere gratitude to all Shareholders and business partners for their long-standing support and care over the years, as well as to the management team and all staff members for their dedication and contributions.

Leng Wei Qing
Chairlady
Hong Kong, 27 August 2026

Group Business Structure

As at 27 August 2026



For the six months ended 30 June 2026, the Group recorded unaudited revenue of HK$8,805 million, representing a decrease of 7.1% year-on-year. Net profit attributable to owners of the Company was HK$1,058 million, representing an increase of 1.6% year-on-year. The decline in revenue was primarily due to lower booked sales from property delivery during the period; the year-on-year increase in profit attributable to shareholders was mainly due to a substantial provision for impairment of property inventories made in the real estate sector in the same period last year. During the period, the Group adhered to its overarching development principle of "seeking progress while maintaining stability, and upholding core businesses while fostering innovation", closely aligning strategies with national directives. The Group continued to optimize its asset and business profile, with an emphasis on green health sector while strengthening internal corporate governance and risk management to support sustainable high-quality growth of the enterprise.

INFRASTRUCTURE AND ENVIRONMENTAL PROTECTION

The infrastructure and environmental protection business recorded a profit of HK$951 million during the period, representing a year-on-year increase of 1.9%, and accounted for approximately 114.2% of the Group's Net Business Profit. The toll road business continued to generate stable cash flow for the Group. Capitalizing on market opportunities and favorable policies, the Group deepened its presence in its core water-treatment and water-utilization businesses, while actively expanding its market share. Concurrently, the Group streamlined its industrial layouts, improved operational efficiency and scale economies, thereby reinforcing its market leadership in China's water-service and environmental protection industries.

Toll Roads

The overall traffic volume and toll revenue of the Group's three toll roads increased year-on-year during the period. Notably, preliminary work for the widening and alteration project of the Hu-Yu Expressway (Shanghai Section) achieved major breakthroughs and the substantive construction phase has officially commenced. Planning and preparatory work for the widening and alteration of the Jing-Hu Expressway (Shanghai Section) and the Hu-Kun Expressway (Shanghai Section) are also progressing on schedule.

In terms of digital development, our toll-road project companies continued to take efforts, with a focus on the following initiatives: (1) improving the integrated digital management and control platform by integrating toll collection, monitoring and maintenance data across the three toll roads to achieve data integration and sharing; (2) establishing an integrated maintenance management platform to optimize processes through digital integration, further strengthening the foundation for intelligent maintenance management; (3) deploying a smart-inspection system combining "drones + smart patrol vehicles" to effectively enhance the efficiency of maintenance and inspections; and (4) advancing the preparatory work for the "mobile+" cardless pass mode.

In the second half of the year, the toll-road project companies will prioritize the construction of the widening and alteration project of the Hu-Yu Expressway (Shanghai Section), and accelerate the submission for approval and implementation of the special plans for the widening and alteration of the Jing-Hu Expressway (Shanghai Section) and the Hu-Kun Expressway (Shanghai Section). They will continue to deepen digital transformation through the establishment of an integrated digital dispatch-and-command system covering the entire expressway network while thoroughly enhancing digital management and control as well as emergency response capabilities. In addition, they will strengthen traffic support-and-assurance measures during major public holidays and significant events, steadily advance project works to improve road and facility conditions, and reinforce the safety production framework by preventing and mitigating risks and potential hazards at source so as to ensure safe and stable operations.

The key operating figures of the respective toll roads under the Group as at 30 June 2026 are as follows:

Toll Roads	Interest attributable to the Group	Net profit attributable to the Group	Change year-on-year	Toll revenue	Change year-on-year	Traffic flow (vehicle journeys)	Change year-on-year
Jing-Hu Expressway (Shanghai Section)	100%	HK$211 million	+13.6%	HK$327 million	+7.2%	21.87 million	+0.1%
Hu-Kun Expressway (Shanghai Section)	100%	HK$299 million	+4.2%	HK$466 million	+1.7%	36.87 million	+0.9%
Hu-Yu Expressway (Shanghai Section)	100%	HK$99 million	+31.4%	HK$277 million	+8.0%	19.34 million	+2.1%
Total		**HK$609 million**	**+11.1%**	**HK$1,070 million**	**+4.9%**	**78.08 million**	**+1.0%**

Water Services/Clean Energy

The Group's water and solid-waste businesses have maintained a steady growth trend. Moving forward, the Group will actively capture high-quality investment opportunities in the environmental-protection sector to further solidify and elevate its competitive edge in the market.

SIIC Environment

In the first half of 2026, SIIC Environment recorded revenue of RMB3,185 million, representing an increase of 0.2% year-on-year, and net profit attributable to shareholders decreased by 5.5% year-on-year to RMB325 million. During the period, SIIC Environment continued to enhance the competitiveness of its core businesses, further consolidate its operational strengths, and steadily advance its merger-and-acquisition layouts. It also optimized its financing and capital structure, driving a year-on-year decrease of 18.4% in finance expenses.

During the reporting period, market expansion progressed steadily under a dual-pronged strategy of "optimizing existing assets and pursuing external expansion": Longjiang Environmental Protection Group Co., Ltd., a controlling subsidiary of SIIC Environment, completed the acquisition of 100% equity interests in Anshan Qingchang Water Services Co., Ltd. and Anshan Qinglang Water Services Co., Ltd. held by Qingdao Qing'an Technology Investment Co., Ltd., for a total consideration of RMB270 million, with a new sewage-treatment capacity of 230,000 tonnes per day. Furthermore, SIIC Environment concurrently completed the handover of the sewage-treatment plant project (30,000 tonnes per day) in the Dalian Lüshun Economic Development Zone and the reclaimed water pipeline construction project (30,000 tonnes per day) in the Lüshun Economic Development Zone, thereby further optimizing its regional business layout.

In terms of project development, the newly commissioned O&M project of the industrial sewage-treatment plant in Shanghai Hangzhou Bay Economic and Technological Development Zone, with a treatment capacity of 12,000 tonnes per day, commenced operations during the period. In addition, the company successfully secured the bid for the sewage-treatment plant project in the Sino-Italy Ningbo Eco-Park, with a treatment capacity of 70,000 tonnes per day. These developments further strengthened the company's market presence in the Yangtze River Delta region and reinforced its competitive advantages in the asset-light businesses. In respect of existing projects, a supplementary agreement was entered into for the O&M project relating to the upgrading and expansion of the sewage-treatment plant in Longmen Town, Anxi County, Quanzhou, increasing its designed treatment capacity from 25,000 tonnes per day to 32,500 tonnes per day. Additionally, the following projects were all completed and commenced operation during the period: the upgrading and expansion project of the sewage-treatment plant in Shanting District, Zaozhuang City (30,000 tonnes per day), the upgrading project of Phase I of the sewage-treatment plant in the Xingang Industrial Park, Jingjiang City (20,000 tonnes per day), and the upgrading project of Phase I of the Huangqiao sewage-treatment plant in Taixing City (25,000 tonnes per day). These projects are expected to continue to underpin the operating performance of SIIC Environment.

Looking ahead, SIIC Environment will leverage policy tailwinds and market opportunities to optimize its national footprint, deepen market penetration and expand its business scale to consolidate its market leadership in the water and environmental-protection sector of China.

General Water of China

For the period ended 30 June 2026, the revenue of General Water of China mounted to HK$1,031 million, representing a year-on-year increase of 5.2%, and net profit amounted to HK$173 million, representing a year-on-year increase of 43.9%.

During the period, the company secured five projects with a daily water-treatment capacity totaling approximately 163,600 tonnes. Key projects include: (1) the entrusted operation and water supply upgrading project for rural drinking water in Bengbu City, Anhui Province, involving a water-supply capacity of approximately 3,600 tonnes per day; (2) Phase II of the Neitian Water Purification Plant in Xiamen City, Fujian Province, with a proposed expansion capacity of 60,000 tonnes per day; and (3) the EPCO project for a new production line at the water treatment plant in the Bengbu Fine Chemical Industrial Cluster, Anhui Province, involving the construction of a new production line with a capacity of 70,000 tonnes per day. Upon completion, the new production line will be integrated into the existing plant, bringing the total capacity to 100,000 tonnes per day.

Overview of the geographic distribution of the water development projects under the Group as at 30 June 2026 are as follows:

Anhui

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
1	30,000	2	400,000
		3	1,757,800

Fujian

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
3	57,500	1	2,784,000

Guangdong

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
14	1,180,000	1	150,000
1	50,000		

Guangxi

Total no. of projects	Daily capacity (tonnes)
7	440,000

Heilongjiang

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
60	3,836,350	1	20,000
2	610,000	1	285,000
3	120,000		
3	1,250		

Henan

Total no. of projects	Daily capacity (tonnes)
7	240,000
2	40,000
4	1,200

Hubei

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
12	1,190,000	1	950,000
5	430,000		

Hunan

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
9	450,000	1	200,000
4	520,000	1	640,000

Inner Mongolia

Total no. of projects	Daily capacity (tonnes)
1	40,000

Jiangsu

Total no. of projects	Daily capacity (tonnes)
12	370,000
1	3,000
1	20,000

Jiangxi

Total no. of projects	Daily capacity (tonnes)
15	235,750

Jilin

Total no. of projects	Daily capacity (tonnes)
7	122,500

Liaoning

Total no. of projects	Daily capacity (tonnes)
12	645,000
1	30,000

Macau

Total no. of projects	Daily capacity (tonnes)
3	89,685
1	34,500

Ningxia Hui Autonomous Region

Total no. of projects	Daily capacity (tonnes)
4	225,000

Shaanxi

Total no. of projects	Daily capacity (tonnes)
1	60,000

Shandong

Total no. of projects	Daily capacity (tonnes)
13	740,000
5	480,000
1	300

Shanghai

Total no. of projects	Daily capacity (tonnes)
12	602,000
1	3,800
1	95

Shanxi

Total no. of projects	Daily capacity (tonnes)
1	55,000

Sichuan

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
3	37,500	1	40,000

Xinjiang

Total no. of projects	Daily capacity (tonnes)
1	6,140

Zhejiang

Total no. of projects	Daily capacity (tonnes)	Total no. of projects	Daily capacity (tonnes)
21	933,000	3	275,000
1	30,000	2	224,500
1	1,100		

NEW ENERGY BUSINESS

As at the end of June 2026, the photovoltaic assets capacity held by SIIC New Energy and its controlled companies reached 740 MW. The total amount of on-grid electricity sold during the period from their 15 photovoltaic power stations was approximately 416,335,600 kWh, representing a year-on-year decrease of 11.9% due to the ongoing impact of restrictions on power generation. The team will continue to strengthen its analysis and insights on macroeconomic policy developments and industry trends, deepen its research on capital markets and project acquisition opportunities, and proactively respond to market challenges.

REAL ESTATE

During the period, the real estate business recorded a loss of HK$411 million, representing a year-on-year loss reduction of approximately 11.6%, accounting for -49.4% of the Group's Net Business Profit.

SI Development

In the first half of 2026, SI Development closely focused on its strategic priorities of "inventory revitalization, quality enhancement and efficiency gains", and made concerted efforts to advance asset disposals, project development, resolution of historical issues, and business transformation. Performance in the company's real estate development-and-sales segment was constrained by regional market variations, leading to divergent project outcomes and slow destocking of inventory. Meanwhile, the property management services segment delivered a strong performance, earning multiple industry accolades. During the period, SI Development recorded revenue of RMB1,016 million, representing a year-on-year decrease of 17.6%; loss attributable to shareholders amounted to RMB258 million, representing a year-on-year narrowing of loss, mainly due to a substantial provision for impairment of property inventories made in the same period last year. Contract sales of real estate projects amounted to approximately RMB211 million, including the Metropolis in Suzhou and Belle Rive in Qingpu, with a contracted area of approximately 10,370 square meters. Booked sales of properties delivered during the period amounted to RMB100 million, corresponding to a gross floor area of approximately 6,500 square meters, mainly including the Metropolis in Suzhou and Sea Palace in Quanzhou. Rental income for the period was approximately RMB173 million. During the period, four projects were under construction, covering a total area of approximately 373,500 square meters.

SI Urban Development

SI Urban Development recorded revenue of HK$1,272 million for the first half of 2026, representing a year-on-year decrease of 30.4%, primarily due to a decrease in sales from several delivered projects compared to the same period last year. Leasing, property management and hotel operations continued to provide a stable source of revenue for the company. Loss attributable to shareholders for the period narrowed by 15.8% year-on-year to HK$414 million. The contract sales during the period amounted to RMB1,290 million, representing a year-on-year increase of 87.1%, with a gross floor area of approximately 75,000 square meters, and the projects mainly included Ocean Times in Shanghai, Qiyuan in Xi'an, Felicity Mansion in Yantai, Summitopia in Tianjin and Ocean One in Shanghai. During the period, delivered property sales reached HK$738 million, with a gross floor area of approximately 29,000 square meters, and the projects mainly included Ocean Times in Shanghai, Ocean One in Shanghai, Summitopia in Tianjin and Felicity Mansion in Yantai. Rental income for the first half of 2026 amounted to approximately HK$418 million. During the period, a total of five projects were under construction, covering an area of approximately 758,000 square meters.

Set out below a summary of the major property development projects of the Group as at 30 June 2026:

Major Development Properties

	City	Projects of SI Development	Type of property	Interest attributable to SI Development	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold for the period (square meters)	Total GFA sold (square meters)	Expected date of completion
1	Kaifu District, Changsha	Fengsheng Building	Residential and commercial	90%	5,468	70,566	–	32,542	Completed
2	Chenghua District, Chengdu	Hi-Shanghai	Residential and commercial	100%	61,506	254,885	118	201,564	Completed
3	Beibei District, Chongqing	Hi-Shanghai	Residential and commercial	100%	30,845	74,935	–	60,745	Completed
4	Yuhang District, Hangzhou	Hi-Shanghai (Phase I)	Residential and commercial	85%	74,864	230,484	–	150,579	Completed
5	Yuhang District, Hangzhou	Hi-Shanghai (Phase II)	Residential and commercial	85%	59,640	198,203	–	140,236	Completed
6	Wuxing District, Huzhou	Hurun Commercial Plaza	Commercial	100%	13,661	27,322	–	–	Under Planning
7	Wuxing District, Huzhou	SIIC Tianlan Bay	Residential and commercial	100%	115,647	193,292	–	129,081	Completed
8	Wuxing District, Huzhou	SIIC Yungjing Bay	Residential	100%	68,471	207,906	–	153,607	Completed
9	Fengze District, Quanzhou	Sea Palace	Residential and commercial	100%	170,133	1,064,099	2,893	324,394	Completed
10	Baoshan District, Shanghai	Era of Elites (Phase I)	Residential	100%	26,600	73,798	98	44,252	Completed
11	Baoshan District, Shanghai	Era of Elites (Phase II)	Residential	100%	32,130	86,692	–	53,643	Completed
12	Baoshan District, Shanghai	Future Land	Residential and commercial	100%	14,412	53,369	658	9,153	2027
13	Hongkou District, Shanghai	North Bund Lot No. 90	Commercial	100%	12,725	156,943	–	–	2029
14	Hongkou District, Shanghai	North Bund Lot No. 91	Commercial and office	50%	34,585 (including underground area)	453,958	–	–	2030
15	Jiading District, Shanghai	Sea Garden	Parking lot	100%	58,949	163,351	24	88,143	Completed
16	Jiading District, Shanghai	Essence of Shanghai	Parking lot	100%	32,991	75,559	72	41,297	Completed
17	Qingpu District, Shanghai	Belle Rive	Villa	51%	315,073	59,577	548	33,690	Completed
18	Qingpu District, Shanghai	Shanghai Bay	Residential	51%	808,572	631,199	283	361,758	Completed
19	Qingpu District, Shanghai	He Villa/Sea County	Commercial and parking lot	51%	162,708	121,683	–	85,246	Completed
20	Qingpu District, Shanghai	Zhujiajiao Lot 20-03	Public facilities	51%	10,842	17,745	–	–	2029
21	Qingpu District, Shanghai	Zhujiajiao Lot 20-05 (Value Bay)	Residential	51%	282,500	287,473	–	–	2029
22	Wuzhong District, Suzhou	The Metropolis	Residential and parking lot	100%	40,817	127,284	5,760	22,096	Completed
Sub-total					**2,433,139**	**4,630,323**			

	City	Projects of SI Urban Development	Type of property	Interest attributable to SI Urban Development	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold for the period (square meters)	Total GFA sold (square meters)	Expected date of completion
1	Chaoyang District, Beijing	Youngman Point	Residential and commercial	100%	112,700	348,664	–	258,814	Completed
2	Haidian District, Beijing	West Diaoyutai • Emperor Seal	Residential	100%	42,541	250,930	164	221,013	Completed
3	Jiulongpo District, Chongqing	Top City	Residential, commercial and office	100%	120,014	786,233	–	376,424	Completed
4	Baoshan District, Shanghai	Shangtou Baoxu	Residential	71.3%	118,880	306,167	–	234,004	Completed
5	Minhang District, Shanghai	Urban Cradle	Residential and commercial	53.1%	943,000	1,226,298	–	826,844	Completed
6	Minhang District, Shanghai	Shanghai Jing City (including "晶秀坊")	Residential and commercial	59%	301,908	772,885	33	601,915	Completed
7	Minhang District, Shanghai	TODTOWN	Residential, commercial, hotel, office and apartment office	20.7%	117,825	605,000	3,699	95,369	2020 to 2030, in phases
8	Minhang District, Shanghai	Contemporary Splendour Villa • Courtyard Villa	Residential	100%	120,512	191,636	–	68,170	Completed
9	Minhang District, Shanghai	Uplaza Xinhonghui	Residential and commercial	90%	89,432	289,271	–	150,294	Completed
10	Minhang District, Shanghai	Uplaza Meilong Lane	Commercial and office	80%	20,572	60,195	–	9,020	Completed
11	Minhang District, Shanghai	U CHANGE Xin community	Affordable rental housing	29.5%	47,435	126,702	–	–	Completed
12	Minhang District, Shanghai	U CHANGE Neo community	Affordable rental housing	59%	47,383	115,799	–	–	Completed
13	Pudong New District, Shanghai	Ocean Times	Residential and commercial	80%	119,545	439,971	17,508	36,878	2025 to 2028, in phases
14	Pudong New District, Shanghai	Ocean One	Residential	47.2%	41,961	156,533	2,913	96,171	Completed
15	Qingpu District, Shanghai	Cloud Vision	Residential	59%	30,052	65,085	860	40,660	Completed
16	Songjiang District, Shanghai	Shanghai Youth City	Commercial and office	100%	57,944	212,130	–	139,840	Completed
17	Xuhui District, Shanghai	U CHANGE Hui community	Affordable rental housing	59%	17,161	44,927	–	–	Completed
18	Xuhui District, Shanghai	Guilin Road Aerospace project	Scientific research and design and residential leasing	21.2%	91,160	590,165	33,342	33,342	2025 to 2026, in phases
19	Xuhui District, Shanghai	Shanghai Industrial Yunxiu	Commercial and office	59%	27,571	61,419	–	–	2029
20	Heping District, Shenyang	Shenyang U Center	Commercial, office and serviced apartment	100%	22,651	228,768	–	71,660	Completed

	City	Projects of SI Urban Development	Type of property	Interest attributable to SI Urban Development	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold for the period (square meters)	Total GFA sold (square meters)	Expected date of completion
21	Futian District, Shenzhen	China Phoenix Tower	Residential, commercial and office	91%	11,038	106,190	–	78,343	Completed
22	Hedong District, Tianjian	Summitopia	Residential and commercial	100%	42,146	118,094	3,231	95,469	Completed
23	Nankai District, Tianjian	Laochengxiang	Residential, commercial and office	100%	244,252	752,883	–	582,619	Completed
24	Yangtze New District, Wuhan	Xiang Kai Chang Long	Residential and commercial	28.9%	257,600	452,000	–	29,626	2024 to 2027, in phases
25	Binghu District, Wuxi	Urban Development International Center	Commercial, hotel, office and serviced apartment	59%	24,041	193,368	–	43,564	Completed
26	Chanba Ecotope, Xi'an	Originally	Residential, commercial and hotel	100%	2,101,967	3,899,867	1,674	2,818,631	2008 to 2029, in phases
27	Chanba Ecotope, Xi'an	Qiyuan	Residential	100%	51,208	102,418	31,496	77,820	2024 to 2027, in phases
28	Zhifu District, Yantai	Felicity Mansion	Residential and commercial	100%	77,681	159,100	14,292	96,373	2022 to 2026, in phases
Sub-total					**5,300,180**	**12,662,698**			

	City	Projects of the Company	Type of property	Interest attributable to the Company	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold for the period (square meters)	Total GFA sold (square meters)	Expected date of completion
1	Qingpu District, Shanghai	Belle Rive	Villa	49%	315,073	59,577	548	33,690	Completed
2	Qingpu District, Shanghai	Shanghai Bay	Residential	49%	808,572	631,199	283	361,758	Completed
3	Qingpu District, Shanghai	He Villa/Sea County	Commercial and parking lot	49%	162,708	121,683	–	85,246	Completed
4	Qingpu District, Shanghai	Zhujiajiao Lot 20-03	Public facilities	49%	10,842	17,745	–	–	2029
5	Qingpu District, Shanghai	Zhujiajiao Lot 20-05 (Value Bay)	Residential	49%	282,500	287,473	–	–	2029
Sub-total					**1,579,695**[1]	**1,117,677**[1]			
Total					**9,313,014**[1]	**18,410,698**[1]			

Major Future Development Properties

	City	Project of SI Development	Type of property	Interest attributable to SI Development	Approximate site area (square meters)	Planned total GFA (square meters)	Expected date of completion
1	Baoshan District, Shanghai	Wusong Innovation City Updated Unit 15 Lot 04-02	Office and scientific research	100%	26,359	105,436	Under Planning

Major Investment Properties

	City	Projects of SI Development	Type of property	Interest attributable to SI Development	Total GPA for investment properties (square meters)
1	Kaifu District, Changsha	Fengsheng Building	Unsold renovated housing (14th - 31st floors)	90%	6,828
			Retail podium (1st - 4th floors)	90%	8,511
			Parking lot	90%	271 units
2	Wenjiang District, Chengdu	Orchard Forest	Commercial	100%	769
3	Chenghua District, Chengdu	Hi-Shanghai	Commercial	100%	1,668
4	Wuhou District, Chengdu	Jinxiu Garden	Parking lot	100%	58 units
5	Beibei District, Chongqing	Shuitian Garden	Shop and club house	100%	2,817
			Parking lot	100%	6 units
6	Wuxing District, Huzhou	SIIC Tianlan Bay	Parking lot	100%	1 unit
7	Laoshan District, Qingdao	SIIC Center	Office	100%	33,710
8	Fengze District, Quanzhou	Phase I of Sea Palace (Linghai Court)	Commercial	100%	4,635
		Phase I of Sea Palace (Linghai Court)	Office	100%	3,362
		Phase I of Sea Palace (Linghai Court)	Parking lot	100%	49 units
		Phase II of Sea Palace (Evian Court)	Commercial	100%	524
		Phase II of Sea Palace (Evian Court)	Parking lot	100%	33 units
		Phase II of Sea Palace (Shangshi Domain)	Commercial	100%	624
9	Baoshan District, Shanghai	Era of Elites	Serviced apartment, commercial and parking lot	100%	16,149
10	Changning District, Shanghai	Super Ocean Finance Center	Office	100%	2,038
11	Changning District, Shanghai	Changning 88 Center	Office	100%	28,617
			Commercial	100%	31,508
			Parking lot	100%	28,457
12	Hongkou District, Shanghai	Gao Yang Commercial Centre	Office	100%	2,693
13	Huangpu District, Shanghai	Golden Bell Plaza	Office	100%	9,411
			Office	90%	35,806
			Parking space	90%	4,870
14	Huangpu District, Shanghai	Huangpu Estate	Commercial	100%	20,284
		Phase I of Huangpu Estate	Parking lot	100%	20 unit
		Eastern Zone of Huangpu Estate	Parking lot	100%	33 units
15	Jiading District, Shanghai	Sea Garden	Commercial and serviced apartment	100%	29,869
16	Jiading District, Shanghai	Essence of Shanghai	Commercial	100%	8,838
17	Jingan District, Shanghai	Territory Shanghai	Parking lot	100%	32 units
18	Pudong New District, Shanghai	No. 1111 Shangchuan Road	Industrial	100%	40,208
19	Xuhui District, Shanghai	Shanghai Industrial Investment Building	Office	100%	7,869
			Office	74%	10,456
			Parking space	74%	8,692
20	Xuhui District, Shanghai	Yonglong Building	Office	100%	798
21	Yangpu District, Shanghai	Hi-Shanghai	Commercial	100%	19,576
			Parking space	100%	20,442
Sub-total					**390,029** **Parking lot 503 units**

	City	Projects of SI Urban Development	Type of property	Interest attributable to SI Urban Development	Total GPA for investment properties (square meters)
1	Chaoyang District, Beijing	Youngman Point	Commercial[2] and office	100%	24,931[1]
2	Jiulongpo District, Chongqing	Top City	Commercial[2], office and parking lot	100%	317,405[1]
3	Changning District, Shanghai	ShanghaiMart	Exhibition hall, stores and mart, office and parking lot	51%	284,651
4	Minhang District, Shanghai	Block A of Urban Cradle	Commercial[2] and office	53.1%	57,286
5	Minhang District, Shanghai	U CHANGE Xin community	Commercial and affordable rental housing	29.5%	126,702[1]
6	Minhang District, Shanghai	U CHANGE Neo community	Commercial and affordable rental housing	59%	112,639
7	Minhang District, Shanghai	Uplaza Xinhonghui	Commercial	90%	10,157
8	Minhang District, Shanghai	Uplaza Meilong Lane	Commercial and office	80%	25,430
9	Songjiang District, Shanghai	Shanghai Youth City	Commercial[2]	100%	17,665[1]
10	Xuhui District, Shanghai	Urban Development International Tower	Office and parking lot	59%	45,239
11	Xuhui District, Shanghai	YOYO Tower	Commercial[2]	59%	13,739
12	Xuhui District, Shanghai	U CHANGE Hui community	Commercial and affordable rental housing	59%	44,927[1]
13	Nankai District, Tianjian	Laochengxiang	Commercial and hotel	100%	30,620
14	Heping District, Shenyang	Shenyang U Center	Commercial[2] and office	100%	100,446[1]
15	Futian District, Shenzhen	China Phoenix Tower	Office	91%	1,048[1]
16	Chanba Ecotope, Xi'an	Originally	Commercial[2]	100%	95,663
17	Shanghai and Beijing	Others	Commercial[2], office and parking lot	–	15,931
Sub-total					**1,324,479[1]**
Total					**1,714,508[1]**

Notes:
1. Such total GFAs are duplicate figures, which have been included in the Major Development Properties table.
2. Mainly includes shopping malls.

CONSUMER PRODUCTS

During the period, the consumer products business contributed a profit of HK$293 million, representing a year-on-year decrease of 27.3%, and accounting for approximately 35.2% of the Group's Net Business Profit. In the first half of 2026, the consumer products business maintained a stable operating momentum amidst a complex and challenging external environment.

Tobacco

Facing the dual challenges of mounting downward pressure in the market and increasingly stringent industry regulation in the first half of the year, Nanyang Tobacco responded proactively by optimizing its product structure and new-product portfolio, leading to a gradual improvement in operating performance.

By market segment, sales in Hong Kong market remained generally stable through the introduction of new distributed tobacco products without having to launch large-scale promotional activities. The market in Macao achieved significant sales growth thanks to the introduction of new distributed tobacco products. The duty-free market delivered strong performance, with overall sales exceeding those of the same period last year, with new products making a particularly prominent contribution. In the Mainland market, the company successfully rolled out three new replacement products and, despite the challenges arising from China National Tobacco's internal restructuring, completed the production and delivery of planned volume for the first half of the year within an exceptionally tight timeframe. Sales in the export market recorded a significant quarter-on-quarter increase in the second quarter, while the year-on-year decline narrowed substantially as compared with the first quarter.

In the second half of the year, the company will continue to deepen its core operations, accelerate digital transformation, drive management-system reforms, upgrade production capacity and equipment, and strengthen its talent pipeline. Through this multifaceted approach, the company aims to enhance core business competitiveness, actively foster new quality productive forces, and lay a solid foundation for steady operations and long-term sustainable growth.

Printing

During the period, Wing Fat Printing proactively adapted to changing external dynamics, maintaining stable and resilient performance. The company recorded revenue of HK$671 million during the period, representing a decrease of 11.6% compared with the same period last year. Net profit amounted to HK$43.60 million, representing a decrease of 37.7% compared with the same period last year. The decline in profit remained relatively manageable, primarily attributable to the growth in the medicine-packaging business, the stabilization of core client orders following prior pressure, expansion into new business lines, ongoing cost control measures, and proactive optimization of the business mix.

The e-cigarette-related business within the company's printing and packaging business segment achieved relatively rapid growth during the period, partially offsetting broader downward pressure on the overall division. Driven by increased order volumes from core clients, the medicine-packaging business recorded double-digit growth, continuing as the primary driver of revenue growth for the period. Meanwhile, the moulded-fibre business experienced temporary fluctuations in revenue due to such factors as price reductions imposed by core clients, and chip shortages. In response to these headwinds, strict cost-reduction and efficiency-enhancement measures effectively safeguarded overall profitability levels.

Looking ahead to the second half of the year, macroeconomic uncertainties and volatile industry demand persist. The printing and packaging sector is expected to face compounding pressures, including surging raw material prices, client-side price cuts, and exchange-rate and interest-rate risks. Despite these headwinds, the company remains committed to advancing its four-pillar growth strategy of "green development, digitalization, internationalization and brand building". Key operational priorities include optimizing the customer mix and stabilizing orders in the moulded-fibre business, alongside deepening its presence in the medicine-packaging and other high-value-added businesses to further enhance revenue quality. Furthermore, the company will accelerate digital transformation, strengthen cost control and optimize operational efficiency to reinforce overall profitability and risk resilience, ensuring steady growth and high-quality development.

KEY FIGURES

	2026	2025	Change
	unaudited		%
	Six months ended 30 June		
Results			
Revenue (HK$'000)	**8,805,470**	9,476,025	-7.1
Profit attributable to owners of the Company (HK$'000)	**1,057,979**	1,041,797	1.6
Earnings per share – basic (HK$)	**0.973**	0.958	1.6
Dividend per share – interim (HK cents)	**42**	42	
Dividend payout ratio	**43.2%**	43.8%	
Interest cover (note (a))	**4.4 times**	3.6 times	

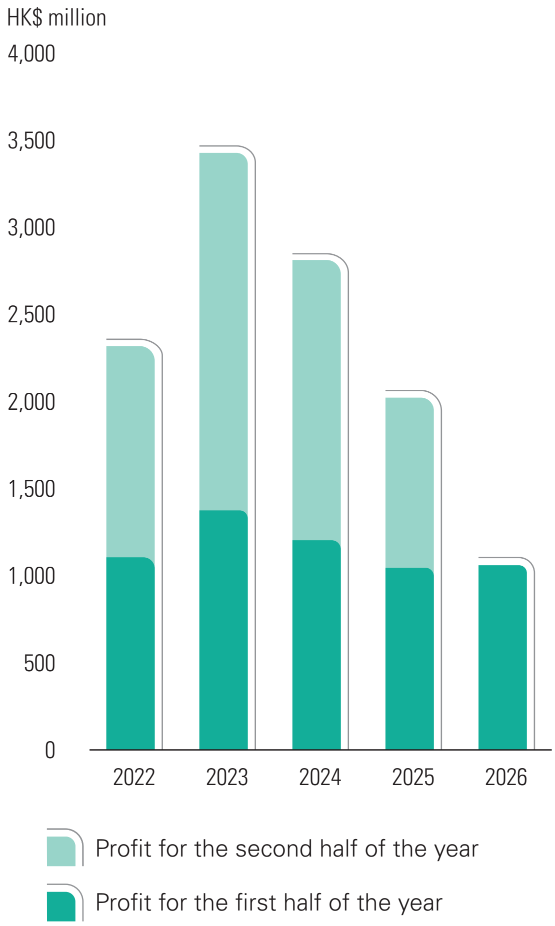
	unaudited	audited	Change
	30 June	31 December	%
Financial Position			
Total assets (HK$'000)	**170,628,986**	164,965,711	3.4
Equity attributable to owners of the Company (HK$'000)	**51,673,921**	50,155,543	3.0
Net assets per share (HK$)	**47.53**	46.13	3.0
Net debt ratio (note (b))	**57.72%**	48.04%	
Gearing ratio (note (c))	**41.16%**	40.50%	
Number of shares in issue (shares)	**1,087,211,600**	1,087,211,600	

Note (a): (profit before taxation, interest expenses, depreciation and amortization)/interest expenses
Note (b): (interest-bearing loans – cash)/equity attributable to owners of the Company
Note (c): interest-bearing loans/(equity attributable to owners of the Company + non-controlling interests + interest-bearing loans)

I ANALYSIS OF FINANCIAL RESULTS

1 Profit attributable to owners of the Company

For the six months ended 30 June 2026, the Group recorded a profit attributable to owners of the Company of HK$1,057.98 million, an increase of HK$16.18 million or approximately 1.6% as compared to the same period of 2025.



2 Profit Contribution from Each Business

The profit contributed by each business in the Group for the first half of 2026 and the comparative figures of the same period last year was summarized as follows:

	2026	2025	Change
	Unaudited		%
	Six months ended 30 June		
	HK$'000	HK$'000	
Infrastructure and Environmental Protection	950,788	933,312	1.9
Real Estate	(411,494)	(465,432)	-11.6
Consumer Products	293,300	403,315	-27.3
	832,594	871,195	-4.4

Net profit from the infrastructure and environmental protection business amounted to approximately HK$950.79 million for the period, accounting for 114.2% of Net Business Profit, representing a year-on-year increase of 1.9%. The increase was mainly attributable to a 7.6% rise in profit contribution from toll roads and bridges businesses, benefitting from a year-on-year appreciation of Renminbi by 6.1%. This was partially offset by a 8.1% year-on-year decline in profit contribution from water services and clean energy businesses, primarily because starting from the period, the Group no longer shared the profit from SUS Environment following the completion of disposal of its equity interests in SUS Environment at the end of last year.

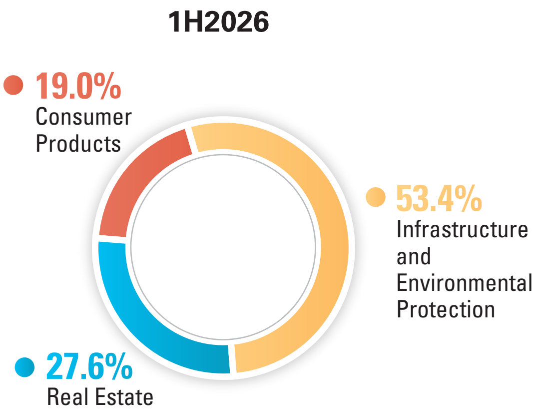
The real estate business recorded a loss of approximately HK$411.49 million, accounting for negative 49.4% of Net Business Profit, and representing a year-on-year decrease of 11.6% in loss as compared with a loss of approximately HK$465.43 million in the same period of 2025. This was primarily due to substantial provision for impairment of inventories for certain real estate projects was made in the same period last year. However, the reduction in loss was partially offset by a decrease in properties sales booked upon delivery of properties in the real estate business during the period.

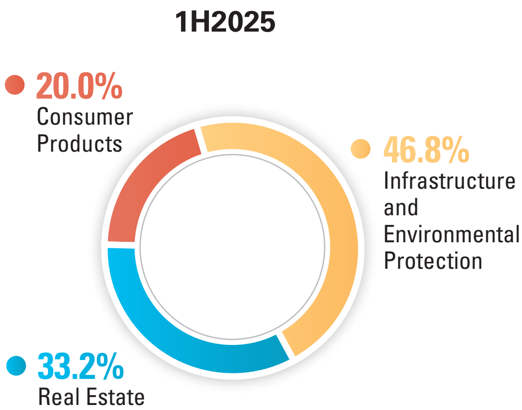
The consumer products business recorded a net profit of approximately HK$293.30 million for the period, accounting for 35.2% of Net Business Profit, and representing a year-on-year decrease of 27.3% in net profit. Sales revenue of Nanyang Tobacco decreased by 12.5% year-on-year, primarily due to dual challenges of persistent market headwinds and increasingly stringent industry regulations. The decrease in sales revenue resulted in a corresponding decline by 25.8% in net profit attributable to the equity holders. Wing Fat Printing recorded a year-on-year decrease of 11.6% in sales revenue, mainly attributable to the declines in both prices and sales volume, which put pressure on its profit margin. Gross profit margin decreased from 29.6% to 24.2% during the period, causing a corresponding year-on-year decrease of 37.7% in net profit attributable to the equity holders.

3 Revenue

The Group's revenue by principal activities for the first half of 2026 and the comparatives of the same period last year was summarized as follows:

	2026 Unaudited	2025	Change %
	Six months ended 30 June		
	HK$'000	HK$'000	
Infrastructure and Environmental Protection	**4,699,061**	4,432,900	6.0
Real Estate	**2,429,203**	3,142,524	-22.7
Consumer Products	**1,677,206**	1,900,601	-11.8
	8,805,470	9,476,025	-7.1





For the six months ended 30 June 2026, revenue amounted to approximately HK$8,805.47 million, representing a year-on-year decrease of 7.1%. The decrease was primarily attributable to the decrease in properties sales booked upon delivery of properties in the real estate business as compared with the same period last year, as well as a decrease in tobacco sales in the consumer products business.

4 Profit before Taxation

(1) Gross profit margin

The overall gross profit margin for the period increased by 8.1 percentage points as compared with the first half of 2025, mainly due to the substantial provisions for impairment of inventories made by the real estate business in the same period last year.

(2) Other income, gains and losses

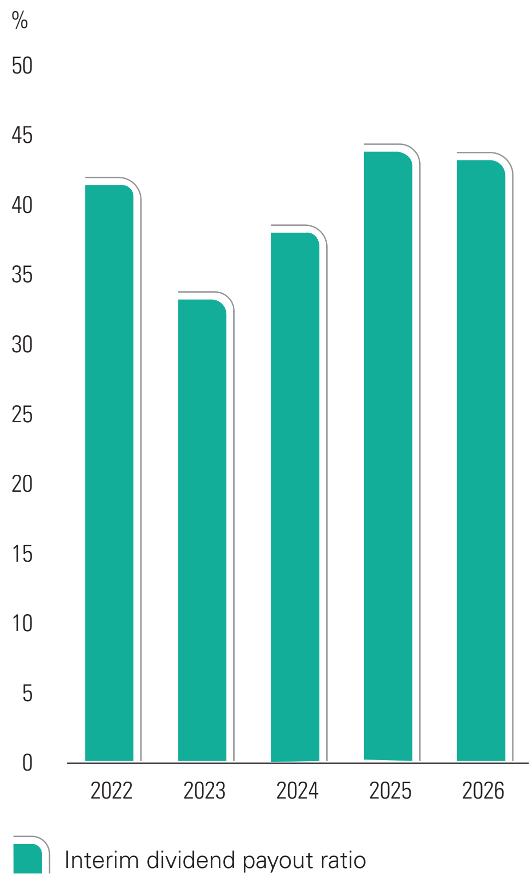
Other income, gains and losses increased, mainly due to the decrease in loss arising from the change in fair value of investment properties during the period as compared with the same period last year.

(3) Net loss on disposal of interests in subsidiaries/associates

The loss for the period was mainly attributable to the deregistration of a subsidiary by SIIC Environment, while the loss in the same period last year was mainly attributable to the disposal of an associate, Canvest Environmental Protection.

5 Dividend

The Board of Directors of the Group has resolved to declare an interim dividend of HK42 cents per share, which is the same as 2025 interim dividend of HK42 cents per share. The interim dividend payout ratio is 43.2% (2025 interim: 43.8%).

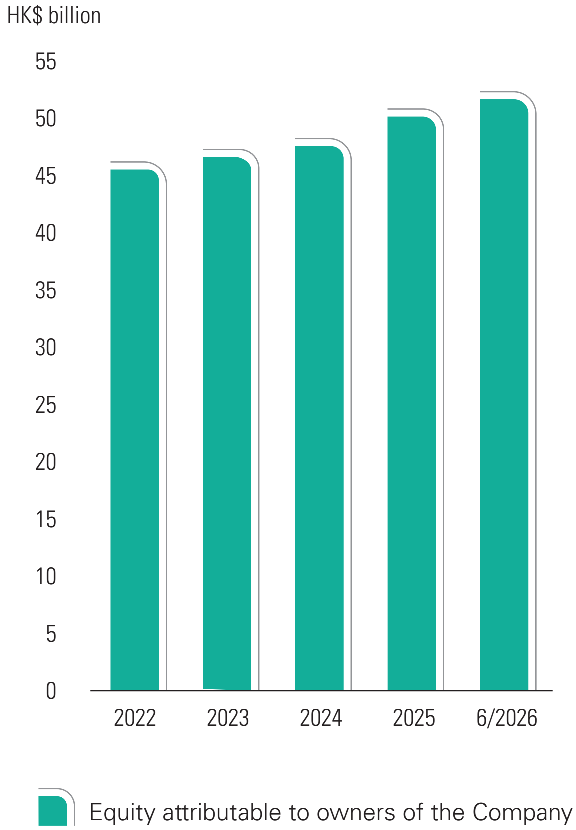


II FINANCIAL POSITION OF THE GROUP

1 Capital and Equity attributable to owners of the Company

The Company had a total of 1,087,211,600 shares in issue as at 30 June 2026. There is no change compared with 1,087,211,600 shares as at the end of 2025.

Equity attributable to owners of the Company reached HK$51,673.92 million as at 30 June 2026, it was attributable to the net profit for the first half of the year after deducting the dividend actually paid during the period.



2 Indebtedness

(1) Borrowings

As at 30 June 2026, the total borrowings of the Group including bank borrowings and other borrowings amounted to approximately HK$58,923.35 million (31 December 2025: HK$55,621.11 million), of which 47.2% (31 December 2025: 62.6%) was unsecured credit facilities. The proportions of US dollars and other currencies and Renminbi of total borrowings were Nil and 100% (31 December 2025: 0.1% and 99.9%) respectively.

(2) Pledge of assets

The following assets were pledged by the Group to banks to secure banking facilities granted by these banks to the Group:

(a) investment properties with an aggregate carrying value of HK$13,555,776,000 (31 December 2025: HK$13,080,387,000);
(b) property, plant and equipment with an aggregate carrying value of HK$641,486,000 (31 December 2025: HK$622,183,000);
(c) receivables under service concession arrangements/intangible assets with an aggregate carrying value of HK$18,197,505,000 (31 December 2025: HK$17,864,032,000);
(d) properties under development held for sale with an aggregate carrying value of HK$15,035,781,000 (31 December 2025: HK$13,961,767,000);
(e) properties held for sale with an aggregate carrying value of HK$99,242,000 (31 December 2025: HK$95,628,000);
(f) trade receivables with an aggregate carrying value of HK$645,457,000 (31 December 2025: HK$515,766,000); and
(g) bank deposits with an aggregate carrying value of HK$269,185,000 (31 December 2025: HK$228,934,000).

(3) Contingent liabilities

As at 30 June 2026, the guarantees given to banks by the Group in respect of banking facilities utilised by property buyers, associates and a joint venture amounted to approximately HK$1,285.88 million, HK$452.13 million and HK$nil (31 December 2025: HK$1,140.86 million, HK$440.87 million and HK$1,817.48 million) respectively.

3 Commitments

As at 30 June 2026, the Group had capital commitments mainly contracted for business developments and investments in fixed assets of HK$7,194.62 million (31 December 2025: HK$4,256.93 million). The Group had sufficient internal resources and/or through loan markets for the finance of its capital expenditures.

4 Bank Balances and Short-term Investments

As at 30 June 2026, bank balances (including pledged bank deposits, bank deposits and cash and cash equivalents) and short-term investments held by the Group amounted to HK$29,098.44 million (31 December 2025: HK$31,524.35 million) and HK$164.83 million (31 December 2025: HK$193.73 million) respectively. The proportions of US dollars and other currencies, Renminbi and HK dollars of bank balances (including pledged bank deposits, bank deposits and cash and cash equivalents) were 2%, 83% and 15% (31 December 2025: 2%, 83% and 15%) respectively. Short-term investments mainly consisted of investments such as Hong Kong and PRC listed shares.

While having sufficient working capital and a healthy interest coverage ratio, the Group is monitoring the market situation and respective funding requirements on a regular basis for business development, and will seek opportunities to optimize its capital structure should the need arises.

III MANAGEMENT POLICIES FOR FINANCIAL RISK

1 Currency Risk

The Group mainly operates in China and the Hong Kong Special Administrative Region and the exposure in exchange rate risks mainly arise from fluctuations in the US dollar, Singapore dollar, HK dollar and Renminbi exchange rates. The management monitors foreign currency exposure and will also consider hedging significant foreign currency exposures and adopting suitable measures where necessary.

2 Interest Rate Risk

The Group's fair value and cash flow interest rate risks mainly relate to fixed and variable rates borrowings. In order to exercise prudent management against interest rates risks, the Group continues to review market trends against its business operations and financial position in order to arrange the most effective interest rate risk management tools.

3 Price Risk

The Group's price risks are mainly concentrated on equity instruments quoted in the HKSE and the Shanghai Stock Exchange. The management strictly monitors this exposure by maintaining a portfolio of investments with different levels of risks. In addition, a special team has been appointed by the management to monitor price risks and hedging against such risk exposures will be made should the need arises.

4 Credit Risk

The Group's principal financial assets are receivables under service concession arrangements, contract assets, pledged bank deposits, bank deposits, cash and cash equivalents, securities and debt investments and trade and other receivables. The Group's credit risk is primarily attributable to its trade and other receivables. The amounts presented in the consolidated statement of financial position are net of allowances for doubtful receivables and expected credit loss. An allowance for impairment and expected credit loss are made according to the Group's accounting policy or where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of cash flows.

With respect to the credit risk of the Group's treasury operations, all pledged bank deposits, bank deposits, cash and cash equivalents, securities and debt investments of the Group must be placed and entered into with sound and reputable financial institutions. Strict requirements and restrictions in relation to the outstanding amount and credit ratings on securities and debt investments to be held are followed in order to minimize the Group's credit risk exposures.

Report on Review of Condensed Consolidated Financial Statements

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TO THE BOARD OF DIRECTORS OF SHANGHAI INDUSTRIAL HOLDINGS LIMITED
(incorporated in Hong Kong with limited liability)

INTRODUCTION

We have reviewed the interim financial information set out on pages 30 to 53, which comprises the condensed consolidated statement of financial position of Shanghai Industrial Holdings Limited (the "Company") and its subsidiaries (the "Group") as at 30 June 2026 and the related condensed consolidated statement of profit or loss, profit or loss and other comprehensive income, changes in equity and cash flows for the six-month period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 *Interim Financial Reporting* ("HKAS 34") as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with HKAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review. Our report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* as issued by the HKICPA. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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.

Ernst & Young
Certified Public Accountants
Hong Kong
27 August 2026

Condensed Consolidated Statement of Profit or Loss

For the six months ended 30 June 2026

	NOTES	Six months ended 30 June 2026 HK$'000 (unaudited)	 2025 HK$'000 (unaudited)
Revenue	3	**8,805,470**	9,476,025
Cost of sales		**(5,755,627)**	(6,964,059)
Gross profit		**3,049,843**	2,511,966
Net investment income		**246,690**	391,911
Other income, gains and losses		**186,802**	144,628
Selling and distribution costs		**(492,653)**	(417,712)
Administrative and other expenses		**(1,114,435)**	(944,038)
Finance costs		**(704,574)**	(875,075)
Share of results of joint ventures		**89,247**	339,903
Share of results of associates		**(15,909)**	55,881
Net loss on disposal of interests in subsidiaries/ associates		**(1,000)**	(42,570)
Profit before taxation		**1,244,011**	1,164,894
Income tax expense	4	**(329,353)**	(376,725)
Profit for the period	5	**914,658**	788,169
Profit for the period attributable to			
– Owners of the Company		**1,057,979**	1,041,797
– Non-controlling interests		**(143,321)**	(253,628)
		914,658	788,169
Earnings per share	7		
		HK$	HK$
– Basic		**0.973**	0.958
– Diluted		**0.973**	0.958

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
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Profit for the period	**914,658**	788,169
Other comprehensive income/(expense)		
Items that may be reclassified subsequently to profit or loss		
Exchange differences arising on translation of foreign operations		
– subsidiaries	**1,978,928**	1,336,976
– joint ventures	**411,445**	315,484
– associates	**125,632**	102,642
Items that will not be reclassified subsequently to profit or loss		
Fair value change on equity instruments at fair value through other comprehensive income held by subsidiaries, net of tax	**(125,522)**	185,057
Other comprehensive income for the period	**2,390,483**	1,940,159
Total comprehensive income for the period	**3,305,141**	2,728,328
Total comprehensive income for the period attributable to		
– Owners of the Company	**2,254,372**	2,149,733
– Non-controlling interests	**1,050,769**	578,595
	3,305,141	2,728,328

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			
Investment properties	8	**30,931,435**	30,264,422
Property, plant and equipment	8	**5,743,216**	5,732,706
Right-of-use assets		**669,223**	655,252
Toll road operating rights		**3,139,235**	3,323,880
Goodwill		**535,052**	539,816
Other intangible assets		**16,926,274**	14,073,442
Interests in joint ventures		**11,848,519**	11,347,828
Interests in associates	9	**3,577,718**	3,467,994
Investments	10	**1,655,722**	1,762,865
Receivables under service concession arrangements		**18,101,830**	19,984,403
Deposits paid on acquisition of non-current assets		**615,986**	601,118
Deferred tax assets		**278,154**	246,848
Bank deposits		**612,504**	1,273,942
		94,634,868	93,274,516
Current Assets			
Inventories		**33,344,322**	28,932,275
Trade and other receivables	11	**12,149,199**	10,468,472
Contract assets		**3,971**	29,307
Investments	10	**164,829**	193,729
Receivables under service concession arrangements		**894,209**	978,806
Prepaid taxation		**951,652**	838,202
Pledged bank deposits		**269,185**	228,934
Bank deposits		**3,604,823**	1,780,135
Cash and cash equivalents		**24,611,928**	28,241,335
		75,994,118	71,691,195

Condensed Consolidated Statement of Financial Position

At 30 June 2026

	NOTES	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
Current Liabilities			
Trade and other payables	12	**12,847,314**	13,308,977
Lease liabilities		**53,217**	50,820
Contract liabilities	13	**2,990,880**	2,347,191
Deferred income		**557,621**	504,291
Taxation payable		**2,121,840**	2,177,799
Bank and other borrowings	14	**19,663,589**	17,207,123
		38,234,461	35,596,201
Net Current Assets		**37,759,657**	36,094,994
Total Assets less Current Liabilities		**132,394,525**	129,369,510
Capital and Reserves			
Share capital		**13,649,839**	13,649,839
Reserves		**38,024,082**	36,505,704
Equity attributable to owners of the Company		**51,673,921**	50,155,543
Non-controlling interests		**32,558,090**	31,574,123
Total Equity		**84,232,011**	81,729,666
Non-Current Liabilities			
Provision for major overhauls		**89,573**	88,170
Deferred income		**1,142,667**	1,357,408
Bank and other borrowings	14	**39,259,764**	38,413,985
Deferred tax liabilities		**7,456,708**	7,567,685
Lease liabilities		**213,802**	212,596
		48,162,514	47,639,844
Total Equity and Non-Current Liabilities		**132,394,525**	129,369,510

Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2026

	Attributable to owners of the Company										
	Share capital HK$'000	Other revaluation reserve HK$'000 (Note i)	Other reserve HK$'000 (Note ii)	Merger reserve HK$'000 (Note iii)	Investment revaluation reserve HK$'000	Translation reserve HK$'000	PRC statutory reserves HK$'000 (Note iv)	Retained profits HK$'000	Sub-total HK$'000	Non-controlling interests HK$'000	Total HK$'000
At 1 January 2025 (audited)	13,649,839	33,659	(163,719)	(5,922,094)	199,412	(2,824,980)	3,905,925	38,692,463	47,570,505	30,722,825	78,293,330
Profit/(loss) for the period	–	–	–	–	–	–	–	1,041,797	1,041,797	(253,628)	788,169
Fair value change on equity instruments at fair value through other comprehensive income held by subsidiaries, net of tax	–	–	–	–	189,648	–	–	–	189,648	(4,591)	185,057
Exchange differences arising on translation of foreign operations											
– subsidiaries	–	–	–	–	–	623,122	–	–	623,122	713,854	1,336,976
– joint ventures	–	–	–	–	–	225,399	–	–	225,399	90,085	315,484
– associates	–	–	–	–	–	69,767	–	–	69,767	32,875	102,642
Total comprehensive income for the period	–	–	–	–	189,648	918,288	–	1,041,797	2,149,733	578,595	2,728,328
Transfers	–	–	–	–	–	–	90,589	(90,589)	–	–	–
Acquisition of additional interests in non-wholly owned subsidiaries	–	–	484	–	–	–	–	–	484	(1,173)	(689)
Capital contribution from non-controlling interests	–	–	–	–	–	–	–	–	–	3,342	3,342
Dividend recognised as distribution (note 6)	–	–	–	–	–	–	–	(565,350)	(565,350)	–	(565,350)
Dividends paid to non-controlling interests	–	–	–	–	–	–	–	–	–	(128,404)	(128,404)
At 30 June 2025 (unaudited)	13,649,839	33,659	(163,235)	(5,922,094)	389,060	(1,906,692)	3,996,514	39,078,321	49,155,372	31,175,185	80,330,557

Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2026

	Attributable to owners of the Company										
	Share capital HK$'000	Other revaluation reserve HK$'000 (Note i)	Other reserve HK$'000 (Note ii)	Merger reserve HK$'000 (Note iii)	Investment revaluation reserve HK$'000	Translation reserve HK$'000	PRC statutory reserves HK$'000 (Note iv)	Retained profits HK$'000	Sub-total HK$'000	Non-controlling interests HK$'000	Total HK$'000
At 1 January 2026 (audited)	13,649,839	35,938	(172,841)	(5,922,094)	172,876	(1,207,746)	4,216,876	39,382,695	50,155,543	31,574,123	81,729,666
Profit/(loss) for the period	–	–	–	–	–	–	–	1,057,979	1,057,979	(143,321)	914,658
Fair value change on equity instruments at fair value through other comprehensive income held by subsidiaries, net of tax	–	–	–	–	(124,766)	–	–	–	(124,766)	(756)	(125,522)
Exchange differences arising on translation of foreign operations											
– subsidiaries	–	–	–	–	–	987,904	–	–	987,904	991,024	1,978,928
– joint ventures	–	–	–	–	–	247,984	–	–	247,984	163,461	411,445
– associates	–	–	–	–	–	85,271	–	–	85,271	40,361	125,632
Total comprehensive income/ (expense) for the period	–	–	–	–	(124,766)	1,321,159	–	1,057,979	2,254,372	1,050,769	3,305,141
Transfers	–	–	–	–	–	–	79,813	(79,813)	–	–	–
Acquisition of additional interests in non-wholly owned subsidiaries	–	–	25,054	–	–	–	–	–	25,054	(58,104)	(33,050)
Acquisition of subsidiaries	–	–	–	–	–	–	–	–	–	3,230	3,230
Capital contribution from non-controlling interest	–	–	–	–	–	–	–	–	–	24,844	24,844
Dividend recognised as distribution (note 6)	–	–	–	–	–	–	–	(761,048)	(761,048)	–	(761,048)
Dividends paid to non-controlling interests	–	–	–	–	–	–	–	–	–	(36,772)	(36,772)
At 30 June 2026 (unaudited)	13,649,839	35,938	(147,787)	(5,922,094)	48,110	113,413	4,296,689	39,599,813	51,673,921	32,558,090	84,232,011

Notes:

(i) Other revaluation reserve is comprised of i) fair value adjustments on acquisition of subsidiaries relating to interests previously held by the Company and its subsidiaries (collectively referred to as the "Group") as associates/joint ventures, which will be recognized in profit or loss upon the earlier of the disposal of that subsidiaries or the disposal by that subsidiaries of the assets to which it relates and ii) fair value adjustments arising upon the transfer of property, plant and equipment to investment properties.

(ii) The Group accounts for acquisitions of associates, joint ventures or investee companies from its parent, Shanghai Industrial Investment (Holdings) Company Limited ("SIIC"), as equity transactions and any difference between the consideration paid and the fair value of the interest acquired is recorded in other reserve. In addition, the Group accounts for the changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over those subsidiaries as equity transactions and any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received was recorded in other reserve. The other reserve also includes deemed contribution from SIIC for the waiver of shareholder loans granted to a subsidiary of the Group.

(iii) Merger reserve represents the difference between the fair value of the consideration paid to SIIC for the acquisition of subsidiaries/ businesses controlled by SIIC and the share capital of the acquired subsidiaries.

(iv) The statutory reserves are reserves required by the relevant laws in the People's Republic of China (the "PRC") applicable to the Group's PRC subsidiaries, joint ventures and associates.

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Net cash used in operating activities	**(2,141,246)**	(806,510)
Net cash from/(used in) investing activities:		
Decrease/(increase) in pledged bank deposits/bank deposits	**(1,083,819)**	3,485,519
Proceeds from disposal of associates	**–**	2,457,297
Early redemption of unlisted exchangeable bonds	**–**	1,637,000
Proceeds from disposal of other intangible assets	**–**	409,903
Interest received	**171,858**	286,858
Dividend received from investments	**31,894**	143,092
Proceeds from disposal of property, plant and equipment	**7,792**	29,324
Proceeds from disposal of a subsidiary	**–**	1,902
Dividend received from a joint venture/associates	**–**	104
Addition of service concession rights	**(268,710)**	(253,905)
Purchase of property, plant and equipment	**(151,655)**	(243,909)
Development costs paid for investment properties	**–**	(129,168)
Advance to joint ventures	**–**	(60,795)
Deposits paid on acquisition of property, plant and equipment/intangible assets	**(40,319)**	(32,621)
Purchases of financial asset at FVTOCI	**–**	(8,058)
Proceeds from disposal of financial asset at FVTP&L	**8,049**	–
Advance to associates	**–**	(1,369)
Acquisition of subsidiaries	**(341,559)**	–
	(1,666,469)	7,721,174

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Net cash used in financing activities:		
Repayment of bank and other borrowings	**(12,889,400)**	(10,791,645)
Interest paid	**(762,146)**	(915,804)
Dividends paid	**(761,048)**	(564,414)
Dividends paid to non-controlling interests	**(36,772)**	(128,404)
Repayment of lease liabilities	**(49,570)**	(50,303)
Acquisition of additional interests in a non-wholly owned subsidiary	**(33,050)**	(689)
Bank and other borrowings raised	**14,044,619**	8,344,752
Capital contributions from non-controlling interest	**24,844**	3,342
Advance from/(repayment to) related parties	**(14,329)**	4,887
	(476,852)	(4,098,278)
Net increase/(decrease) in cash and cash equivalents	**(4,284,567)**	2,816,386
Cash and cash equivalents at beginning of the period	**28,241,335**	20,841,493
Effect of foreign exchange rate changes	**655,160**	528,195
Cash and cash equivalents at end of the period	**24,611,928**	24,186,074

1. BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with HKAS 34 *Interim Financial Reporting*. The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

The financial information relating to the year ended 31 December 2025 that is included in the interim condensed consolidated statement of financial position as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to those statutory financial statements required to be disclosed in accordance with Section 406 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 December 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance. The Company's auditor has reported on the financial statements for the year ended 31 December 2025. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or 407(3) of the Hong Kong Companies Ordinance.

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the following amended 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

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (continued)

The nature and impact of the amended HKFRS Accounting Standards are described below:

(a) Amendments to HKFRS 9 and HKFRS 7 Amendments to the Classification and Measurement of Financial Instruments clarify that a financial asset is derecognised when the entity's rights to the contractual cash flows expire or are transferred, while a financial liability is derecognised on the settlement date. The amendments introduce an accounting policy option to derecognise a financial liability that is settled through an electronic payment system before the settlement date if specified criteria are met. The amendments clarify how to assess the contractual cash flow characteristics of financial assets with environmental, social and governance and other similar contingent features. Moreover, the amendments clarify the requirements for classifying financial assets with non-recourse features and contractually linked instruments. The amendments also include additional disclosures for investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features. Since the Group's accounting policy for the derecognition of financial assets and liabilities in prior years aligned with the amendments and the Group did not have the financial assets that were addressed by the amendments, the amendments did not have any impact on the interim condensed consolidated financial information. The Group will provide additional disclosures for its equity investments designated at fair value through other comprehensive income in the Group's consolidated financial statements for the year ending 31 December 2026.

(b) Amendments to HKFRS 9 and HKFRS 7 Contracts Referencing Nature-dependent Electricity clarify the application of the "own-use" requirements for in-scope contracts and amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts. The amendments also include additional disclosures that enable users of financial statements to understand the effects these contracts have on an entity's financial performance and future cash flows. As the Group did not have any contracts that are in the scope of the amendments, the amendments did not have any impact on the interim condensed consolidated financial information.

(c) Annual Improvements to HKFRS Accounting Standards – Volume 11 set out narrow scope amendments to HKFRS 1, HKFRS 7 (and the accompanying Guidance on implementing HKFRS 7), HKFRS 9, HKFRS 10 and HKAS 7. The amendments include clarifications, simplifications, corrections or changes to improve consistency in the corresponding HKFRS Accounting Standards. The amendments did not have any impact on the interim condensed consolidated financial information.

3. REVENUE AND SEGMENT INFORMATION

The Group's operating segments, based on information reported to the chief operating decision maker (i.e. the board of directors of the Company) for the purposes of resource allocation and performance assessment, are as follows:

Infrastructure and environmental protection	–	investment in toll road/bridge projects and water services/clean energy business
Real estate	–	property development and investment and hotel operation
Consumer products	–	manufacture and sale of cigarettes, packaging materials and printed products

The above operating segments also represent the Group's reportable segments.

Disaggregation of Revenue

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Sales of goods and services		
– sales of properties	**854,829**	1,653,912
– sales of goods	**1,677,206**	1,900,601
Income from infrastructure and environmental protection, other than financial income from service concession arrangements		
– toll road operation	**1,069,408**	1,019,211
– water-related service		
– operating, maintenance and other income	**2,915,625**	2,554,682
– construction income from construction contracts	**233,249**	291,831
Ancillary facilities, property services and management income	**738,383**	704,605
Income from hotel operations	**220,545**	232,916
Revenue from goods and services	**7,709,245**	8,357,758
Financial income from service concession arrangements	**480,779**	567,176
Rental income	**615,446**	551,091
	8,805,470	9,476,025
Timing of revenue recognition of revenue from goods and services		
A point in time	**5,447,660**	6,109,195
Overtime	**2,261,585**	2,248,563
	7,709,245	8,357,758

3. REVENUE AND SEGMENT INFORMATION (continued)

Segment revenue and results

The following is an analysis of the Group's revenue and results by operating segments:

Six months ended 30 June 2026 (unaudited)

	Infrastructure and environmental protection HK$'000	Real estate HK$'000	Consumer products HK$'000	Elimination and unallocated HK$'000	Consolidated HK$'000
REVENUE					
Segment revenue – external sales	4,699,061	2,429,203	1,677,206	–	8,805,470
Segment operating profit/(loss)	1,793,764	(428,027)	357,891	152,619	1,876,247
Finance costs	(290,634)	(412,630)	(1,110)	(200)	(704,574)
Share of results of joint ventures	100,265	(16,216)	–	5,198	89,247
Share of results of associates	22,975	(38,884)	–	–	(15,909)
Net loss on disposal of interest in a subsidiary	(1,000)	–	–	–	(1,000)
Segment profit/(loss) before taxation	1,625,370	(895,757)	356,781	157,617	1,244,011
Income tax (expense)/credit	(332,206)	(7,667)	(57,248)	67,768	(329,353)
Segment profit/(loss) after taxation	1,293,164	(903,424)	299,533	225,385	914,658
Less: segment (profit)/loss attributable to non-controlling interests	(342,376)	491,930	(6,233)	–	143,321
Segment profit/(loss) after taxation attributable to owners of the Company	950,788	(411,494)	293,300	225,385	1,057,979

Six months ended 30 June 2025 (unaudited)

	Infrastructure and environmental protection HK$'000	Real estate HK$'000	Consumer products HK$'000	Comprehensive healthcare operations HK$'000	Elimination and unallocated HK$'000	Consolidated HK$'000
REVENUE						
Segment revenue – external sales	4,432,900	3,142,524	1,900,601	–	–	9,476,025
Segment operating profit/(loss)	1,754,042	(683,402)	485,204	–	130,911	1,686,755
Finance costs	(376,173)	(451,738)	(1,212)	–	(45,952)	(875,075)
Share of results of joint ventures	188,257	10,169	–	141,477	–	339,903
Share of results of associates	58,374	(2,493)	–	–	–	55,881
Net loss on disposal of interests in associates/a subsidiary	(42,570)	–	–	–	–	(42,570)
Segment profit/(loss) before taxation	1,581,930	(1,127,464)	483,992	141,477	84,959	1,164,894
Income tax (expense)/credit	(264,459)	16,271	(72,703)	–	(55,834)	(376,725)
Segment profit/(loss) after taxation	1,317,471	(1,111,193)	411,289	141,477	29,125	788,169
Less: segment (profit)/loss attributable to non-controlling interests	(384,159)	645,761	(7,974)	–	–	253,628
Segment profit/(loss) after taxation attributable to owners of the Company	933,312	(465,432)	403,315	141,477	29,125	1,041,797

3. REVENUE AND SEGMENT INFORMATION (continued)

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by operating segments:

At 30 June 2026 (unaudited)

	Infrastructure and environmental protection HK$'000	Real estate HK$'000	Consumer products HK$'000	Elimination and unallocated HK$'000	Consolidated HK$'000
Segment assets	67,906,386	89,469,660	6,579,019	6,673,921	170,628,986
Segment liabilities	32,175,909	51,648,525	957,926	1,614,615	86,396,975

At 31 December 2025 (audited)

	Infrastructure and environmental protection HK$'000	Real estate HK$'000	Consumer products HK$'000	Elimination and unallocated HK$'000	Consolidated HK$'000
Segment assets	66,621,387	84,565,248	7,366,843	6,412,233	164,965,711
Segment liabilities	31,621,493	48,761,278	1,038,945	1,814,329	83,236,045

4. INCOME TAX EXPENSE

	Six months ended 30 June 2026 HK$'000 (unaudited)	2025 HK$'000 (unaudited)
Current tax		
– Hong Kong	46,940	52,164
– PRC Land Appreciation Tax ("LAT")	9,129	50,039
– PRC Enterprise Income Tax ("EIT") (including PRC withholding tax of HK$155,251,000 (six months ended 30 June 2025: HK$99,132,000))	615,983	511,363
	672,052	613,566
Under/(over) provision in prior periods		
– Hong Kong	–	759
– PRC LAT	–	44,139
– PRC EIT	15,154	(76,331)
	15,154	(31,433)
Deferred taxation for the current period	(357,853)	(205,408)
	329,353	376,725

4. INCOME TAX EXPENSE (continued)

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both periods.

Under the law of PRC on EIT (the "EIT Law") and Implementation Regulation of the EIT Law, the Group's subsidiaries in the PRC are subject to PRC EIT at a rate of 25% for both periods, except that (i) certain PRC subsidiaries are qualified as High New Technology Enterprises and enjoy a preferential tax rate of 15% for both periods (the preferential tax rate is applicable for three years from the date of grant and subject to approval for renewal) and (ii) certain PRC subsidiaries, engaging in public infrastructure projects, are entitled to full exemption from PRC EIT for the first three years and a 50% reduction in PRC EIT for the next three years from the first year of generating operating income.

PRC LAT is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sale of properties less deductible expenditures including cost of land use rights, borrowing costs and all qualified property development expenditures.

5. PROFIT FOR THE PERIOD

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Profit for the period has been arrived at after charging/(crediting) the following items:		
Amortisation of other intangible assets (included in cost of sales)	**459,782**	412,663
Amortisation of toll road operating rights (included in cost of sales)	**377,554**	377,815
Depreciation of property, plant and equipment	**297,004**	286,542
Depreciation of right-of-use assets	**30,935**	52,711
Dividend income from investments (included in net investment income)	**(31,894)**	(51,690)
Government compensation of toll road operating rights (included in other income, gains and losses) (Note)	**(228,544)**	(212,244)
Impairment loss on trade and other receivables (included in administrative and other expenses or other income, gains and losses)	**163,642**	122,567
Decrease/(increase) in fair value of financial assets at FVTPL (included in net investment income)	**23,793**	(60,722)
Interest expenses for lease liabilities	**4,957**	4,341
Interest income (included in net investment income)	**(171,858)**	(278,418)
Net decrease in fair value of investment properties (included in other income, gains and losses)	**414,524**	454,542
Net foreign exchange gain (included in other income, gains and losses)	**(235,685)**	(54,340)
Net gain on disposal of property, plant and equipment (included in other income, gains and losses)	**(35)**	(7,421)

Note: The amount is transferred from deferred income to other income on a units-of-usage basis, calculated based on the proportion of actual traffic volume for a particular period to the projected total traffic volume over the periods for which the Group is granted the rights to operate the toll roads. This policy has resulted in a credit to other income in the current interim period of approximately HK$229 million (six months ended 30 June 2025: approximately HK$212 million). As at 30 June 2026, an amount of approximately RMB1,471 million (equivalent to approximately HK$1,700 million) (31 December 2025: approximately RMB1,672 million (equivalent to approximately HK$1,862 million)) remains to be amortised.

6. DIVIDENDS

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
2025 final dividend paid of HK50 cents (six months ended 30 June 2025: 2024 final dividend paid of HK52 cents) per share	**543,606**	565,350
2025 special dividend paid of HK20 cents (six months ended 30 June 2025: Nil) per share	**217,442**	–
	761,048	565,350

Subsequent to the end of the current interim period, the directors of the Company have determined that a 2026 interim cash dividend of HK42 cents per share (2025 interim: HK42 cents per share) will be paid to the shareholders of the Company whose names appear on the Company's register of members on 28 September 2026.

7. EARNINGS PER SHARE

The calculations of the basic and diluted earnings per share attributable to owners of the Company are based on the following data:

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Earnings for the purpose of basic and diluted earnings per share:		
Profit for the period attributable to owners of the Company	**1,057,979**	1,041,797
Number of shares:		
Weighted average number of ordinary shares for the purpose of basic and diluted earnings per share	**1,087,211,600**	1,087,211,600

8. MOVEMENTS IN INVESTMENT PROPERTIES/PROPERTY AND PLANT AND EQUIPMENT

The Group's investment properties at the end of the reporting period were fair-valued by Cushman & Wakefield Limited ("C&W"). C&W is a member of the Institute of Valuers and a firm of independent qualified professional valuers not connected with the Group. The valuations were arrived at by reference to market evidence of transaction prices for similar properties in similar locations and conditions, or on the basis of investment approach, where appropriate.

During the current interim period, the Group recognised a net decrease in fair value of investment properties of approximately HK$415 million in profit or loss (six months ended 30 June 2025: HK$455 million). During the six months ended 30 June 2026, no development costs relating to investment properties were recorded by the Group (six months ended 30 June 2025: HK$139 million). In addition, properties held for sale included in inventories with an aggregate carrying amount of approximately HK$18 million (six months ended 30 June 2025: HK$2 million) were transferred to investment properties during the period.

During the current interim period, the Group incurred costs for construction in progress of approximately HK$40 million (six months ended 30 June 2025: HK$33 million) and acquired other property, plant and equipment at an aggregate cost of approximately HK$112 million (six months ended 30 June 2025: HK$212 million) for the purpose of expanding the Group's operations and businesses.

9. INTERESTS IN ASSOCIATES

During the six months ended 30 June 2025, the Group disposed of its entire interest in Canvest Environmental, a listed associate. On the date of disposal, the Group held 475,251,000 shares in Canvest Environmental, representing approximately 19.47% of its total issued share capital. The Group received the full consideration of HK$2,328,730,000, resulting in a loss on disposal of HK$56,836,000, recognised in profit or loss.

10. INVESTMENTS

	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
Financial assets at FVTPL		
Listed equity securities	**157,185**	186,363
Unlisted equity securities	**8,245**	7,945
	165,430	194,308
Financial assets at FVTOCI		
Listed equity securities	**1,440,291**	1,549,945
Unlisted equity securities	**214,830**	212,341
	1,655,121	1,762,286
Total investments	**1,820,551**	1,956,594
Analysed for reporting purposes as:		
Current portion	**164,829**	193,729
Non-current portion	**1,655,722**	1,762,865
	1,820,551	1,956,594

11. TRADE AND OTHER RECEIVABLES

The following is an aged analysis of trade receivables, net of allowance for credit loss, presented based on the invoice or contract date, which approximates the respective revenue recognition dates.

	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
Within 30 days	1,411,635	1,061,404
Within 31 – 60 days	579,873	875,591
Within 61 – 90 days	565,618	579,348
Within 91 – 180 days	1,242,357	1,245,530
Within 181 – 365 days	2,563,591	1,909,926
Over 365 days	3,345,328	2,401,420
	9,708,402	8,073,219

Included in other receivables as at 30 June 2026 were (i) unsecured amounts of HK$45,673,000 (31 December 2025: HK$42,978,000) due from certain associates of which an amount of HK$78,061,000 (31 December 2025: HK$75,224,000) carries fixed interest at prevailing market interest rates.

12. TRADE AND OTHER PAYABLES

The following is an aged analysis of trade payables, presented based on the invoice date at the end of the reporting period.

	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
Within 30 days	832,062	1,766,974
Within 31 – 60 days	462,050	204,582
Within 61 – 90 days	149,705	91,311
Within 91 – 180 days	155,008	100,012
Within 181 – 365 days	732,224	1,067,412
Over 365 days	1,780,575	1,433,595
	4,111,624	4,663,886

Included in other payables as at 30 June 2026 were (i) amounts of HK$44,698,000 (31 December 2025: HK$43,158,000) due to State-owned Assets Supervision and Administration Commission of Shanghai Xuhui District (the "Xuhui SASAC") and entities controlled by the Xuhui SASAC, (ii) amounts of HK$874,529,000 (31 December 2025: HK$876,344,000) due to non-controlling interests, of which the amount of HK$398,837,000 (31 December 2025: HK$387,650,000) carried fixed interest at prevailing market interest rates and (iii) amounts of HK$2,125,000 (31 December 2025: HK$2,481,000) due to other related parties, which are unsecured and have no fixed terms of repayment.

13. CONTRACT LIABILITIES

The amount mainly represents proceeds received on sales of property units that have not been recognised as revenue in accordance with the Group's revenue recognition policy.

14. BANK AND OTHER BORROWINGS

During the current interim period, the Group (i) obtained new borrowings in the amount of approximately HK$14,045 million (six months ended 30 June 2025: HK$8,345 million); and (ii) repaid borrowings of approximately HK$12,889 million (six months ended 30 June 2025: HK$10,792 million). The borrowings carry interest at market rates.

15. COMMITMENTS

	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
Expenditure contracted for but not provided in the consolidated financial statements in respect of		
– acquisition of property, plant and equipment	66,319	61,892
– additions in construction in progress	558,288	618,579
– additions in properties under development held for sale	5,992,180	3,019,668
	6,616,787	3,700,139

Note: As at 30 June 2026, the Group had HK$577,834,000 (equivalent to RMB500,000,000) (31 December 2025: HK$556,793,000 (equivalent to RMB500,000,000)) investment commitments contracted for business developments.

16. FINANCIAL GUARANTEE CONTRACTS

	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
Guarantees given to banks in respect of banking facilities utilised by		
– property buyers	1,285,875	1,140,861
– associates	452,126	440,869
– joint venture	–	1,817,479
	1,738,001	3,399,209

The Group entered into agreements with certain banks with respect to mortgage loans provided to buyers of the Group's property units and made deposits as security to and gave guarantees on mortgage loans provided to the buyers by these banks under the agreements. At the end of the current interim period, the management of the Group considers that the possibility of default by the relevant buyers is remote and, in case of default in payments, the net realisable value of the related properties can recover the repayment of the outstanding mortgage principals together with the accrued interest and penalty. Accordingly, no expected credit loss under HKFRS 9 has been made in the consolidated financial statements for these guarantees.

17. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Some of the Group's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

a. Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active market for identical assets or liabilities;

b. Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

c. Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Financial assets	Fair value as at 30 June 2026 HK$'000 (unaudited)	Fair value as at 31 December 2025 HK$'000 (audited)	Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable input(s)
Financial assets at FVTPL					
Listed equity securities	**157,185**	186,363	Level 1	Quoted bid prices in an active market	N/A
Unlisted equity securities	**8,245**	7,945	Level 3	Adjusted net asset value method under cost approach	Discount factor of lack of control, the higher the discount factor, the lower the fair value
Financial assets at FVTOCI					
Listed equity securities	**1,440,291**	1,549,945	Level 1	Quoted bid prices in an active market	N/A
Unlisted equity securities	**214,830**	212,341	Level 3	Adjusted net asset value method under cost approach	Discount factor of lack of control, the higher the discount factor, the lower the fair value

There was no transfer amongst Levels 1, 2 and 3 in both periods.

17. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

Reconciliation of Level 3 fair value measurements of financial assets

	Unlisted equity instruments at FVTPL HK$'000	Unlisted exchangeable bonds of FVTPL HK$'000	Unlisted equity instruments at FVTOCI HK$'000	Total HK$'000
At 1 January 2025 (Audited)	7,478	1,637,000	240,542	1,885,020
Fair value loss in other comprehensive income	–	–	(11,174)	(11,174)
Acquisition	–	–	8,058	8,058
Early redemption	–	(1,637,000)	–	(1,637,000)
Exchange gain	221	–	7,056	7,277
At 30 June 2025 (Unaudited)	7,699	–	244,482	252,181
At 1 January 2026 (Audited)	**7,945**	**–**	**212,341**	**220,286**
Investment income received	**–**	**–**	**(5,458)**	**(5,458)**
Exchange gain	**300**	**–**	**7,947**	**8,247**
At 30 June 2026 (Unaudited)	**8,245**	**–**	**214,830**	**223,075**

Fair value measurements and valuation processes

The directors of the Company have closely monitored and determined the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset, the Group uses market-observable data to the extent it is available. For instruments with significant unobservable inputs under Level 3, the Group engaged an independent qualified professional valuers to perform the valuation. Management of the Group works closely with the qualified external valuer to establish the appropriate valuation techniques and inputs to the model on a regular basis, or when needs arise and will report the significant results and findings to the board of directors of the Company. The Group uses valuation techniques that include inputs that are not based on observable market data to estimate the fair value of certain types of financial instruments.

18. ACQUISITION OF SIGNIFICANT SUBSIDIARIES

Acquisition of Anshan Qingchang Water Affairs Co., Limited and Anshan Qinglang Water Affairs Co., Limited (the "Anshan Companies")

On 30 March 2026, through its indirect subsidiary, Longjiang Environmental Protection Group Co., Ltd., the Group entered into a sale and purchase agreement with counterparties, Qingdao Shuang'an Green Technology Investment Co., Limited and Qingdao Qing'an Technology Investment Co., Limited, to acquire 100% equity interests in Anshan Qingchang Water Affairs Co., Limited ("Anshan Qingchang") and Anshan Qinglang Water Affairs Co., Limited ("Anshan Qinglang") at a consideration of RMB270,000,000 (equivalent to HK$312,031,000). The consideration was determined with reference to the aggregate identifiable net assets of the acquired equity interests of approximately RMB270,000,000 (equivalent to HK$312,031,000). The acquisition was funded from the Group's internal resources. As at the end of the reporting period, the Group paid cash consideration of RMB243,000,000 (equivalent to HK$280,828,000) to the vendors.

18. ACQUISITION OF SIGNIFICANT SUBSIDIARIES (continued)

Anshan Qingchang principally operates one wastewater treatment plant with a designed capacity of 80,000 tonnes per day. Anshan Qinglang principally operates one wastewater treatment plant with a designed capacity of 150,000 tonnes per day, comprising a BOT project of 100,000 tonnes per day and a commissioned operation project of 50,000 tonnes per day. The businesses are located in Liaoning Province, the People's Republic of China.

The purchase price allocation ("PPA") exercises in respect of the above acquisition will be completed by December 2026. Details of the assets acquired, liabilities recognised and consideration transferred in respect of the above acquisition are as follows:

	Anshan Qingchang HKD'000 (unaudited)	Anshan Qinglang HKD'000 (unaudited)
Consideration		
Cash paid	155,131	125,697
Consideration payable	17,237	13,966
Total	172,368	139,663
Fair value of assets acquired and liabilities recognised at the date of acquisition		
Trade and other receivables	72,455	63,926
Prepayments	327	893
Cash and cash equivalents	1,316	4,438
Inventories	6	3
Concession assets – current portion	5,587	5,639
Concession assets – non-current portion	119,175	113,304
Trade and other payables	(4,095)	(24,561)
Income tax payable	(1,932)	(1,816)
Deferred tax liabilities	(8,075)	(8,869)
Bank borrowings	(12,396)	(13,294)
	172,368	139,663
Goodwill arising on acquisition		
Consideration	172,368	139,663
Less: Net assets acquired	(172,368)	(139,663)
	–	–
Net cash outflow arising from acquisition		
Cash consideration paid	155,131	125,697
Less: Cash and cash equivalents acquired	(1,316)	(4,438)
Net cash outflow on acquisition	153,815	121,259

19. RELATED PARTY TRANSACTIONS AND BALANCES

a. During the current interim period, save as disclosed elsewhere in these condensed consolidated financial statements, the Group had the following significant transactions and balance with related parties:

Related parties	Nature of transactions/balance	Six months ended 30 June 2026 HK$'000 (unaudited)	2025 HK$'000 (unaudited)
Fellow subsidiaries	Expenses relating to short-term lease and lease of low-value assets	**22,124**	23,380
	Management fee income	**7,336**	1,373
	Interest expense on loan	**20,515**	17,827
Joint venture	Interest income received by the Group	**–**	48,675
Associates	Interest income received by the Group	**905**	–
	Property agency fee	**–**	32
	Agency service income	**597**	–
Non-controlling shareholders of subsidiary	Management fee income	**–**	5,875
	Interest expense on loan	**344**	5,394
	Management fee	**382**	–
	Interest expense on lease liabilities	**2,107**	2,417
	Lease liabilities	**118,560**	125,391

19. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

b. Compensation of key management personnel

The remuneration of directors and other members of key management during the period was as follows:

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Directors' fee and committee remuneration	**950**	558
Basic salaries and allowance	**3,850**	4,160
Retirement benefits scheme contributions	**191**	187
	4,991	4,905

The remuneration of directors and key executives is determined by the remuneration committee having regard to the performance of individuals and market trends.

c. Transactions with other PRC government entities

The Group itself is part of a larger group of companies under SIIC, which is controlled by the PRC government. The directors consider that the Company is ultimately controlled by the PRC government and the Group operates in an economic environment currently predominated by entities controlled, jointly controlled or significantly influenced by the PRC government. Apart from the transactions with SIIC, other connected persons and related parties disclosed as above, the Group also conducts business with other government related entities in the ordinary course of business. In the opinion of the directors of the Company, these transactions are considered as individually and collectively insignificant to the operations of the Group. The directors consider these government-related entities are independent third parties so far as the Group's business transactions with them are concerned.

SUBSTANTIAL SHAREHOLDERS

As at 30 June 2026, the interests and short positions of the substantial Shareholders and other persons, in the Shares and underlying Shares as recorded in the register required to be kept under Section 336 of Part XV of the SFO, were as follows:

Name of shareholder	Capacity	Nature of interests	Number of issued Shares beneficially held	Approximate percentage of the issued Shares
SIIC	Interests held by controlled corporations	Corporate	686,654,748 *(Notes 1 and 2)*	63.16%

Notes:

1. SIIC through its subsidiaries, namely Shanghai Investment Holdings Limited, SIIC Capital (B.V.I.) Limited, Shanghai Industrial Financial Holdings (Hong Kong) Company Limited, SIIC Trading Company Limited and SIIC CM Development Limited held 519,409,748 shares, 80,000,000 shares, 52,908,000 shares, 34,327,000 shares and 10,000 shares of the Company respectively, and was accordingly deemed to be interested in the respective shares held by the aforementioned companies.

2. All interests stated above represented long positions.

Save as disclosed above, no other persons had any interests or short positions in the Shares or underlying Shares as recorded in the register required to be kept under Section 336 of Part XV of the SFO as at 30 June 2026.

DISCLOSURE UNDER RULE 13.51B(1) OF THE LISTING RULES

Change in Directors' information since the date of the annual report 2025 up to the date of this report is set out below:

Mr. Xu You Li

- resigned as the chairman of SIIC Shanghai (Holdings) Financial Co., Ltd.

Prof. Zhang Qian

- was appointed as an independent non-executive director of Bright Smart Securities & Commodities Group Limited.

Mr. Tang, William Harry Jiasheng

- was appointed as a member of the Hong Kong Golf Club Charity Sub-Committee.
- was appointed as a director of Ocean Park Corporation.
- was appointed as a co-opted member of the Business and Finance Committee of Hong Kong Palace Museum.

EMPLOYEES AND REMUNERATION POLICIES

During the six months ended 30 June 2026, the number of employees is 20,217. The Group appraises staff remuneration with reference to the operating results of the enterprises, individual performance and industry average. With a strong commitment to staff relationship and training, the Group also encourages employees to continue their education, adding value both for themselves and for the Group.

REVIEW OF REPORT

The Audit Committee has reviewed the Company's interim report for the six months ended 30 June 2026.

CORPORATE GOVERNANCE

Throughout the six months ended 30 June 2026, the Company has complied with all the applicable code provisions set out in part 2 of the Corporate Governance Code ("CG Code") contained in Appendix C1 to the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted codes of conduct regarding securities transactions by directors and by relevant employee (as defined in the CG Code) on terms no less exacting than the required standards set out in the Model Code.

On specific enquiries made, all the Directors of the Company have confirmed that, throughout the six months ended 30 June 2026, they have complied with the required standard set out in the Model Code and the Company's code of conduct regarding Directors' securities transactions.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the six months ended 30 June 2026, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of its listed securities.

Glossary of Terms

Term used	Brief description
Company	Shanghai Industrial Holdings Limited (HKSE stock code: 363)
Director(s)	director(s) of the Company
General Water of China	General Water of China Co., Ltd.
Group	the Company and its subsidiaries
Listing Rules	Rules Governing the Listing of Securities on the Stock Exchange
Model Code	Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules
Nanyang Tobacco	Nanyang Brothers Tobacco Company, Limited
Net Business Profit	Net profit excluding net corporate expenses
PRC	The People's Republic of China
SFO	Securities and Futures Ordinance (Chapter 571) of the laws of Hong Kong
SGX	Singapore Stock Exchange
Share(s)	ordinary share(s) of the Company
Shareholder(s)	shareholder(s) of the Company
SI Development	Shanghai Industrial Development Co., Ltd. (SSE stock code: 600748)
SI Urban Development	Shanghai Industrial Urban Development Group Limited (HKSE stock code: 563)
SIIC	Shanghai Industrial Investment (Holdings) Company Limited
SIIC Environment	SIIC Environment Holdings Ltd. (SGX stock code: BHK; HKSE stock code: 807)
SIIC New Energy	SIIC New Energy Development Company Limited
SSE	Shanghai Stock Exchange
Stock Exchange or HKSE	The Stock Exchange of Hong Kong Limited
Wing Fat Printing	The Wing Fat Printing Company, Limited

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