A-LIVING SMART CITY SERVICES CO., LTD.*
雅生活智慧城市服務股份有限公司

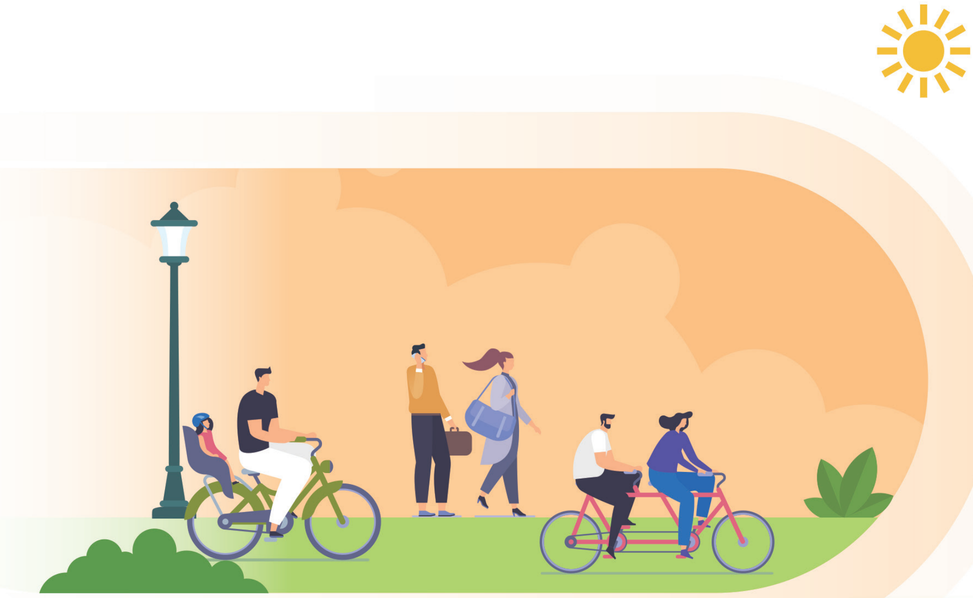
(A joint stock company incorporated in the People's Republic of China with limited liability)

Stock Code: 3319

*For identification purposes only

LIFELONG CARING
For You,
HEARTWARMING SERVICE
To City

INTERIM REPORT 2026



VISION

Become a preeminent quality
service provider in China

CORE VALUE

Inclusion and diversity
Relentless pursuit of excellence
Mutual benefit and common progress
Value creation with concerted efforts

MISSION

Lifelong caring for you,
heartwarming service to city

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Corporate Profile

A-Living Smart City Services Co., Ltd. ("A-Living" or the "Company", together with its subsidiaries, collectively, the "Group") positions itself as a mid- to high-end provider of nationwide comprehensive property management services. The Group dedicates to providing high-quality and full-scenario services to property owners, undertaking the corporate vision of "becoming the preeminent quality service provider in China". Currently, the Group has developed four business lines, namely, property management services, property owners value-added services, city services and extended value-added services, with a nationwide coverage of 28 provinces, municipalities and autonomous regions, and has developed a balanced business portfolio layout covering residential properties, public buildings and commercial and office buildings. As at 30 June 2026, the Group's total gross floor area ("GFA") under management was approximately 493.0 million sq.m.

On 9 February 2018, the Group successfully spun off from Agile Group Holdings Limited (雅居樂集團控股有限公司) ("Agile Holdings", and together with its subsidiaries, "Agile Group") and became the first property management company in the People's Republic of China (the "PRC" or "China") that officially spun off from a redchip holding company to list on the H-Share market.

Contents

Corporate Information

BOARD OF DIRECTORS

Mr. Chan Cheuk Hung* *(Co-chairman)*
(resigned on 28 May 2026)
Mr. Wang Haiyang* *(Chairman)*
Mr. Li Dalong* *(President (General Manager) and Chief Executive Officer)*
Mr. Chen Siyang* *(Vice President)*
Ms. Zhao Yu^ *(Vice President)*
Mr. Wang Gonghu#
Mr. Weng Guoqiang#
Mr. Li Jiahe#

* Executive Directors
\# Independent Non-executive Directors
^ Employee Representative Director *(appointed on 21 July 2026)*

BOARD COMMITTEES

Audit Committee

Mr. Wang Gonghu *(Committee Chairman)*
Mr. Weng Guoqiang
Mr. Li Jiahe

Remuneration and Appraisal Committee

Mr. Weng Guoqiang *(Committee Chairman)*
Mr. Wang Haiyang
Mr. Li Dalong
Mr. Wang Gonghu
Mr. Li Jiahe

Nomination Committee

Mr. Wang Haiyang *(Committee Chairman)*
Ms. Zhao Yu
Mr. Wang Gonghu
Mr. Weng Guoqiang
Mr. Li Jiahe

Risk Management Committee

Mr. Wang Haiyang *(Committee Chairman)*
Mr. Chan Cheuk Hung *(resigned on 28 May 2026)*
Mr. Li Dalong
Mr. Wang Gonghu
Mr. Li Jiahe

COMPANY SECRETARY

Ms. Fu Mei Yan

AUTHORISED REPRESENTATIVES

Mr. Li Dalong
Ms. Fu Mei Yan

AUDITOR

Grant Thornton Hong Kong Limited

LEGAL ADVISORS

as to Hong Kong law:

Sidley Austin

as to PRC law:

King & Wood Mallesons

Corporate Information

PRINCIPAL BANKERS

Bank of China, Guangzhou Zhujiang Branch
Industrial and Commercial Bank of China,
Zhongshan Sanxiang Wenchang Branch
Industrial and Commercial Bank of China,
Lingshui Branch
Agricultural Bank of China, Sanxiang Branch
Agricultural Bank of China, Guangzhou Zhujiang Branch

PRINCIPAL PLACE OF OFFICE IN THE PRC

35/F, Agile Center
26 Huaxia Road
Zhujiang New Town
Tianhe District, Guangzhou
Guangdong Province, PRC
Postal Code: 510623

REGISTERED OFFICE IN THE PRC

Management Building, Xingye Road
Agile Garden, Sanxiang Town
Zhongshan
Guangdong Province, PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

H SHARE REGISTRAR

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong
Telephone: (852) 2980 1333
Facsimile: (852) 2861 1465

INVESTOR RELATIONS

Investor Relations Department
E-mail: ir@agileliving.com.cn
Telephone: (852) 2740 8921

WEBSITE

www.agileliving.com.cn

LISTING INFORMATION

Equity Securities

The Company's ordinary shares include only overseas listed shares (H shares) (the "Share").

Overseas listed shares (stock code: 3319) are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange").

DESPATCH OF CORPORATE COMMUNICATIONS

The Company will send printed copies of this interim report to shareholders of the Company (the "Shareholders") in accordance with their indicated preference. This interim report is also published on the Company's website (www.agileliving.com.cn) and the Hong Kong Stock Exchange's website (www.hkex.com.hk) respectively. Registered Shareholders may at any time choose to change their choice of language or means of receipt of the Company's corporate communications free of charge by filling the specified forms and send to the Company's H share registrar, Tricor Investor Services Limited or by email to 3319-ecom@vistra.com. For Shareholders whose Shares are being held through intermediaries, they should inform their respective intermediaries to effect the change.

For environmental protection reasons, the Company encourages the Shareholders to view this interim report posted on the aforesaid websites where possible.

Financial Summary

SUMMARY OF THE CONSOLIDATED INCOME STATEMENT

	For the six months ended 30 June	
	2026	2025 (Restated)
Revenue (RMB million)	**6,063.6**	6,465.4
Gross profit (RMB million)	**892.6**	937.3
Gross profit margin	**14.7%**	14.5%
Net profit (RMB million)	**396.9**	440.9
Net profit margin	**6.5%**	6.8%
Profit attributable to shareholders of the Company (RMB million)	**316.8**	344.6
Basic earnings per share (RMB)	**0.22**	0.24

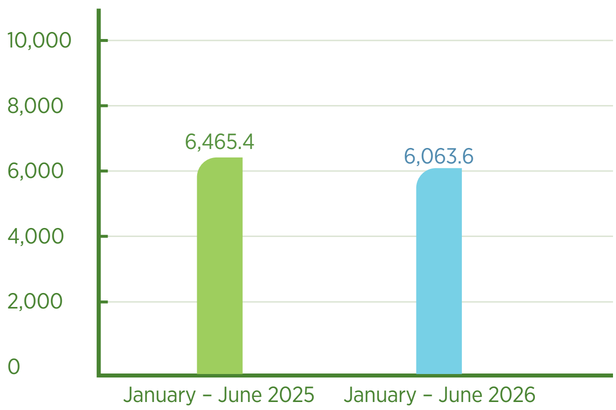
SUMMARY OF THE CONSOLIDATED BALANCE SHEET

	As at 30 June 2026	As at 31 December 2025 (Restated)
Total assets (RMB million)	**20,000.6**	20,288.8
Cash and cash equivalents (RMB million)	**2,590.0**	3,046.3
Shareholders' equity (RMB million)	**11,411.4**	11,222.5
Return on shareholders' equity (ROE)*	**0.8%**	1.1%
Total liabilities/total assets	**42.9%**	44.7%

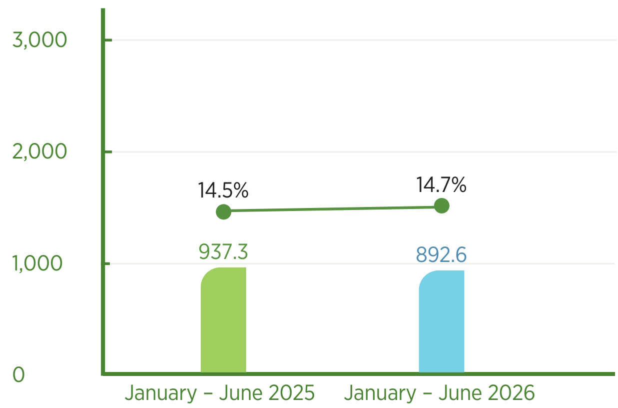
* Profit attributable to shareholders of the Company for the twelve months ended 30 June 2026 is adopted for calculation of ROE as at 30 June 2026.

Financial Summary

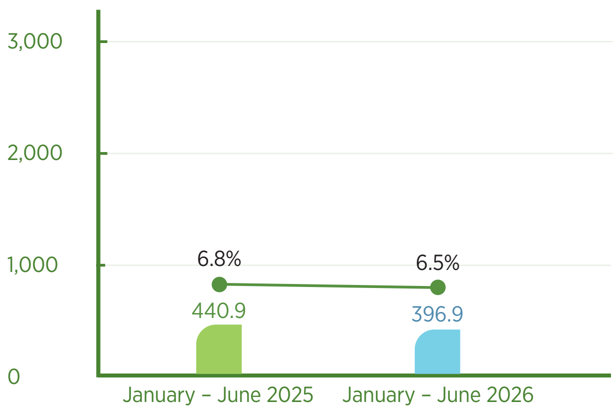
Revenue (RMB million)



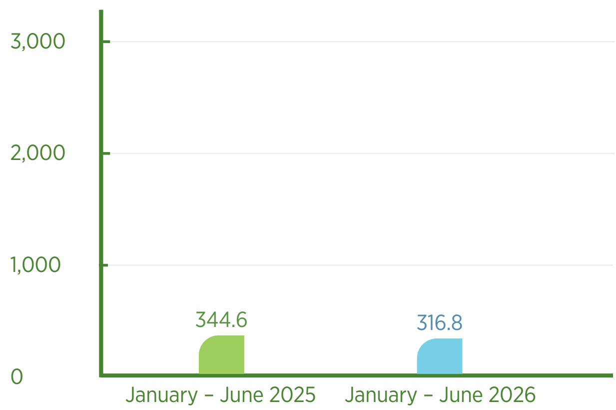
Gross profit and gross profit margin (RMB million)/%



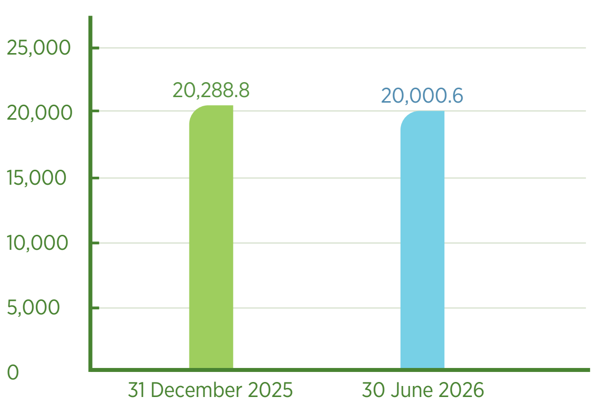
Net profit and net profit margin (RMB million)/%



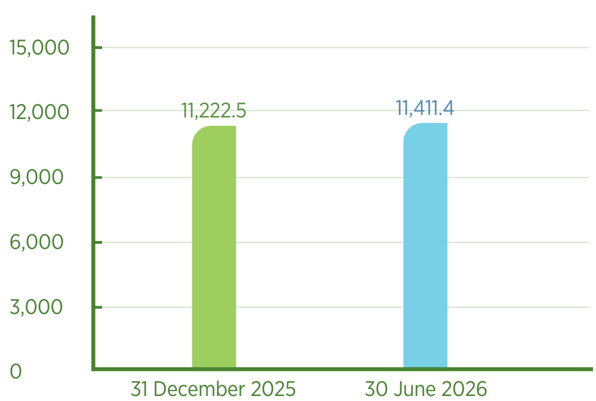
Profit attributable to the Shareholders of the Company (RMB million)



Total assets (RMB million)



Shareholders' equity (RMB million)



Chairman's Statement

Wang Haiyang
Chairman of the Board

Dear Shareholders,

We are pleased to present the unaudited consolidated results of the Group for the six months ended 30 June 2026 (the "Period").

In the first half of 2026, geopolitical tensions continued to worsen, with persistent frictions placing pressure on the global economy and international trade, while the outlook for economic recovery remained uncertain. Through the implementation of more proactive macroeconomic policies to effectively address external risks and challenges, China's economy maintained stable operations within a reasonable range, continuing to demonstrate its resilience. China government continued to prioritise the stabilisation of the real estate market, and various regions introduced a range of measures to improve the balance between supply and demand, with some core cities showing signs of recovery. However, the principal indicators for property development and sales nationwide in the first half of the year continued to decline year on year, and it will take time for the real estate market to reach a bottom and recover. In 2026, the Government Work Report, for the first time, explicitly proposed an action plan to improve the quality of property services, with strong emphasis on extending property services into households. This places greater emphasis on the fundamental service nature of the industry and encourages property management enterprises to become more deeply involved in primary-level governance. The government has also strengthened its supervision and regulation of the industry, urging enterprises to address legacy issues and promoting the standardised, transparent and professional development of the sector. While recognising the value of the industry, these measures also clarify the respective rights and responsibilities of property owners and enterprises, and encourage the two sides to develop a relationship based on mutual trust and mutual benefit. Nevertheless, the industry continues to face a number of challenges, including the trade-off between service quality and pricing, intensifying competition and slowdown in cash collection. These challenges have placed pressure on customer satisfaction, profit margins and collection rates. In response, some enterprises have strategically reduced their scale and market footprint, placing greater emphasis on service quality and operational quality, while actively pursuing digital and intelligent transformation.

Faced with challenges arising from the external environment and policy developments, as well as pressures associated with its own transformation and operations, the Group has remained committed to its founding aspiration of "lifelong caring". Focusing on the two core areas of service quality and operational quality, the Group has further optimised its business portfolio, with its transition towards a quality- and efficiency-driven development model beginning to deliver results. Although adjustments to its business strategy have placed some pressure on revenue scale, through the adoption of flexible strategies to strengthen business quality, the Group maintained a stable overall management scale and delivered operating performance in line with its expectations. The Group's momentum towards high-quality development remained strong, enabling it to respond effectively to external uncertainties.

In line with policy direction, the Group regards "Good Service" as the foundation of its brand. It has consistently placed property owners at the centre of its business and adhered to the principle of ensuring that service quality is commensurate with price, providing high-quality services throughout the full lifecycle and across all service scenarios. During the first half of the year, the Group continued to deepen the development of its tiered residential service system. Focusing on the needs of communities throughout their full lifecycle, and taking into account service scenarios, human-centric experiences and emotional connections, the Group further refined the details of its tiered service offerings, committed to establishing a benchmark service brand for the industry. During the Period, the Group also continued to develop service standards for non-residential properties, with a particular focus on enhancing service standards for commercial and office buildings. The Group actively listened to the views of property owners and promptly reviewed and rectified areas that affected their service experience. During the first half of the year, overall customer satisfaction improved steadily year on year, while key service quality indicators continued to improve. To further enhance property owners' experience of service quality, the Group leveraged digital and intelligent transformation during the Period to launch a series of targeted quality enhancement initiatives. These included improving service response times, implementing large-scale landscaping and greening enhancement programmes across projects, increasing the transparency of publicly disclosed information, and improving facilities maintenance and community order management. These measures have enabled property owners to see and experience tangible improvements in service quality. In addressing customer complaints and other issues, the Group introduced a number of convenient complaint channels during the first half of the year, including direct escalation of customer complaints to the group level. It also strengthened oversight and spot checks of the closed-loop handling of customer requests, ensuring that complaints were addressed promptly and appropriately and that its commitment to service quality could translate into positive recognition from property owners. In terms of community culture development, the Group organised thousands of cultural activities around four key themes - public welfare, health, parent-child activities and arts - attracting nearly 300,000 participants. These activities helped foster an age-friendly community culture and demonstrated the warmth of the Group's brand and its commitment to human-centric care.

The Group has fully reinvigorated its market expansion efforts and strengthened its market development teams to capture opportunities in the mid-end residential market. By balancing quality and scale, it has effectively improved the quality of resources secured for residential projects and its bid success rate. At the same time, the Group has strengthened market resource coordination and product system development across non-residential segments. Its market expansion has shifted from being resource-driven to capability-driven, with steady improvements in both project quality and the scale of expansion. During the Period, the Group strictly adhered to its whitelist under city footprint framework, and strategically focused on selected core cities and deeply cultivated cities, with initial results from these efforts becoming evident. Based on annualised contract value, 87% of newly secured projects during the first half of the year were located in the Group's selected whitelist of expansion cities, of which 77% were in core and deeply cultivated cities, further optimising its regional footprint and enhancing regional density and brand influence. In response to the impact of proactive project exits and changes in market demand on its management scale, the Group remained committed to its quality standards for market expansion and actively supplemented its portfolio with quality projects. During the Period, it consolidated its competitive advantages in specialised segments including government buildings, educational institutions and industrial parks, while also making breakthroughs in new property types. In addition, the Group strengthened strategic cooperation with major clients. Through centralised coordination at group level, it achieved a strategic breakthrough from individual project wins to nationwide replication at scale. For high-quality existing and major projects, the Group placed particular emphasis on securing contract renewals. During the Period, the renewal rate of major projects increased significantly.

In terms of diversified businesses, the Group proactively addressed the current development constraints affecting its property owners value-added services and further advanced their transition towards a market-oriented model. By gaining deeper insights into customer needs and streamlining its business offerings, the Group focused on three major sectors, namely "Local Living", "Space Manager" and "Asset Manager", while improving its product models and channel systems, while the contribution from market-oriented businesses continued to increase. Local living services focused on the "15-minute convenient community living circle", with an emphasis on cultivating users and increasing product repurchase rates, resulting in improved profitability in certain business segments. Space services and asset services further strengthened their intensive management models and professional capabilities, while incubating small-scale, differentiated service offerings. City services continued to focus on improving cash collection, by phasing out inefficient projects with low capital efficiency, with collection rates and operating cash flow improving during the Period.

As a labour-intensive industry, the property services sector has long faced challenges including a lack of standardisation, relatively slow service response speed and varying levels of management refinement. Leveraging technologies such as artificial intelligence ("AI") and the Internet of Things ("IoT") to advance intelligent operations has become an industry-wide consensus. With improving service quality as core objective, the Group upgraded its intelligent business systems during the Period, focusing on the implementation of pilot applications in frontline service scenarios. It advanced applications including AI-powered security system, smart elevator management, intelligent customer service and cleaning robots, with the aim of fully realising the value of technology. At the project management level, the Group continued to upgrade facilities and equipment and advance digital transformation. During the Period, selected projects piloted the implementation of A-Living's AI intelligent operations digital management system. Through real-time monitoring and early-warning analysis enabled by AI technology, the system further enhanced intelligent project management capabilities and improved the efficiency of issue resolution. In addition, the Group advanced strategic cooperation with leading robotics enterprises and piloted human-robot collaborative operations at selected projects, effectively supporting improvements in service quality and operational efficiency. In terms of customer service, the Group further expanded the application of AI-powered customer service solutions to improve response efficiency, safeguard customer satisfaction and ensure a high rate of complaint resolution.

In terms of operational management, the Group implemented targeted measures to improve operational efficiency and achieved positive results. Although the Group's overall revenue scale contracted slightly due to ongoing adjustments to its business structure and the proactive exit from inefficient projects, the quality of its existing project operations improved significantly during the Period. The Group established a project health assessment model and implemented dynamic, tiered management tailored to individual projects, resulting in a reduction in the proportion of inefficient projects. In addition, through measures to strengthen cash collection, the Group's operating cash flow remained stable and continued to improve. The collection rate for the Period improved year on year, resulting in a healthier and more sustainable overall operating status. The Group further leveraged information technology to enhance operational efficiency and support refined management through digitalisation. For example, by utilising the "AI Data Query (AI問數)" data model, the Group achieved automated and precise management of its member companies, thereby improving internal management efficiency. In terms of organisational development, the Group refreshed its talent system and strengthened its organisational foundation during the first half of the year. It launched the "Fertile Ground Programme (沃土計劃)" to cultivate entrepreneurial-minded talent through a Z-shaped, multi-dimensional development pathway, and established eight talent empowerment centres, with a particular focus on enhancing the effectiveness of frontline training and providing strong internal momentum for the Group's high-quality development. Meanwhile, the Group comprehensively upgraded its corporate culture strategy. With "kindness and care" as its theme, it conveyed the organisation's care and warmth to its employees, while developing the "Intrepidity" culture — defined by simplicity, transparency, efficiency, pragmatism and accountability — as the shared culture and guiding principles of A-Living employees.

OUTLOOK

Looking ahead, the industry is undergoing a profound transformation towards greater emphasis on its service-oriented nature. Against the backdrop of slower industry growth, enterprises are actively exploring value restructuring and business upgrades, with refined management, cost control and efficiency enhancement, and high-quality development emerging as the new directions for the industry. Property services are evolving into an independent service industry focused on serving people’s livelihoods, while providing services at the primary level and ensuring high transparency are becoming increasingly important trends. The Group will remain firmly customer-centric and adopt the “Four Excellences and Four Strengths” strategic framework. It will strive for excellence in product and service capabilities, teams and talent, organisation and mechanisms, and corporate culture, while building strong upstream and downstream supply chains, strong customer resources and market expansion capabilities, strong capabilities to overcome challenges and drive innovation, and strong corporate brand influence. By continuously creating value for customers, the Group aims to earn their recognition, satisfaction and trust, achieve continuous breakthroughs in operational quality, and build a century-long enterprise founded on shared value.

The Group will uphold the leadership of the Chinese Communist Party and deeply integrate this into primary-level governance of the society, enhance service compliance and transparency, and foster a relationship of mutual trust and mutual benefit with property owners. With customer satisfaction as its ultimate goal, the Group will continuously strive for excellence in service quality, comprehensively strengthen service awareness and capabilities, and adhere to the principle that service quality should be commensurate with price, thereby establishing long-term relationships of trust with property owners. The Group regards service product capabilities as its core competitive strength and will fully advance the development of its brand system, thereby achieving the productisation of services, standardisation of products and visualisation of standards, and building a century-long service brand. Going forward, the Group will focus on customer satisfaction, services commensurate with price, and clear standards, comprehensively refining its tiered service standards system to respond to the diverse needs and expectations of property owners, while advancing the development of product systems across multiple property types. The Group will conduct a comprehensive review of pain points in customers’ service experience and implement a tiered management system for project quality, with dynamic management based on inspection results. It will further clarify quality management responsibilities at each level, strengthen efforts to rectify issues, and ensure that property owners can genuinely feel the respect shown to them and the improvements made, with enhancing property owner satisfaction as a core priority. At the same time, the Group will refine its service standards and operating manuals, while actively innovating and enhancing its service offerings to provide customers with greater value and create experiences that exceed their expectations. In addition, the Group will further enhance the application of digital technologies and strengthen the closed-loop management of customer requests. In the second half of the year, the Group will commence the intelligent upgrade of its “400” national customer service hotline and establish the Group’s integrated smart operations centre. It will launch AI-powered customer service and complaint channels to listen extensively to customers’ views and feedback, respond and resolve issues promptly, and enable customers to experience the heartwarming services.

The Group has been transitioning towards a quality-first approach and has undertaken a thorough restructuring of its project portfolio. Following two years of optimisation, the number of inefficient and low-quality projects has been significantly reduced. Going forward, the Group will focus on high-quality expansion, accelerate the addition of quality project resources, continuously strengthen the capabilities of its market development teams, and place greater emphasis on securing renewals of major projects, thereby driving steady growth in its overall management scale. In the second half of the year, the Group will balance scale and efficiency, leveraging the development of benchmark projects as a starting point to achieve breakthroughs in selected markets and establish differentiated competitive advantages. It will refine its geographical footprint based on its city whitelist, expand regional advantages, enhance the market reach of its projects and increase project density within individual region. For key property types, the Group will strengthen the standardisation of its market expansion approach, including further developing its expansion system for existing residential properties and enhancing resource and tender management capabilities. It will also refine its approach to major customer and channel development, explore collaborative platform models for securing projects, break down barriers to collaboration, and shift from opportunity-driven expansion towards channel-driven expansion, thereby securing sustainable sources of growth.

The Group will vigorously pursue a transformation towards technology-driven management, comprehensively enhance its smart service capabilities, and establish a 5S framework covering customer listening (Sound), visibility (Sight), service delivery (Service), smart decision-making (Smart) and precision planning (Scheme). Through its AI customer service system and multiple channels, the Group will accurately and comprehensively collect the views and suggestions of property owners, ensuring that their voices are heard. Through IoT monitoring and AI-powered inspections, it will obtain real-time information on on-site conditions and resolve service issues promptly. In addition, AI-enabled work order allocation and automated closed-loop management will help ensure that service tasks are properly executed. Through standardised governance of its data platform, together with AI-assisted operational decision-making, the Group will further enhance the efficiency of its business decisions. At project level, the Group will promote pilot applications of robots and test application models in different scenarios, using human-robot collaboration to enhance service efficiency and standardisation.

According to the 15th Five-Year Plan for Urban Renewal, property service enterprises are encouraged to extend their businesses into diversified value-added services, including elderly care, childcare, domestic services, healthcare, disability assistance and cultural services. This will extend the community service industry chain and provide a clear direction for the upgrading and transformation of the industry and the expansion and improvement of services. Value-added services are one of the key competitive strengths of the industry participants in the future. As the industry shifts from managing physical assets towards serving people, property owners value-added services offer significant growth opportunities. The Group will actively respond to the national policy direction of extending property services into households and create more valuable services for property owners. By upgrading its strategic positioning and developing value-added services as a second growth curve, the Group aims to capture development opportunities in an increasingly competitive existing market. Taking the genuine needs of property owners and value creation as its starting point, the Group will restructure its core product lines, upgrade its management system and establish a new model featuring the parallel development of flagship, basic and incubation products, while highlighting the characteristics and strengths of each product. At the same time, the Group will use property owners value-added services as a key connection point and allocate resources appropriately. For example, it will actively explore service scenarios such as community-based elderly care, with the aim of developing a commercialised and market-oriented community services business model over the next three years and enhancing the profitability and growth potential of its market-oriented businesses. In addition, the Group will continue to strengthen the branding of its value-added services and advance the development of its product system, using its brands to lead and support its products and enhance customer interest and trust.

Going forward, the Group will continue to strengthen its operational quality and enhance its digital and intelligent management capabilities through technology, thereby improving both quality and efficiency. It will focus on further refining its management model and systems and, through scientific and systematic data governance, establish efficient and pragmatic coordination between operations and supervision. The Group will deepen its tiered and categorised project management, optimise its project portfolio and performance assessment system, and strictly implement the principle of aligning expenditure with revenue, thereby ensuring healthy, stable and sustainable operations. For receivables, the Group will adopt a refined and tiered management approach based on precise identification, categorised measures, lawful payment collection and effective revitalizing of existing resources. It will accelerate cash recovery and the disposal of assets to further strengthen its financial status. In addition, the Group will further improve its operational management mechanisms and tools by continuously optimising supply chain resources, strictly controlling supplier risks and refining cost management standards. Through the application of digital management systems, it will enhance management efficiency and effectiveness while maintaining the compliance standards. The Group regards its team and talent as its core assets. Going forward, it will comprehensively enhance its talent, organisation, mechanisms and corporate culture, cultivate more self-motivated talent through the "Fertile Ground Programme", build an agile organisation and establish flexible mechanisms centred on business operations. These efforts will support efficient operations and lean management while further strengthening the Group's corporate culture and enabling it to pursue sustainable long-term development.

The industry is undergoing a profound transformation, with a new cycle already underway. The value of property services has gained widespread recognition from both the government and property owners. The Group will continue its transformation towards livelihood services, smart management and lifestyle services, further leveraging its social value and deepening recognition and trust among property owners. We believe that, guided by the spirit of being "Intrepid and Proactive", the entire A-Living team will sincerely serve property owners and genuinely care for society, with kindness and solicitude at its heart. Undaunted by challenges and firmly grounded in action, we will continuously strengthen our service and product capabilities, develop core competencies that can withstand market cycles, and pursue innovation and progress. Through our continued efforts, we are confident that we can achieve our goals and advance against the prevailing headwinds.

ACKNOWLEDGEMENT

On behalf of the board (the "Board") of directors (the "Directors") of the Company, we would like to extend our heartfelt gratitude to our Shareholders and customers for their enormous support, and to all our staff members for their dedicated efforts, all of which are indispensable for the development of the Group.

Wang Haiyang
Chairman of the Board

Hong Kong, 27 August 2026

Management Discussion and Analysis

BUSINESS REVIEW

In the first half of 2026, against the backdrop of complex external environments and challenges including prolonged geopolitical conflicts, volatility in energy supply chains and tariff policies, China's economy withstood the pressures and maintained overall stable performance in the inaugural year of the "15th Five-Year Plan". The real estate market continued its bottoming-out and recovery amid profound adjustment, with policy priorities shifting towards "stabilising the real estate market" and "promoting high-quality development of the real estate sector". Meanwhile, as household consumption upgraded towards service-oriented spending, the service sector advanced towards high-quality development. For the first time, the Outline of the 15th Five-Year Plan incorporates property management services into the national top-level institutional framework, clearly defining and elevating the role of the property management services industry within the primary-level governance structure.

As a service industry tied to daily livelihoods, property management services directly address the needs of the people, and face the dual challenges of tighter regulatory compliance and higher market expectations. Amid the competition for existing market share, the industry is forging a new value proposition, placing greater emphasis on the quality of development, advancing lean management, driving cost reduction and efficiency gains, and accelerating technological transformation.

In the first half of the year, in line with policy guidance and evolving industry trends, the Group remained committed to high-quality development as its overarching goal by reinforcing service quality, deepening lean management, promoting digital empowerment and accelerating high-quality expansion, thereby continuously enhancing its operational quality and brand competitiveness. During the Period, the Group recorded revenue of RMB6,063.6 million, gross profit of RMB892.6 million, and adjusted net profit of RMB538.5 million. As of 30 June 2026, the Group's GFA under management was 493.0 million sq.m.

The Group's principal businesses include: (i) property management services; (ii) property owners value-added services; (iii) city services; and (iv) extended value-added services.

Property management services

Property management services, which include security, cleaning, greening, gardening, repair and maintenance, etc., are the main source of revenue of the Group.

In the first half of the year, the Group deepened its strategic transformation into a "quality and efficiency-driven" enterprise. Centring on customers and grounding in its service capabilities and product capabilities, the Group advanced the brand building of its tiered residential service system and systematically reshaped its "Quality Service" framework. Focusing on service quality enhancement, the Group strengthened its quality foundation by implementing routine inspection and rectification mechanisms in key areas, such as environmental greening, operational safety and fire control. Leveraging customer complaint handling mechanism, including direct escalation of complaints to management and multi-level joint follow-up calls, the Group achieved effective management of customer complaints featuring "full recording, prompt handling, traceability and closed-loop resolution". Furthermore, the Group promoted facility upgrades and digital transformation of its services. Through the pilot deployment of the "AI Smart Operational Digital Management System" and cleaning robots, the Group achieved visualised monitoring of project operations trajectories and outcomes, thereby enhancing both the quality and efficiency of quality control. Meanwhile, the Group continued to deepen its owner care initiatives and community culture development with focus on the needs of elderly and children, extending basic services to more emotionally engaging service to enhance brand warmth and service perception. During the Period, centred around traditional festivals and convenient community services, the Group organised over 3,000 festival-themed seasonal events, and upgraded its children's art festival, attracted nearly 10,000 "little homeowners" to these events.

The Group adhered to its "city-focused and benchmark-driven" market expansion strategy, continuously enhancing its expansion framework, resource coordination, and team empowerment. Through a project classification and control system, the Group strengthened its bidding and contract renewal management, thereby solidifying its scale fundamentals for future development. During the first half of the year, the Group deepened its presence in core and deeply penetrated cities in accordance with its established city expansion strategy. By synergising its diverse brand resources and consolidating its competitive edge in niche sectors, the Group secured numerous high-quality projects in sectors such as industrial parks, government office buildings, and educational institutions. Building on the success of benchmark projects, it achieved key breakthroughs in existing residential market. Through implementing precise strategies based on project classification, the Group also strengthened renewal guarantees for key projects, resulting in a steady increase in contract renewal rate for key projects during the first half of the year. In addition, it further optimised its project portfolio and city footprint as it continued to dynamically exit or phase out inefficient projects to elevate operating quality while maintaining overall stability in operational scale.

During the Period, revenue from property management services amounted to approximately RMB5,026.3 million (corresponding period of 2025: RMB5,328.0 million), representing a decrease of 5.7% as compared with the corresponding period of last year. Among which, revenue from residential property projects amounted to RMB2,259.5 million (corresponding period of 2025: RMB2,289.5 million), representing a decrease of 1.3% as compared with the corresponding period of last year. Revenue from non-residential property projects amounted to RMB2,766.8 million (corresponding period of 2025: RMB3,038.5 million), representing a decrease of 8.9% as compared with the corresponding period of last year.

Breakdown of total GFA under management

As at 30 June 2026, the Group has a total of 493.0 million sq.m. of GFA under management. Among which, GFA under management from third-party projects accounted for approximately 81.8% of the total GFA under management. Third-party projects represented a major source of our GFA under management.

Project portfolio of GFA under management

The Group's projects under management include residential properties, public buildings and commercial and office buildings, etc. As at 30 June 2026, residential projects accounted for 48.7%, public buildings accounted for approximately 41.3%, and commercial buildings and others accounted for approximately 10.0%.

Geographic coverage of GFA under management

As at 30 June 2026, the Group had 3,847 projects under management, covering 28 provinces, municipalities and autonomous regions and 181 cities across China. The Group continued to optimise our project structure during the Period by dynamically exiting underperforming projects and isolated cities, and consolidated management of certain projects. As a result, the number of projects under management and the number of cities covered declined.

By region, 29.0% of the Group's GFA under management was located in the Yangtze River Delta region, 20.6% in the Guangdong-Hong Kong-Macao Greater Bay Area, 7.3% in the Shandong Peninsula city cluster, 8.2% in the Chengdu-Chongqing city cluster, while the remaining spread across other regions in China.

Charging mode

The Group primarily adopted lump sum contract basis as its mode of fee charging, which is conducive to improving our service quality and operational efficiency.

Property owners value-added services

Property owners value-added services mainly include living and comprehensive services, home improvement services, community space operation and other services, as well as value-added services to institutions and enterprises, which focus on improving the work and living experience of property owners and residents and preserving and increasing the value of their properties.

The Group continued to develop its three core business systems: local living services, asset services and space operation, whilst simultaneously expanding its integrated facility management services, with a view to further optimising its business structure and achieving comprehensive coverage of community service scenarios. In terms of local living and comprehensive services, the Group strived to build a comprehensive community and household services platform, with focus on conversion and repeat purchases of high-frequency and essential household services such as home appliance cleaning and convenient water delivery, while also launching innovative community convenience service offerings. The retail business adhered to a strategy of offering best-selling products, created convenient nearby shopping experiences, exercising stringent control over product quality, and enhancing customer acquisition and conversion. Meanwhile, the Group explored community-based health and elderly care services by conducting research into the needs of community residents and piloting initiatives such as community wellness centres.

To address the business decline in asset services, including home improvement, caused by the continued downturn in real estate supply and sales, the Group deepened its engagement throughout the full property lifecycle. Leveraging the distinct characteristics of residential properties and cultural tourism projects, and centring on the core needs of property management & maintenance and value preservation & appreciation, the Group established a comprehensive asset appreciation and management system. For cultural tourism communities, the Group leveraged vacation-style real estate assets as an entry point to develop a tourism property management brand. The Group has established a product model at the Hainan Qingshuiwan project and successfully rolled out the business model at the Yunnan project. At the same time, the Group has developed a "property + leasing & sales" model, under which property managers leverage community scenarios to source properties and customers, thereby expanding revenue channels for property leasing and sales. As to maintenance services, the Group promoted five specialised maintenance services and an on-site maintenance model, steadily increasing service coverage across projects.

For space operation, the Group strengthened its coordinated allocation and classified management of resources, enhanced its refined operational capabilities for public areas, and ensured compliant operation of existing spatial resources. Through standardised and digitalised operating models, the Group systematically carried out commercial services including community advertising, pop-up events and the operation of new energy charging piles.

During the Period, revenue from property owners value-added services amounted to RMB463.4 million, representing a decrease of 10.8% as compared with RMB519.5 million in the corresponding period of 2025, and accounting for approximately 7.6% of the total revenue.

(1) Living and comprehensive services include property maintenance, housekeeping, courtyard gardening, community retail, energy-saving renovation, express delivery, tourism, community second-hand leasing and sales services, comprehensive consulting services, etc. During the Period, revenue from living and comprehensive services was approximately RMB120.4 million, representing a decrease of 17.0% as compared with RMB145.0 million in the corresponding period of 2025. The main reasons for such decrease in revenue are as follows: the community retail segment experienced a temporary decline in revenue as it strengthened quality control, whilst focusing on sales of core product categories and phasing out underperforming products. Living and comprehensive services account for approximately 26.0% of revenue from property owners value-added services.

(2) Home improvement services primarily include decoration, turnkey furnishing and community renewal services, etc. During the Period, revenue from home improvement services amounted to approximately RMB15.1 million, representing a decrease of 40.7% as compared with RMB25.5 million in the corresponding period of 2025, mainly due to the continued year-on-year decline in overall real estate development and sales indicators during the first half of the year, which placed pressure on demand for real estate resource-related businesses. Home improvement services accounted for approximately 3.2% of revenue from property owners value-added services.

(3) Community space operation and other services primarily include club house operation services, property operation services, community-based advertising operation, parking lot management services and community asset operation, etc. During the Period, revenue from community space operation and other services amounted to approximately RMB223.7 million, representing a decrease of 6.6% as compared with RMB239.6 million in the corresponding period of 2025, and accounted for approximately 48.3% of the revenue from property owners value-added services. The decrease in revenue was mainly attributable to the exit of underperforming projects, which resulted in an overall decline in the volume of the community space business. The Group has proactively adopted diversified strategies to mitigate the impact, including expanding temporary venue leasing businesses such as community pop-up markets, implementing centralised operation and management of charging piles, and coordinating the introduction of strategic partner merchants, with a view to enhancing management efficiency on all fronts and cushioning the downward pressure.

(4) Value-added services to institutions and enterprises include featured value-added services for public buildings, such as catering, commuting services and material procurement services, as well as featured value-added services for commercial and office buildings, such as customised business platform for enterprises, conferencing services, centralised procurement and retailing for enterprises, etc. During the Period, revenue from value-added services to institutions and enterprises was approximately RMB104.2 million, representing a decrease of 4.7% as compared with RMB109.4 million in the corresponding period of 2025, primarily due to the Group's continuation of its 2025 operating strategy, under which it further optimised the business portfolio of its catering services business and selectively exited certain catering services projects with lower profitability. Value-added services to institutions and enterprises accounted for approximately 22.5% of revenue from property owners value added service.

City services

City services mainly include street cleaning and maintenance, domestic refuse collection and transportation, refuse classification, landscaping and gardening maintenance, municipal facility maintenance, urban space operation, community coordination and governance, smart city management solutions, etc. Currently, the Group's city services projects are mainly divided into single project contracting model and integrated sanitation services.

During the Period, the Group's city services continued to focus on enhancing operational quality and improving cash flow, systematically phasing out underperforming projects with low capital efficiency. During the Period, revenue from city services amounted to RMB544.2 million, representing a decrease of 5.7% compared to RMB577.0 million in the corresponding period of 2025, and accounting for approximately 9.0% of total revenue.

Extended value-added services

Extended value-added services primarily include sales centre property management services and other extended value-added services for property developers.

During the Period, the Group recorded revenue from extended value-added services of RMB29.7 million (corresponding period of 2025: RMB40.9 million), representing a decrease of 27.2% from the corresponding period of last year, and accounting for approximately 0.5% of the total revenue. This was mainly due to the Group's focus on its core businesses, proactive contraction of cyclical businesses, and concentration of resources on improving overall operating quality. Within the segment:

Sales centre property management services (accounting for 100.0% of the revenue from extended value-added services): revenue for the Period amounted to RMB29.7 million, representing a decrease of 27.0% as compared with RMB40.7 million in the corresponding period of 2025.

No revenue was generated from other extended value-added services during the Period, representing a decrease of 100% as compare with RMB0.2 million in the corresponding period of 2025.

FINANCIAL REVIEW

Revenue

The Group's revenue was derived from four major business lines: (i) property management services; (ii) property owners value-added services; (iii) city services; and (iv) extended value-added services.

For the six months ended 30 June 2026, the Group's revenue amounted to RMB6,063.6 million (corresponding period of 2025: RMB6,465.4 million), representing a decrease of 6.2% as compared with the corresponding period of last year. Among which, revenue from property management services, property owners value-added services and city services businesses totalled RMB6,033.9 million, representing a year-on-year decrease of 6.1% and accounting for 99.5% of the Group's total revenue.

	For the six months ended 30 June				
	2026 (RMB million)	**Percentage of revenue %**	2025 (RMB million)	Percentage of revenue %	**Growth rate** %
Property management	**5,026.3**	**82.9%**	5,328.0	82.4%	-5.7%
— Residential property projects	**2,259.5**	**37.3%**	2,289.5	35.4%	-1.3%
— Non-residential property projects	**2,766.8**	**45.6%**	3,038.5	47.0%	-8.9%
Property owners value-added services	**463.4**	**7.6%**	519.5	8.1%	-10.8%
City services	**544.2**	**9.0%**	577.0	8.9%	-5.7%
Subtotal:	**6,033.9**	**99.5%**	6,424.5	99.4%	-6.1%
Extended value-added services	**29.7**	**0.5%**	40.9	0.6%	-27.2%
— Sales centre property management services	**29.7**	**0.5%**	40.7	0.6%	-27.0%
— Other extended value-added services	**-**	**-**	0.2	0.0%	-100.0%
Total	**6,063.6**	**100.0%**	6,465.4	100.0%	-6.2%

Cost of sales

The Group's cost of sales mainly includes employee welfare expenses, cleaning fees, security expenses, maintenance costs, utilities, greening and gardening expenses, costs of consumables, depreciation and amortisation expenses, and others.

During the Period, the Group's cost of sales was RMB5,171.0 million (corresponding period of 2025 (restated): RMB5,528.1 million, representing a year-on-year decrease of 6.5%, which was primarily due to the continued adjustment of the business structure and the proactive phase-out of underperforming projects, resulting in a modest decrease in the Group's revenue and a corresponding drop in costs.

Gross profit and gross profit margin

	For the six months as at 30 June				
	2026		2025		
	Gross profit (RMB million)	**Gross profit margin %**	Gross profit (RMB million) (Restated)	Gross profit margin %	**Growth rate** %
Property management services	**697.7**	**13.9%**	732.9	13.8%	-4.8%
Property owners value-added services	**104.0**	**22.5%**	112.9	21.7%	-7.9%
City services	**91.8**	**16.9%**	81.8	14.2%	12.2%
Subtotal:	**893.5**	**14.8%**	927.6	14.4%	-3.7%
Extended value-added services	**(0.9)**	**-2.9%**	9.7	23.6%	-109.0%
Total	**892.6**	**14.7%**	937.3	14.5%	-4.8%

During the Period, the Group's gross profit was RMB892.6 million, representing a decrease of 4.8% compared to RMB937.3 million in the corresponding period of 2025 (restated). Gross profit margin increased by 0.2 percentage points from 14.5% in the corresponding period of 2025 (restated) to 14.7%. Among which, the total gross profit from property management services, property owners value-added services and city services was RMB893.5 million, representing a decrease of 3.7% year on year.

— Gross profit margin for property management services was 13.9% (corresponding period of 2025: 13.8%), representing an increase of 0.1 percentage points compared to the corresponding period of 2025, mainly due to the Group's continued commitment to business portfolio optimisation and operational and management efficiency improvement, with overall gross profit gradually stabilising. Excluding the impact of amortisation of intangible assets arising from mergers and acquisitions, gross profit was RMB755.7 million, with a gross profit margin of 15.0%.

— Gross profit margin of property owners value-added services was 22.5% (corresponding period of 2025: 21.7%), representing an increase of 0.8 percentage points compared to the corresponding period of 2025, mainly due to the Group's proactive response to current business development bottlenecks, which drove the property owners value-added services to further transition towards a market-oriented model. Through management measures such as streamlining its business portfolio, focusing on core product categories and enhancing channel development, the Group steadily improved its business profitability.

— Gross profit margin of city services was 16.9% (corresponding period of 2025 (restated): 14.2%), representing an increase of 2.7 percentage points compared to the corresponding period of 2025.

— Gross profit margin of extended value-added services was -2.9% (corresponding period of 2025: 23.6%), representing a decrease of 26.5 percentage points compared to the corresponding period of 2025, mainly due to the related costs incurred during the Period despite the Group's proactive reduction in the scale of its property-related operations.

Sales and marketing expenses

During the Period, the Group's sales and marketing expenses amounted to RMB17.8 million (corresponding period of 2025 (restated): RMB15.7 million), representing 0.3% of revenue, and representing an increase of 0.1 percentage points compared to the corresponding period of 2025.

Administrative expenses

During the Period, the Group's administrative expenses amounted to RMB289.0 million, representing an increase of 4.9% compared to RMB275.6 million in the corresponding period of 2025 (restated), and accounting for 4.8% of the revenue, representing an increase of 0.5 percentage points compared to the corresponding period of 2025.

Net impairment loss on financial assets

During the Period, the Group's net impairment loss on financial assets was RMB131.7 million (corresponding period of 2025: RMB104.4 million), representing a year-on-year increase of 26.2%, mainly due to the increase in the balance of trade receivables, which led to a corresponding increase in impairment provision.

Other income

During the Period, the Group's other income was RMB36.5 million (corresponding period of 2025 (restated): RMB55.0 million), representing a year-on-year decrease of 33.6%, mainly due to the decrease in government grants.

Income tax

During the Period, the Group's income tax expenses were RMB58.6 million (income tax expenses for the corresponding period of 2025: RMB142.5 million). The income tax rate was 12.9% (corresponding period of 2025 (restated): 24.4%). The income tax rate for the Period decreased by 11.5 percentage points year on year, mainly due to the decrease in profit before tax during the Period and the partial restructuring of the business structure, resulting in the reduction of income tax expenses.

Profit

During the Period, the Group's net profit was RMB396.9 million, compared to a net profit of RMB440.9 million in the corresponding period of 2025 (restated), primarily due to the decline in gross profit. Net profit margin was 6.5%, representing a decrease of 0.3 percentage points from 6.8% in the corresponding period of 2025 (restated).

To supplement the consolidated financial statements prepared in accordance with Hong Kong Financial Reporting Standards, the Group has also adopted adjusted net profit, an additional financial measure not required by or presented in accordance with Hong Kong Financial Reporting Standards. The Group believes that this measure provides useful supplementary information for investors and management in assessing the Group's core operating results and financial performance.

During the Period, the Group's adjusted net profit was RMB538.5 million, representing a decrease of 7.5% from RMB582.3 million in the corresponding period of 2025 (restated). Adjusted net profit margin was 8.9%, representing a decrease of 0.1 percentage points from 9.0% in the corresponding period of 2025 (restated). Among these, the adjusted net profit of property management services, property owners value-added services and city services was RMB547.4 million, representing a decrease of 5.7% from RMB580.3 million in the corresponding period of 2025 (restated). The adjusted net profit margin was 9.1%, representing an increase of 0.1 percentage points from 9.0% in the corresponding period of 2025 (restated).

Current assets, reserves, and capital structure

The Group maintained a sound financial position during the Period. As at 30 June 2026, current assets amounted to RMB11,935.6 million, representing a decrease of 5.0% as compared with RMB12,568.1 million as at 31 December 2025 (restated). As at 30 June 2026, the Group's cash and cash equivalents amounted to RMB2,590.0 million, representing a decrease of 15.0% as compared with RMB3,046.3 million as at 31 December 2025 (restated). As at 30 June 2026, the Group's cash and cash equivalents were mainly held in Renminbi, Hong Kong dollars and United States dollars.

As at 30 June 2026, the Group's total equity was RMB11,411.4 million, representing an increase of RMB188.9 million from RMB11,222.5 million as at 31 December 2025 (restated), and representing an increase of 1.7%.

Property, plant and equipment

The Group's property, plant and equipment mainly comprise buildings, office equipment, machinery and equipment, and other fixed assets. As at 30 June 2026, the net value of the Group's property, plant and equipment amounted to RMB843.4 million, representing a decrease of 6.8% from RMB904.9 million as at 31 December 2025 (restated), primarily due to the depreciation during the period.

Other intangible assets

As at 30 June 2026, the net book value of other intangible assets of the Group was RMB657.7 million, representing a decrease of 10.7% as compared with RMB736.4 million as at 31 December 2025. Intangible assets of the Group mainly included (i) RMB28.9 million from the trademark value of member companies; (ii) RMB1,764.0 million generated from customer relationship and backlogs attributable to member companies; (iii) the software developed and purchased by the Group; and (iv) partially offset by amortisation of trademarks, customer relationship and software. Trademarks, customer relationship and software had specific validity periods and were carried at cost less accumulated amortisation.

Goodwill

Goodwill was primarily derived from the expected future developments of the member companies, expansion of market coverage, diversification of service portfolio, integration of value-added services and improvement of management efficiency. As at 30 June 2026, the Group's goodwill was RMB2,543.4 million.

No significant risk of goodwill impairment was identified during the Period.

Financial assets at fair value through profit or loss ("FVPL")

As at 30 June 2026, the Group's financial assets at FVPL amounted to RMB715.0 million, representing a decrease of 0.7% as compared with RMB720.3 million as at 31 December 2025.

Trade and other receivables and prepayments

As at 30 June 2026, trade and other receivables and prepayments (including current and non-current portions) amounted to approximately RMB9,335.2 million, representing a decrease of 2.1% from RMB9,534.6 million as at 31 December 2025 (restated). Among which, trade receivables amounted to approximately RMB8,856.3 million, representing an increase of 4.0% as compared with RMB8,517.4 million as at 31 December 2025, which was mainly due to the impact from the payment collection cycle, resulting in an increase of the balance of trade receivables. Other receivables amounted to approximately RMB4,837.5 million, representing a decrease of 8.3% from RMB5,276.0 million as at 31 December 2025 (restated), which was mainly due to the decrease in receivables from third parties.

Trade and other payables

As at 30 June 2026, trade and other payables (including current and non-current portions) amounted to approximately RMB6,366.9 million, representing a decrease of 2.9% as compared with RMB6,557.2 million as at 31 December 2025 (restated). It was mainly due to changes in business scale and the orderly settlement of maturing payments.

Borrowings

As at 30 June 2026, the Group had long-term borrowings of RMB188.8 million, among which RMB52.8 million would be repayable within one year. The Group also had short-term borrowings of RMB97.7 million with maturities of less than one year.

Gearing ratio

Gearing ratio is calculated as total borrowings divided by total equity, which is the sum of long-term and short-term interest-bearing bank borrowings and other borrowings as at the corresponding date divided by the total equity as at the same date. As at 30 June 2026, the gearing ratio was 2.5%.

Current and deferred income tax liabilities

As at 30 June 2026, the current income tax liabilities of the Group amounted to RMB341.7 million, representing a decrease of 15.8% as compared with RMB405.6 million as at 31 December 2025 (restated), which was mainly because of the decrease in current income tax expense. Deferred income tax liabilities decreased to RMB164.9 million from RMB198.2 million as at 31 December 2025.

Pledge of assets

As at 30 June 2026, long-term borrowings amounting to RMB129.8 million and short-term borrowings amounting to RMB57.4 million were secured by certain property, plant and equipment, investment properties and trade receivables of the Group. Details of the Group's pledge of assets as at 30 June 2026 are set out in notes 13, 14 and 17 to the interim financial information contained in this report.

Significant investment held, material acquisitions and disposals of subsidiaries, associates and joint ventures

There was no significant investment held, material acquisitions or disposals of subsidiaries, associates and joint ventures by the Group during the Period.

Future plans for material investments or capital assets

Save as disclosed in this report, the Group has no other future plans for material investments and capital assets as at 30 June 2026.

Contingent liabilities

As at 30 June 2026, the Group had no significant contingent liabilities.

Key risk factors and uncertainties

The following content lists out the key risks and uncertainties confronted by the Group. It is a non-exhaustive list and there may be other risks and uncertainties further to the key risk areas outlined below.

Industry risk

The Group's operations are subject to changes in China's economy and the macro environment of the real estate industry, as well as the regulatory environment and measures affecting the property management industry in China. In particular, the Group's business performance primarily depends on the total contracted and revenue-bearing GFA, level of fees and the number of properties managed by the Group. However, its business growth is, and will likely continue to be, subject to factors related to the macro development of the industry and the upstream industries.

Business risk

The Group's ability to maintain or improve the current level of profitability depends on the Group's ability to control operating costs (including labour costs), and the Group's profit margins and results of operations may be adversely affected by the increase in labour or other operating costs. Should the Group be unable to procure new property management service contracts or renew existing management service contracts as planned or at desirable pace or price, the Group's revenue may also be adversely affected. Should the Group be unable to collect property management fees from customers on time, it may incur impairment losses on receivables; the above may also affect the assessment and impairment risk of goodwill, performance of operating cash flows and adversely affect the Group's financial position and results of operations.

Foreign exchange risk

The Group's businesses are principally located in the PRC. Except for bank deposits and financial assets at FVPL denominated in HK$ and US$, the Group was not subject to any other direct material foreign exchange risk. The management will continue to monitor the foreign exchange exposure, take prudent measures and develop hedging strategy as appropriate to reduce foreign exchange risks.

Employees and remuneration policies

As at 30 June 2026, the Group had 78,315 (as at 31 December 2025: 82,030) employees. During the Period, total staff costs amounted to RMB2,542.1 million.

The compensation plan of the Group is determined with reference to market levels as well as employees' performance and contributions. Bonuses are also distributed based on performance of employees. The Group also provides employees with a comprehensive benefits package and career development opportunities, including retirement schemes, medical benefits, and both internal and external training programs appropriate to their needs.

Apart from taking into account the advice from the remuneration and appraisal committee of the Board and the market levels, the Company also considers the competency, contributions and responsibilities towards the Company in determining the level of remuneration for the Directors. Appropriate benefit schemes are in place for the Directors.

SIGNIFICANT EVENTS AFTER REPORTING PERIOD

As at the date of this report, the Group did not have any significant event subsequent to 30 June 2026.

Corporate Governance

CORPORATE GOVERNANCE PRACTICES

The Board is committed to maintaining high corporate governance standards.

The Board believes that high corporate governance standards are essential in providing a framework for the Group to safeguard the interests of the Shareholders, enhance corporate value, formulate its business strategies and policies, and enhance its transparency and accountability.

The Board currently comprises seven members, with four executive Directors and three independent non-executive Directors. Each of the independent non-executive Directors either possesses professional qualifications or experiences in various areas of financial accounting or property management. The Board holds at least four physical Board meetings every year. The Board will review the corporate governance practices of the Group from time to time with an aim to meet international best practices.

The Company has been reporting the business performance and latest development of the Group to its Shareholders and investors through various channels and platforms and a briefing on the businesses of the Company and the question and answer session are available in the annual general meeting of the Company allowing the Shareholders to have a better understanding of the Group's strategies and goals.

REVIEW OF INTERIM RESULTS

The audit committee of the Company (the "Audit Committee") has reviewed the financial statements of the Group for the Period. The review included discussions with management of the accounting principles and practices adopted by the Group, internal controls and financial reporting matters, and the significant judgments made by management.

The Audit Committee comprises Mr. Wang Gonghu (being the chairman of the Audit Committee), Mr. Weng Guoqiang and Mr. Li Jiahe who are independent non-executive Directors.

The unaudited interim financial information have been approved and authorised for issue by the Board on 27 August 2026.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted a code for securities transactions by the Directors as its own codes of conduct governing Directors' dealings in the Company's securities (the "Securities Dealing Codes") on terms no less exacting than the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

Specific enquiry has been made to all the Directors and the then Supervisors and they have confirmed that they had complied with the Securities Dealing Codes during the Period (for all Directors) and for the period from 1 January 2026 to 27 May 2026, being the last day prior to the date on which the Supervisory Committee was abolished (for all Supervisors).

The Company has also established written guidelines (the "Employees Written Guidelines") no less exacting than the Model Code for securities transactions by employees who are likely to be in possession of unpublished price-sensitive information of the Company. No incident of non-compliance of the Employees Written Guidelines by the employees was noted by the Company during the Period.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company has adopted the applicable principles and code provisions as set out in the Corporate Governance Code (the "CG Code") contained in Part 2 of Appendix C1 to the Listing Rules.

The Board reviewed the Company's corporate governance practices and is satisfied that the Company has been in full compliance with all the applicable code provisions set out in the CG Code during the Period.

Other Information

DIRECTORS' AND THE CHIEF EXECUTIVES' INTERESTS AND/OR SHORT POSITIONS IN SHARES, UNDERLYING SHARES OR DEBENTURES OF THE COMPANY OR ANY OF ITS ASSOCIATED CORPORATIONS

As of 30 June 2026, the interests and short positions of the Directors and chief executives of the Company in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")), which were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Hong Kong Stock Exchange pursuant to the Securities Dealing Codes, were as follows:

Name of Director	Nature of Interest	Class of Shares	Number of Shares[1]	Approximate Percentage of the Company's Issued Share Capital
Mr. Wang Haiyang	Beneficial owner	H Shares	566,000 (L)	0.04%
Mr. Li Dalong[2]	Spouse	H Shares	200,000 (L)	0.01%
Mr. Chen Siyang	Beneficial owner	H Shares	1,622,453 (L)	0.11%

Notes:

(1) The letter "L" denotes the person's long position in the shares, while the letter "S" denotes the person's short position in the shares.

(2) By virtue of the SFO, Mr. Li Dalong is deemed to be interested in the shares of the Company held by his spouse, Ms. Fei Fan.

Save as disclosed above, as of 30 June 2026, neither any of the Directors nor the chief executives of the Company had or was deemed to have any interests or short positions in the shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) (i) which were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) which were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to the Securities Dealing Codes.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES OR UNDERLYING SHARES OF THE COMPANY

So far as known to any Director or chief executives of the Company and based on the information filed with the Disclosure of Interest Online (DION) System, as of 30 June 2026, the persons (other than Directors or chief executives of the Company) or corporations who had interest or short positions in the shares and underlying shares of the Company which were required to be disclosed to the Company under the provisions of Division 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept under section 336 of the SFO were as follows:

Name of Shareholder	Nature of Interest	Class of Shares	Number of Shares(1)	Approximate Percentage of the Company's Issued Share Capital(10)
Zhongshan A-Living Enterprises Management Services Co., Ltd.* (中山雅生活企業管理服務有限公司)	Beneficial owner	H shares	608,911,750 (L) 43,710,392 (S)	42.88% 3.08%
Deluxe Star International Limited(2)	Interest of a controlled corporation	H shares	608,911,750 (L) 43,710,392 (S)	42.88% 3.08%
Makel International (BVI) Limited(3)	Interest of a controlled corporation	H shares	608,911,750 (L) 43,710,392 (S)	42.88% 3.08%
Genesis Global Development (BVI) Limited(4)	Interest of a controlled corporation	H shares	608,911,750 (L) 43,710,392 (S)	42.88% 3.08%
Eastern Supreme Group Holdings Limited(5)	Interest of a controlled corporation	H shares	643,485,064 (L) 94,540,456 (S)	45.32% 6.66%
Agile Group Holdings Limited(6)	Interest of a controlled corporation	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
Full Choice Investments Limited(7)	Trustee of a trust	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
Mr. Deakin Gary Colin(7)	Trustee of a trust	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
Mr. Richardson Clive Stuart(7)	Trustee of a trust	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
Mr. Todd Richard Frazer(7)	Trustee of a trust	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
Top Coast Investment Limited(8)	Interest of a controlled corporation	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
Mr. Chen Zhuo Lin(9)	Beneficiary of a trust	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
Mr. Chan Cheuk Yin(9)	Beneficiary of a trust	H shares	643,485,064 (L) 101,219,512 (S)	45.32% 7.13%
DCL Echelon Partner L.P.	Interest of a controlled corporation	H shares	334,700,000 (L)	23.57%
DCL Special Situation Investment, Ltd.	Interest of a controlled corporation	H shares	334,700,000 (L)	23.57%
DCL Sumyth Partner L.P.	Beneficial owner	H shares	334,700,000 (L)	23.57%
Song Lingling	Interest of a controlled corporation	H shares	334,700,000 (L)	23.57%

Name of Shareholder	Nature of Interest	Class of Shares	Number of Shares[1]	Approximate Percentage of the Company's Issued Share Capital[10]
Xiamen Dingyi Chunxin Equity Investment Partnership Enterprise (Limited Partnership)* (廈門鼎一淳鑫股權投資合夥企業(有限合夥))	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
Xiamen Dingyi Shenghe Investment Co., Ltd* (廈門鼎一盛合投資有限公司)	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
Ningbo Xinhe Dingyi Investment Co., Ltd* (寧波信合鼎一投資有限公司)	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
Ningbo Ruiqian Investment Partnership Enterprise (Limited Partnership)* (寧波瑞潛投資合夥企業(有限合夥))	Beneficial owner	H shares	122,830,000 (L)	8.65%
Ningbo Ruiyi Investment Partnership Enterprise (Limited Partnership)* (寧波瑞翊投資合夥企業(有限合夥))	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
Ningbo Dingyi Fenghu Holdings Group Co., Ltd* (寧波鼎一峰湖控股集團有限公司)	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
Ningbo Dingyi Asset Management Co., Ltd* (寧波鼎一資產管理有限公司)	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
Xizang Mingzhao Enterprise Management Co., Ltd* (西藏明照企業管理有限公司)	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
Zheng Hualing	Interest of a controlled corporation	H shares	122,830,000 (L)	8.65%
BNP PARIBAS SA	Person having a security interest in shares	H shares	112,466,443 (L) 583,500 (S)	7.92% 0.04%
Standard Chartered PLC	Interest of a controlled corporation	H shares	105,667,250 (L)	7.44%
HSBC Holdings plc	Custodian	H shares	112,291,206 (L)	7.91%
The Bank of East Asia, Limited	Person having a security interest in shares	H shares	100,513,000 (L) 513,000 (S)	7.08% 0.04%
United Overseas Bank Limited	Interest of a controlled corporation	H shares	100,100,000 (L)	7.05%
Central Huijin Investment Ltd.	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
China CITIC Bank Corporation Limited	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
China CITIC Bank International Limited	Person having a security interest in shares	H shares	100,000,000 (L)	7.04%
China Construction Bank Corporation	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
China Minsheng Banking Corp., Ltd.	Person having a security interest in shares	H shares	100,000,000 (L)	7.04%

Name of Shareholder	Nature of Interest	Class of Shares	Number of Shares[(1)]	Approximate Percentage of the Company's Issued Share Capital[(10)]
CITIC Group Corporation	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
CITIC Limited	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
Dah Sing Bank, Limited	Person having a security interest in shares	H shares	100,000,000 (L)	7.04%
LEI IOC HENG	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
LIU CHAK WAN	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
Luso International Banking Limited	Person having a security interest in shares	H shares	100,000,000 (L)	7.04%
Macao Development Bank Limited	Person having a security interest in shares	H shares	100,000,000 (L)	7.04%
Shanghai Pudong Development Bank Co., Ltd., Hong Kong Branch	Person having a security interest in shares	H shares	100,000,000 (L)	7.04%
UOB-Kay Hian Holdings Limited	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%
廣州越秀集團股份有限公司 (Guangzhou Yue Xiu Holdings Limited)	Interest of a controlled corporation	H shares	100,000,000 (L)	7.04%

* for identification purpose only

Notes:

(1) The letters "L" denotes the person's/corporation's long position in the shares, while the letter "S" denotes the person's/corporation's short position in the shares.

(2) Zhongshan A-Living Enterprises Management Services Co., Ltd.* is wholly-owned by Agile Commercial Management (Guangzhou) Co., Ltd. and Deluxe Star International Limited. Deluxe Star International Limited is deemed under the SFO to be interested in the shares of the Company held by Zhongshan A-Living Enterprises Management Services Co., Ltd.*.

(3) Deluxe Star International Limited is wholly-owned by Makel International (BVI) Limited and Makel International (BVI) Limited is deemed under the SFO to be interested in the shares of the Company held by Deluxe Star International Limited.

(4) Makel International (BVI) Limited is wholly-owned by Genesis Global Development (BVI) Limited and Genesis Global Development (BVI) Limited is deemed under the SFO to be interested in the shares of the Company held by Makel International (BVI) Limited.

(5) Genesis Global Development (BVI) Limited is wholly-owned by Eastern Supreme Group Holdings Limited and Eastern Supreme Group Holdings Limited is deemed under the SFO to be interested in the shares of the Company held by Genesis Global Development (BVI) Limited.

(6) Eastern Supreme Group Holdings Limited is wholly-owned by Agile Group Holdings Limited and Agile Group Holdings Limited is deemed under the SFO to be interested in the shares of the Company held by Eastern Supreme Group Holdings Limited.

(7) Full Choice Investments Limited, Mr. Todd Richard Frazer, Mr. Richardson Clive Stuart and Mr. Deakin Gary Colin are the joint trustees of a family trust ("Chen's Family Trust"), therefore, Full Choice Investments Limited, Mr. Todd Richard Frazer, Mr. Richardson Clive Stuart and Mr. Deakin Gary Colin are deemed under the SFO to be interested in the shares of the Company held by Chen's Family Trust.

(8) Top Coast Investment Limited holds 47.52% equity interest in Agile Group Holdings Limited, therefore, Top Coast Investment Limited is deemed under the SFO to be interested in the shares of the Company held by Agile Group Holdings Limited.

(9) Chen's Family Trust is a discretionary trust. The interests of a beneficiary of Chen's Family Trust (including among others, Mr. Chan Cheuk Hei and Mr. Chan Cheuk Nam) in the H Shares held by trustees of the discretionary trust is disregarded unless he is also a director of the listed corporation concerned. Mr. Chen Zhuo Lin and Mr. Chan Cheuk Yin are directors of Full Choice Investments Limited and have control over it.

(10) These calculations are based on the total number of 1,420,000,800 H Shares in issue as at 30 June 2026.

Save as disclosed above, as of 30 June 2026, the Directors and the chief executives of the Company are not aware of any other person or corporation having an interest or short position in the shares and underlying shares of the Company which would require to be disclosed to the Company under the provisions of Division 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.

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

During the six months ended 30 June 2026, neither the Company nor its subsidiaries purchased, sold, or redeemed any of the Company's listed securities (including sale of treasury shares). During the six months ended 30 June 2026, neither the Company nor any of its subsidiaries issued or provided any options or any other similar rights, nor exercised any rights of conversion or subscription.

As at 30 June 2026, the Company held 1,460,250 treasury shares. During the six months ended 30 June 2026, the Company did not conduct any sales of treasury shares.

CHANGES IN BOARD COMPOSITION

Mr. Chan Cheuk Hung has resigned as an executive Director, co-chairman and a member of the risk management committee of the Company with effect from 28 May 2026.

CHANGES IN INFORMATION OF DIRECTORS AND CHIEF EXECUTIVES OF THE COMPANY

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in information of Directors and chief executives of the Company subsequent to the date of the 2025 annual report are as follow:

1. The Company has abolished the Supervisory Committee with effect from the conclusion of the annual general meeting of the Company on 28 May 2026 and all of the Supervisors (Mr. Liu Jianrong, Ms. Huang Zhixia, Mr. Wang Weiqiong, Mr. Zheng Jiancheng and Mr. Wang Shao) retired with effect from 28 May 2026. The functions and powers of the Supervisory Committee stipulated in the Company Law have been delegated to and will be exercised by the Audit Committee under the Board.

2. Ms. Zhao Yu was elected as the employee representative Director of the fourth session of the Board on 28 May 2026, with her term of office commencing on 21 July 2026 for a term of three years, concluding upon the expiry of the fourth session of the Board.

INTERIM DIVIDEND

The Board proposed the distribution of an interim dividend of RMB0.05 per share (before tax) for the six months ended 30 June 2026 ("Interim Dividend"), which will be subject to the approval by the Shareholders at the forthcoming extraordinary shareholders' meeting (the "ESM"). The Interim Dividend payable to the holders of domestic shares of the Company will be paid in Renminbi, whereas Interim Dividend payable to the holders of H Shares will be declared in Renminbi and paid in Hong Kong dollars (except for the holders of H Shares who became Shareholders through the Inter-connected Mechanism for Trading on the Shanghai and Hong Kong Stock Markets and the Inter-connected Mechanism for Trading on the Shenzhen and Hong Kong Stock Markets, whose Interim Dividend will be paid in Renminbi), the exchange rate of which will be calculated based on the average exchange rate of RMB against Hong Kong dollars published by The People's Bank of China five business days prior to the ESM. Subject to the approval of the Shareholders at the ESM, the Interim Dividend will be paid on or about Thursday, 14 January 2027. None of the Shareholders has waived or agreed to waive any dividend.

According to the Enterprise Income Tax Law of the People's Republic of China (《中華人民共和國企業所得稅法》) which came into effect on 1 January 2008, and was amended on 24 February 2017 and 29 December 2018, the Provision for Implementation of Enterprise Income Tax Law of the People's Republic of China (《中華人民共和國企業所得稅法實施條例》) as recently amended by the State Council on 6 December 2024 and effective as of 20 January 2025, and the Notice on the Issues Concerning Withholding the Enterprise Income Tax on the Dividends Paid by Chinese Resident Enterprise to H Shareholders which are Overseas Non-resident Enterprises (Guo Shui Han [2008] No. 897) (《關於中國居民企業向境外H股非居民企業股東派發股息代扣代繳企業所得稅有關問題的通知》(國稅函[2008]897號)), which was promulgated by the State Administration of Taxation and came into effect on 6 November 2008, etc., where a PRC domestic enterprise distributes dividends for 2008 and subsequent years to H Shareholders which are overseas non-resident enterprises (Please refer to the Enterprise Income Tax Law of the People's Republic of China (《中華人民共和國企業所得稅法》) for the definition of non-resident enterprises), it is required to withhold 10% enterprise income tax for such non-resident enterprise shareholders. Therefore, as a PRC domestic enterprise, the Company will, after withholding 10% of the Interim Dividend as enterprise income tax, distribute the Interim Dividend to non-resident enterprise Shareholders whose names appear on the H Shares register of members of the Company, i.e. including but not limited to HKSCC Nominees Limited, other nominees, trustees, or holders of H Shares registered in the name of other organizations and groups. After receiving dividends, the non-resident enterprise Shareholders may apply to the relevant tax authorities for enjoying treatment of taxation treaties (arrangement) in person or by proxy or by the Company, and provide information to prove that it is an actual beneficiary under the requirements of such taxation treaties (arrangement). After the tax authorities have verified that there is no error, it shall refund tax difference between the amount of tax levied and the amount of tax payable calculated at the tax rate under the requirements of the relevant taxation treaties (arrangement).

In accordance with the Announcement on Matters Concerning the Individual Income Tax Policy for Dividends and Bonuses of Foreign Individuals (Announcement [2026] No. 27 of the Ministry of Finance and the State Taxation Administration), which became effective on 1 September 2026 and concurrently repealed Item (8) of Article 2 of the Circular on Certain Issues Concerning Individual Income Tax Policies (Cai Shui Zi [1994] No. 020), dividends and bonuses obtained by foreign individuals from foreign-invested enterprises shall be subject to individual income tax under the category of "interest, dividends and bonuses" at a rate of 20%. The foreign-invested enterprise shall withhold and pay the tax when distributing dividends or bonuses to foreign individuals, and declare and pay such tax within 15 days after the month in which the income is paid. Where the enterprise fails to withhold the tax, the foreign individual who receives the dividends or bonuses shall pay the tax before 30 June of the year following the year in which the income is obtained (or by the deadline specified in any tax authority notice requiring payment within a prescribed period).

The Company is a foreign-invested enterprise. Accordingly, for dividends distributed on or after 1 September 2026, the Company shall withhold and pay PRC individual income tax at the rate of 20% in respect of dividends and bonuses payable to overseas individual shareholders whose names appear on the Company's H Share register (except where reduced or exempted treatment is available under applicable bilateral tax treaties or arrangements). In relation to the proposed 2026 interim dividend to be distributed on 14 January 2027, the Company shall perform the aforementioned withholding and tax payment obligations in accordance with law.

INTERIM DIVIDEND FOR INVESTORS OF SOUTHBOUND TRADING

For investors (including enterprises and individuals) investing in the H Shares listed on the Hong Kong Stock Exchange through Shanghai Stock Exchange and Shenzhen Stock Exchange (collectively the "Southbound Trading"), the Company has entered into the Agreement on Distribution of Cash Dividends of H shares for Southbound Trading with China Securities Depository and Clearing Corporation Limited, pursuant to which, the Shanghai Branch of China Securities Depository and Clearing Corporation Limited or the Shenzhen Branch of China Securities Depository and Clearing Corporation Limited, as the nominees of the investors for Southbound Trading, will receive the cash dividends distributed by the Company and distribute the cash dividends to the relevant investors of Southbound Trading through its depository and clearing system. The cash dividends of the investors of Southbound Trading will be distributed in Renminbi.

According to the provisions of the Notice on the Relevant Tax Policies Concerning the Pilot Program of an Interconnected Mechanism for Trading on the Shanghai and Hong Kong Stock Connect (Cai Shui [2014] No. 81) (《關於滬港股票市場交易互聯互通機制試點有關税收政策的通知》(財税[2014] 81號)) and the Notice on the Relevant Tax Policies Concerning the Pilot Program of an Inter-connected Mechanism for Trading on the Shenzhen and Hong Kong Stock Markets (Cai Shui [2016] No. 127) (《關於深港股票市場交易互聯互通機制試點有關税收政策的通知》(財税[2016] 127號)), the income tax implications on dividends and bonuses received by Mainland individual investors, Mainland securities investment funds and Mainland enterprise investors are as follows:

(i) for Mainland individual investors, H share companies shall withhold the individual income tax for these investors at the tax rate of 20% on dividends and bonuses received by them from investing in H Shares listed on the Hong Kong Stock Exchange via Southbound Trading;

(ii) for dividends and bonuses received by Mainland securities investment funds from investing in shares listed on the Hong Kong Stock Exchange via Southbound Trading, the individual income tax shall be levied in accordance with the above provisions; and

(iii) for dividends and bonuses received by Mainland enterprise investors from investing in shares listed on the Hong Kong Stock Exchange via Southbound Trading, the income tax on the Mainland enterprises shall not be withheld by the H share companies. The tax payable shall be declared and paid by the enterprises. For dividends and bonuses received by the Mainland resident enterprises after holding the H shares for 12 months continuously, the enterprise income tax will be exempted according to laws.

The record date and the date of distribution of cash dividends and other time arrangements for the investors of Southbound Trading will be the same as those for the holders of H Shares.

CLOSURE OF REGISTER OF MEMBERS FOR THE ENTITLEMENT OF INTERIM DIVIDEND

Subject to obtaining approval of the Shareholders at the ESM, the Interim Dividend will be payable to the Shareholders whose names appear on the register of members of the Company as at the close of business on Friday, 4 December 2026. For the purpose of determining the entitlement of holders of H Shares to the Interim Dividend, the H Share register of members of the Company will be closed from Tuesday, 1 December 2026 to Friday, 4 December 2026, both days inclusive, during which period no transfer of H Shares will be registered. The record date for determining the entitlement of holders of H Shares to the Interim Dividend is Friday, 4 December 2026. In order for holders of H Shares to qualify for the proposed Interim Dividend, all properly completed share transfer forms together with the relevant share certificates must be lodged with the Company's H Share Registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Monday, 30 November 2026.

Interim Condensed Consolidated Income Statement

	Notes	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited) (Restated — note 2)
Revenue	5	**6,063,586**	6,465,350
Cost of sales	6	**(5,170,991)**	(5,528,065)
Gross profit		**892,595**	937,285
Selling and marketing expenses	6	**(17,831)**	(15,680)
Administrative expenses	6	**(289,014)**	(275,618)
Net impairment losses on financial assets		**(131,745)**	(104,361)
Reversal of impairment loss on prepayment		**12,517**	–
Other income	8	**36,512**	54,992
Other loss — net	9	**(48,753)**	(14,092)
Operating profit		**454,281**	582,526
Finance costs	10	**(10,352)**	(19,819)
Share of post-tax profits of joint ventures and associates	16	**11,654**	20,657
Profit before income tax		**455,583**	583,364
Income tax expenses	11	**(58,639)**	(142,493)
Profit for the period		**396,944**	440,871
Profit attributable to:			
— Shareholders of the Company		**316,830**	344,585
— Non-controlling interests ("NCI")		**80,114**	96,286
		396,944	440,871
Earnings per share (expressed in RMB per share)			
— Basic and diluted earnings per share	12	**0.22**	0.24

The above interim condensed consolidated income statement should be read in conjunction with the accompanying notes.

Interim Condensed Consolidated Statement of Comprehensive Income

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
		(Restated — note 2)
Profit for the period	**396,944**	440,871
Other comprehensive income		
Item that will not be reclassified to profit or loss		
— changes in fair value of financial assets at fair value through other comprehensive income, net of tax	**–**	–
Total comprehensive income for the period	**396,944**	440,871
Attributable to:		
— Shareholders of the Company	**316,830**	344,585
— Non-controlling interests	**80,114**	96,286
	396,944	440,871

The above interim condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

Interim Condensed Consolidated Balance Sheet

	Notes	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Unaudited) (Restated — note 2)	As at 1 January 2025 RMB'000 (Unaudited) (Restated — note 2)
Assets				
Non-current assets				
Property, plant and equipment ("PPE")	13	**843,378**	904,851	1,026,073
Right-of-use assets	13	**116,874**	117,994	111,395
Investment properties	14	**256,423**	235,203	195,832
Other intangible assets	15	**657,692**	736,355	914,221
Goodwill	15	**2,543,438**	2,543,438	2,551,858
Deferred income tax assets		**1,151,130**	1,122,304	977,068
Investments accounted for using the equity method	16	**1,572,547**	1,070,659	1,105,188
Prepayments	17	**923,562**	989,897	965,940
Financial assets at fair value through other comprehensive income ("FVOCI")	18	**-**	–	12,418
		8,065,044	7,720,701	7,859,993
Current assets				
Trade and other receivables and prepayments	17	**8,411,616**	8,544,678	7,444,703
Contract assets		**5,058**	3,009	8,408
Inventories		**31,094**	34,889	34,536
Financial assets at fair value through profit or loss	18	**715,000**	720,300	1,993,658
Restricted cash		**182,822**	218,994	137,912
Cash and cash equivalents		**2,589,966**	3,046,278	3,339,296
		11,935,556	12,568,148	12,958,513
Total assets		**20,000,600**	20,288,849	20,818,506
Equity				
Equity attributable to shareholders of the Company				
Share capital	19	**1,420,001**	1,420,001	1,420,001
Other reserves	20	**5,781,169**	5,834,237	5,900,116
Retained earnings		**2,440,299**	2,208,581	2,238,217
		9,641,469	9,462,819	9,558,334
Non-controlling interests		**1,769,901**	1,759,649	1,730,368
Total equity		**11,411,370**	11,222,468	11,288,702

Interim Condensed Consolidated Balance Sheet

	Notes	**As at 30 June 2026 RMB'000 (Unaudited)**	As at 31 December 2025 RMB'000 (Unaudited) (Restated — note 2)	As at 1 January 2025 RMB'000 (Unaudited) (Restated — note 2)
Liabilities				
Non-current liabilities				
Other payables	22	**13,249**	4,353	6,989
Contract liabilities		**140,633**	137,075	91,719
Borrowings	21	**135,970**	60,330	300,689
Lease liabilities		**12,522**	22,139	17,714
Deferred income tax liabilities		**164,868**	198,183	246,808
		467,242	422,080	663,919
Current liabilities				
Trade and other payables	22	**6,353,672**	6,552,861	6,701,844
Contract liabilities		**1,243,845**	1,366,681	1,426,258
Current income tax liabilities		**341,709**	405,596	462,053
Borrowings	21	**150,479**	292,011	248,395
Lease liabilities		**32,283**	27,152	27,335
		8,121,988	8,644,301	8,865,885
Total liabilities		**8,589,230**	9,066,381	9,529,804
Total equity and liabilities		**20,000,600**	20,288,849	20,818,506

The above interim condensed consolidated balance sheet should be read in conjunction with the accompanying notes.

The condensed consolidated interim financial statements on pages 31 to 74 were approved by the Board of Directors on 27 August 2026 and were signed on its behalf.

Wang Haiyang
Director

Li Dalong
Director

Interim Condensed Consolidated Statement of Changes in Equity

	Notes	Attributable to shareholders of the Company					
		Share capital RMB'000 (Note 19)	Other reserves RMB'000 (Note 20)	Retained earnings RMB'000	Sub-total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
Balance at 1 January 2026, as previously reported		1,420,001	5,757,237	2,231,139	9,408,377	1,759,649	11,168,026
Effect of business combinations under common control (note 2)		-	77,000	(22,558)	54,442	-	54,442
Balance at 1 January 2026, as restated		1,420,001	5,834,237	2,208,581	9,462,819	1,759,649	11,222,468
Comprehensive income:							
Profit for the period		-	-	316,830	316,830	80,114	396,944
Total comprehensive income		-	-	316,830	316,830	80,114	396,944
Transactions with shareholders of the Company:							
Dividends to the shareholders of the Company		-	-	(85,112)	(85,112)	-	(85,112)
Dividends to NCI		-	-	-	-	(64,870)	(64,870)
Disposal of subsidiaries	25	-	-	-	-	(8,834)	(8,834)
Deregistration of subsidiary		-	-	-	-	11	11
Capital reduction from the NCI		-	-	-	-	3,831	3,831
Business combination under common control		-	(53,068)	-	(53,068)	-	(53,068)
		-	(53,068)	(85,112)	(138,180)	(69,862)	(208,042)
Balance at 30 June 2026 (Unaudited)		1,420,001	5,781,169	2,440,299	9,641,469	1,769,901	11,411,370

Interim Condensed Consolidated Statement of Changes in Equity

		Attributable to shareholders of the Company					
	Notes	Share capital RMB'000 (Note 19)	Other reserves RMB'000 (Note 20)	Retained earnings RMB'000	Sub-total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
Balance at 1 January 2025, as previously reported		1,420,001	5,823,116	2,258,710	9,501,827	1,730,368	11,232,195
Effect of business combinations under common control (note 2)		–	77,000	(20,493)	56,507	–	56,507
Balance at 1 January 2025, as restated		1,420,001	5,900,116	2,238,217	9,558,334	1,730,368	11,288,702
Comprehensive income, as restated:							
Profit for the period		–	–	344,585	344,585	96,286	440,871
Total comprehensive income, as restated		–	–	344,585	344,585	96,286	440,871
Transactions with shareholders of the Company, as restated:							
Dividends to the shareholders of the Company		–	–	(42,600)	(42,600)	–	(42,600)
Dividends to NCI		–	–	–	–	(20,087)	(20,087)
Disposal of subsidiaries		–	–	–	–	(7,822)	(7,822)
Capital reduction from the NCI		–	–	–	–	(1,325)	(1,325)
Shares repurchase	19, 20	–	(3,904)	–	(3,904)	–	(3,904)
Business combination under common control		–	(42,708)	–	(42,708)	–	(42,708)
		–	(46,612)	(42,600)	(89,212)	(29,234)	(118,446)
Balance at 30 June 2025, as restated (Unaudited)		1,420,001	5,853,504	2,540,202	9,813,707	1,797,420	11,611,127

The above interim condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Interim Condensed Consolidated Statement of Cash Flows

	Notes	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited) (Restated)
Cash flows from operating activities			
Cash generated from operation		**35,370**	59,962
Income tax paid		**(185,205)**	(194,246)
Net cash used in operating activities		**(149,835)**	(134,284)
Cash flows from investing activities			
Purchases of PPE		**(40,389)**	(33,189)
Proceeds from disposal of PPE		**1,993**	2,962
Purchases of other intangible assets	15	**(307)**	(366)
Investments in joint ventures and associates	16	**(495,000)**	–
Disposal of an associate		**1,103**	9,104
Disposal of investment properties		**6,947**	–
Repayment received from related parties for cash advances		**550,000**	–
Loans to third parties		**(607,000)**	(2,047,570)
Loan repayments from third parties		**531,000**	1,384,110
Interest received		**–**	13,907
Purchases of other financial assets at FVPL		**(679,200)**	(507,100)
Proceeds from disposal of financial assets at FVPL		**685,855**	1,478,821
Cash (outflow)/inflow from disposals of subsidiaries		**(4,248)**	4,467
Dividends received		**6,230**	3,622
Net cash (used in)/generated from investing activities		**(43,016)**	308,768

Interim Condensed Consolidated Statement of Cash Flows

	Notes	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited) (Restated)
Cash flows from financing activities			
Capital injection/(reduction) from NCI		**3,831**	(1,325)
Proceeds from borrowings		**115,814**	66,797
Repayments of borrowings		**(181,706)**	(186,429)
Repayments of cash advances from third parties		**–**	(661,247)
Lease payments		**(20,007)**	(19,960)
Interest paid		**(8,755)**	(16,320)
Other transaction with NCI		**(9,614)**	–
Dividends paid to shareholders		**(87,950)**	(42,600)
Dividends paid to non-controlling interests		**(67,740)**	(20,159)
Payment for written put option liabilities		**(8,000)**	(7,000)
Payment for repurchase of shares		**–**	(3,904)
Consideration for business combination under common control		**–**	(42,708)
Net cash used in financing activities		**(264,127)**	(934,855)
Net decrease in cash and cash equivalents		**(456,978)**	(760,371)
Net cash and cash equivalents at beginning of the period		**3,046,278**	3,339,296
Effect of exchange rate changes on cash and cash equivalents		**666**	(399)
Cash and cash equivalents at end of the period		**2,589,966**	2,578,526

The above interim condensed consolidated statement of cash flows should be read in conjunction with accompanying notes.

1. GENERAL INFORMATION

A-Living Smart City Services Co., Ltd. (the "Company") was established in the People's Republic of China (the "PRC") on 26 June 1997. On 21 July 2017, the Company was converted from a limited liability company into a joint stock company with limited liability. The address of the Company's registered office is Management Building, Xingye Road, Agile Garden, Sanxiang Town, Zhongshan, Guangdong Province, the PRC.

The Company was listed on The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") on 9 February 2018.

The Company's parent company is Zhongshan A-Living Enterprise Management Services Co., Ltd. ("Zhongshan A-Living"), an investment holding company established in the PRC, and its ultimate holding company is Agile Group Holdings Limited ("Agile Holdings"), a company incorporated in the Cayman Islands and its shares are listed on the Hong Kong Stock Exchange.

The Company and its subsidiaries (together the "Group") are primarily engaged in the provision of property management services, related value-added services and city sanitation and cleaning services in the PRC.

These condensed consolidated interim financial statements are presented in Renminbi, unless otherwise stated.

These condensed consolidated interim financial statements have not been audited.

2. BASIS OF PREPARATION

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

The Interim Financial Information does not include all the notes of the type normally included in an annual financial report. Accordingly, the Interim Financial Information is to be read in conjunction with the annual report of the Group for the year ended 31 December 2025 and any public announcements made by the Company during the interim reporting period.

2. BASIS OF PREPARATION (Continued)

Business combination under common control

On 17 April 2025, Shenzhen Agile Environmental Technology Company Limited* (深圳雅居樂環保科技有限公司) ("Agile Environmental"), an indirectly non-wholly owned subsidiary of Agile Holdings, and Beihai Leqi Investment Company Limited* (北海樂啓投資有限公司) ("Beihai Leqi"), a wholly-owned subsidiary of the Company have entered into the agreement, pursuant to which Agile Environmental agreed to sell and the Company agreed to purchase 70% equity interests in An'hui Anpu Environmental Technology Company Limited* (安徽安普環保科技有限公司) ("An'hui Anpu"), a non-wholly owned subsidiary of Agile Environmental, at a total cash consideration of RMB17,890,000. The acquisition was completed on 1 December 2025.

On 29 September 2025, Blue Heaven Group Limited (統合集團有限公司) ("Blue Heaven"), a wholly-owned subsidiary of Agile Holdings, and Beihai Leqi, a wholly-owned subsidiary of the Company have entered into the agreement, pursuant to which Blue Heaven agreed to sell and the Company agreed to purchase 100% equity interests in Tengchong Agile Hotel Company Limited* (騰沖雅居樂酒店有限公司) ("Tengchong Agile"), a wholly-owned subsidiary of Blue Heaven, at a total cash consideration of RMB53,068,000. As at 30 June 2026, the Company had obtained the control of Tengchong Agile.

These acquisitions were considered as a business combination under common control as the Company and its subsidiaries and Agile Environmental and Blue Heaven are ultimately controlled by Agile Holdings. These acquisitions were accounted for using merger accounting in accordance with Hong Kong Accounting guideline 5 "Merger Accounting for Common Control Combinations" ("AG 5") issued by the HKICPA. The Group and An'hui Anpu and Tengchong Agile are regarded as continuing entities.

Under merger accounting, based on the guideline set out in AG5, the financial information incorporates the financial statement items of the combining entities or businesses in which the common control combination occurs as if they had been combined from the date when the combining entities or business first came under the control of the controlling party.

The net assets of the combining entities or businesses are combined using their existing book values from the controlling parties' perspective. No amount is recognised in respect of goodwill or excess of the acquirers' interest in the net fair value of acquirees' identifiable assets, liabilities and contingent liabilities over the cost of investment at the time of common control combination. The adjustments to eliminate share capital of the combining entities against the related investment costs have been made to other reserve in the condensed consolidated statement of changes in equity.

The condensed consolidated income statement and condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the prior periods have been restated to include the results of An'hui Anpu and Tengchong Agile as if these acquisitions had been completed since the date the respective business first came under the common control of the Company. The condensed consolidated statement of financial position as at 31 December 2025 and 1 January 2025 have been restated to adjust the carrying amounts of the assets and liabilities of Tengchong Agile which had been in existence as at 31 December 2025 and 1 January 2025 as Tengchong Agile was combined from the date when they first came under the common control of the Company.

* The English name of the subsidiaries represents the best effort by the management of the Group in translating their Chinese names as they do not have an official English name.

2. BASIS OF PREPARATION (Continued)

Business combination under common control (Continued)

The effects of the common control combinations on the condensed consolidated income statement and condensed consolidated statement of comprehensive income for the period ended 30 June 2025 are as follows:

	The Group before common control combinations RMB'000	Subsidiary acquired RMB'000	Adjustments RMB'000	The Group after common control combinations RMB'000 (As restated)
Revenue	6,465,350	–	–	6,465,350
Cost of sales	(5,526,080)	(1,985)	–	(5,528,065)
Gross profit/(loss)	939,270	(1,985)	–	937,285
Selling and marketing expenses	(15,619)	(61)	–	(15,680)
Administrative expenses	(275,176)	(442)	–	(275,618)
Net impairment losses on financial assets	(104,361)	–	–	(104,361)
Other income	54,986	6	–	54,992
Other loss — net	(11,961)	(2,131)	–	(14,092)
Operating profit/(loss)	587,139	(4,613)	–	582,526
Finance costs	(17,070)	(2,749)	–	(19,819)
Share of post-tax profits of joint ventures and associates	20,657	–	–	20,657
Profit/(loss) before income tax	590,726	(7,362)	–	583,364
Income tax expenses	(142,493)	–	–	(142,493)
Profit/(loss) for the period	448,233	(7,362)	–	440,871
Profit/(loss) attributable to:				
— Shareholders of the Company	350,298	(5,713)	–	344,585
— Non-controlling interests ("NCI")	97,935	(1,649)	–	96,286
	448,233	(7,362)	–	440,871
Profit per share (expressed in RMB per share)				
— Basic and diluted profit per share	0.25			0.24
Profit/(loss) for the period	448,233	(7,362)	–	440,871
Other comprehensive income				
Item that will not be reclassified to profit or loss				
— changes in fair value of financial assets at fair value through other comprehensive income, net of tax	–	–	–	–
Total comprehensive income/(expenses) for the period	448,233	(7,362)	–	440,871
Attributable to:				
— Shareholders of the Company	350,298	(5,713)	–	344,585
— Non-controlling interests	97,935	(1,649)	–	96,286
	448,233	(7,362)	–	440,871

2. BASIS OF PREPARATION (Continued)

Business combination under common control (Continued)

The effects of common control combinations described above on the condensed consolidated balance sheet as at 31 December 2025 are as follows:

31 December 2025	The Group before common control combinations RMB'000	Subsidiary acquired RMB'000	Adjustments RMB'000	The Group after common control combinations RMB'000 (As restated)
Assets				
Non-current assets				
Property, plant and equipment ("PPE")	903,991	860	–	904,851
Right-of-use assets	96,960	21,034	–	117,994
Investment properties	235,203	–	–	235,203
Other intangible assets	736,355	–	–	736,355
Goodwill	2,543,438	–	–	2,543,438
Deferred income tax assets	1,122,304	–	–	1,122,304
Investments accounted for using the equity method	1,070,659	–	–	1,070,659
Prepayments	989,897	–	–	989,897
	7,698,807	21,894	–	7,720,701
Current assets				
Trade and other receivables and prepayments	8,512,717	31,961	–	8,544,678
Contract assets	3,009	–	–	3,009
Inventories	34,889	–	–	34,889
Financial assets at fair value through profit or loss	720,300	–	–	720,300
Restricted cash	218,994	–	–	218,994
Cash and cash equivalents	3,044,670	1,608	–	3,046,278
	12,534,579	33,569	–	12,568,148
Total assets	20,233,386	55,463	–	20,288,849

2. BASIS OF PREPARATION (Continued)

Business combination under common control (Continued)

31 December 2025	The Group before common control combinations RMB'000	Subsidiary acquired RMB'000	Adjustments RMB'000	The Group after common control combinations RMB'000 (As restated)
Equity				
Equity attributable to shareholders of the Company				
Share capital	1,420,001	77,000	(77,000)	1,420,001
Other reserves	5,757,237	–	77,000	5,834,237
Retained earnings	2,231,139	(22,558)	–	2,208,581
	9,408,377	54,442	–	9,462,819
Non-controlling interests	1,759,649	–	–	1,759,649
Total equity	11,168,026	54,442	–	11,222,468
Liabilities				
Non-current liabilities				
Other payables	4,353	–	–	4,353
Contract liabilities	137,075	–	–	137,075
Borrowings	60,330	–	–	60,330
Lease liabilities	22,139	–	–	22,139
Deferred income tax liabilities	198,183	–	–	198,183
	422,080	–	–	422,080
Current liabilities				
Trade and other payables	6,551,479	1,382	–	6,552,861
Contract liabilities	1,366,681	–	–	1,366,681
Current income tax liabilities	405,957	(361)	–	405,596
Borrowings	292,011	–	–	292,011
Lease liabilities	27,152	–	–	27,152
	8,643,280	1,021	–	8,644,301
Total liabilities	9,065,360	1,021	–	9,066,381
Total equity and liabilities	20,233,386	55,463	–	20,288,849

2. BASIS OF PREPARATION (Continued)

Business combination under common control (Continued)

The effects of common control combinations described above on the condensed consolidated balance sheet as at 1 January 2025 are as follows:

1 January 2025	The Group before common control combinations RMB'000	Subsidiary acquired RMB'000	Adjustments RMB'000	The Group after common control combinations RMB'000 (As restated)
Assets				
Non-current assets				
Property, plant and equipment ("PPE")	1,025,214	859	–	1,026,073
Right-of-use assets	90,361	21,034	–	111,395
Investment properties	195,832	–	–	195,832
Other intangible assets	914,221	–	–	914,221
Goodwill	2,551,858	–	–	2,551,858
Deferred income tax assets	977,068	–	–	977,068
Investments accounted for using the equity method	1,105,188	–	–	1,105,188
Prepayments	965,940	–	–	965,940
Financial assets at fair value through other comprehensive income ("FVOCI")	12,418	–	–	12,418
	7,838,100	21,893	–	7,859,993
Current assets				
Trade and other receivables and prepayments	7,422,933	21,770	–	7,444,703
Contract assets	8,408	–	–	8,408
Inventories	34,536	–	–	34,536
Financial assets at fair value through profit or loss	1,993,658	–	–	1,993,658
Restricted cash	137,912	–	–	137,912
Cash and cash equivalents	3,318,719	20,577	–	3,339,296
	12,916,166	42,347	–	12,958,513
Total assets	20,754,266	64,240	–	20,818,506

2. BASIS OF PREPARATION (Continued)

Business combination under common control (Continued)

1 January 2025	The Group before common control combinations RMB'000	Subsidiary acquired RMB'000	Adjustments RMB'000	The Group after common control combinations RMB'000 (As restated)
Equity				
Equity attributable to shareholders of the Company				
Share capital	1,420,001	77,000	(77,000)	1,420,001
Other reserves	5,823,116	–	77,000	5,900,116
Retained earnings	2,258,710	(20,493)	–	2,238,217
	9,501,827	56,507	–	9,558,334
Non-controlling interests	1,730,368	–	–	1,730,368
Total equity	11,232,195	56,507	–	11,288,702
Liabilities				
Non-current liabilities				
Other payables	6,989	–	–	6,989
Contract liabilities	91,719	–	–	91,719
Borrowings	300,689	–	–	300,689
Lease liabilities	17,714	–	–	17,714
Deferred income tax liabilities	246,808	–	–	246,808
	663,919	–	–	663,919
Current liabilities				
Trade and other payables	6,694,111	7,733	–	6,701,844
Contract liabilities	1,426,258	–	–	1,426,258
Current income tax liabilities	462,053	–	–	462,053
Borrowings	248,395	–	–	248,395
Lease liabilities	27,335	–	–	27,335
	8,858,152	7,733	–	8,865,885
Total liabilities	9,522,071	7,733	–	9,529,804
Total equity and liabilities	20,754,266	64,240	–	20,818,506

2. BASIS OF PREPARATION (Continued)

Business combination under common control (Continued)

The effects of the common control combinations described above to the Group's equity on 31 December 2025 and 1 January 2025 are as follows:

	31 December 2025 RMB'000 (As previously reported)	Subsidiary acquired RMB'000	Elimination RMB'000	31 December 2025 RMB'000 (Restated)	1 January 2025 RMB'000 (As previously reported)	Subsidiary acquired RMB'000	Elimination RMB'000	1 January 2025 RMB'000 (Restated)
Share capital	1,420,001	77,000	(77,000)	1,420,001	1,420,001	77,000	(77,000)	1,420,001
Share premium	5,251,083	-	-	5,251,083	5,251,083	-	-	5,251,083
Statutory reserves	398,168	-	-	398,168	398,168	-	-	398,168
Others	111,890	-	77,000	188,890	173,865	-	77,000	250,865
Treasury shares	(3,904)	-	-	(3,904)	-	-	-	-
Retained earnings	2,231,139	(22,558)	-	2,208,581	2,258,710	(20,493)	-	2,238,217
Non-controlling interests	1,759,649	-	-	1,759,649	1,730,368	-	-	1,730,368
Total equity	11,168,026	54,442	-	11,222,468	11,232,195	56,507	-	11,288,702

The effects of common control combinations described above on the condensed consolidated statements of cash flows for the period ended 30 June 2025 are as follows:

	The Group before common control combinations RMB'000	Adjustments RMB'000	The Group after common control combinations RMB'000 (As restated)
Cash flows from operating activities			
Net cash used in operating activities	(116,606)	(17,678)	(134,284)
Cash flows from investing activities			
Net cash generated from/(used in) investing activities	309,361	(593)	308,768
Cash flows from financing activities			
Net cash used in financing activities	(934,855)	–	(934,855)
Net decrease in cash and cash equivalents	(742,100)	(18,271)	(760,371)

3. ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for merger accounting for business combination involving entities under common control as set out in Note 2 and the estimation of income tax (see Note 3(a)) and the adoption of new and amended standards as set out below.

(a) Income taxes

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

(b) Amended HKFRS Accounting Standards that are effective for annual period beginning on 1 January 2026

The condensed consolidated interim financial statements for the six months ended 30 June 2026 have been prepared in accordance with the accounting policies adopted in the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the following amended HKFRS Accounting Standards which are effective as of 1 January 2026.

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards — Volume 11

The adoption of these amended HKFRS Accounting Standards had no material impact on how the results and financial position of the Group for the current and prior periods have been prepared and presented.

3. ACCOUNTING POLICIES (Continued)

(c) New and amendments to existing standards have been issued but are not effective for the financial year beginning on 1 January 2026 and have not been early adopted by the Group:

		Effective for accounting periods beginning on or after
HKFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
HKFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency	1 January 2027
Hong Kong Interpretation 5	Hong Kong Interpretation 5 Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (amendments)	1 January 2027
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associates or Joint Ventures	To be determined

The Group has already commenced an assessment of the impact of these new or revised standards and amendments. The adoption of these new and amended standards is not expected to have a material impact to the results or financial position of the Group.

4. SEGMENT INFORMATION

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

During the six months ended 30 June 2026 and 2025, the Group was principally engaged in the provision of (i) property management services, (ii) related value-added services, including pre-delivery services, household assistance services, property agency services and other services, and (iii) city sanitation and cleaning services in the PRC.

All the acquired subsidiaries were principally engaged in the provision of property management services and city sanitation and cleaning services and related value-added services. After acquisition, the management integrated the acquired business with the original business. Management reviews the operating results of the integrated business as a single reporting segment to make decisions about resources to be allocated, as the nature of services, the type of customers for services, the method used to provide their services and the nature of regulatory environment is same in different regions.

For the six months ended 30 June 2026 and 2025, all the operating segments are domiciled in the PRC and all the revenues are derived in the PRC.

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

5. REVENUE

Revenue mainly comprises proceeds from property management services, related value-added services and city sanitation and cleaning services. An analysis of the Group's revenue by category for the six months ended 30 June 2026 and 2025 was as follows:

	Timing of revenue recognition	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Property management services	over time	**5,026,255**	5,328,030
Value-added services related to property management			
— Other value-added services	over time	**472,529**	527,558
— Sales of goods	at a point in time	**20,600**	32,784
City sanitation, cleaning services and others	over time	**544,202**	576,978
		6,063,586	6,465,350

6. EXPENSES BY NATURE

	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited) (Restated)
Employee benefit expenses (note 7)	**2,542,126**	2,712,404
Cleaning expenses	**724,108**	787,156
Security charges	**736,250**	784,862
Maintenance costs	**298,941**	306,481
Utilities	**295,249**	313,102
Cost of consumables	**157,843**	164,797
Depreciation and amortisation charges	**162,417**	192,403
Cost of goods sold	**17,497**	27,625
Greening and gardening expenses	**140,941**	157,022
Travelling and entertainment expenses	**42,784**	38,497
Consulting fees	**27,313**	27,791
Transportation expenses and customer service charges	**43,422**	34,457
Office expenses	**27,836**	25,980
Taxes and other levies	**28,934**	28,630
Rental expenses related to short-term and low-value leases	**55,181**	46,257
Advertising expenses	**12,476**	13,804
Catering outsourcing fee	**7,857**	8,508
Others	**156,661**	149,587
	5,477,836	5,819,363

7. EMPLOYEE BENEFIT EXPENSES

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
		(Restated)
Wages and salaries and bonus	**2,118,461**	2,258,234
Contribution to pension scheme (note)	**312,653**	324,679
Housing benefits	**39,473**	40,343
Other employee benefits	**71,539**	89,148
Total (including emoluments of directors and senior management)	**2,542,126**	2,712,404

Note: Employees in the Group's PRC subsidiaries are required to participate in a defined contribution retirement scheme administered and operated by the local municipal government. The Group's PRC subsidiaries contribute funds which are calculated based on certain percentages of the average employee salary as agreed by local municipal government to the scheme to fund the retirement benefits of the employees.

The only obligation of the Group with respect to the retirement benefits scheme is to make the specified contributions.

8. OTHER INCOME

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
		(Restated)
Interest income		
— from deposits and loans to third parties	**17,399**	22,767
— from loans to related parties	**259**	259
Government grants (note (i))	**16,749**	28,808
Tax incentives (note (ii))	**1,141**	1,161
Rental income	**527**	445
Miscellaneous	**437**	1,552
	36,512	54,992

Notes:

(i) Government grants consisted mainly of financial subsidies granted by the local governments. There are no unfulfilled conditions attached to the government grants recognised during the six months ended 30 June 2026.

(ii) Tax incentives mainly included additional deduction of input value-added tax applicable to the Company and its certain subsidiaries.

9. OTHER LOSS — NET

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
		(Restated)
Gains on redemption and disposal on financial assets at FVPL	**1,355**	1,721
Gains from disposal of investments accounted for using equity method	**13**	1
Losses from disposal of subsidiaries	**(2,262)**	(2,689)
Exchange gains/(losses)	**666**	(399)
Fair value losses on investment properties (note 14)	**(7,452)**	(6,618)
Losses on disposal of PPE and investment properties	**(41,265)**	(3,340)
Miscellaneous	**192**	(2,768)
	(48,753)	(14,092)

10. FINANCE COSTS

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
		(Restated)
Interest expenses of borrowings	**8,755**	19,069
Interest and finance charges paid/payable for lease liabilities	**1,597**	750
	10,352	19,819

11. INCOME TAX EXPENSES

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Current income tax		
— PRC corporate income tax	**121,495**	183,034
Deferred income tax		
— PRC corporate income tax	**(62,856)**	(40,541)
	58,639	142,493

PRC corporate income tax

Income tax provision of the Group in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for the period, based on the existing legislation, interpretations and practices in respect thereof.

The corporate income tax rate applicable to the group entities located in Mainland China is 25% (six months ended 30 June 2025: 25%) according to the Corporate Income Tax Law of the PRC.

In 2023, Guangzhou Yatian Network Technology Co., Ltd. ("Guangzhou Yatian") obtained the Certificate of High and New Technology Enterprise with valid period from 2023 to 2025. As of the date of the issuance of these condensed consolidated interim financial statements, the renewal of the accreditation is in process. The estimated corporate income tax rate of Guangzhou Yatian for the six months ended 30 June 2026 is 15% (six months ended 30 June 2025: 15%).

Certain subsidiaries of the Group in the PRC are located in western cities and subject to a preferential income tax rate of 15% for certain years (six months ended 30 June 2025: 15%).

Certain subsidiaries of the Group in the PRC are located in Hainan Free Trade Port and subject to a preferential income tax rate of 15% for certain years (six months ended 30 June 2025: 15%).

Certain of the Group's subsidiaries enjoy the preferential income tax treatment for Small and Micro Enterprise with the income tax rate of 20% and are eligible to have their tax calculated based 25% (six months ended 30 June 2025: 25%) of their taxable income.

Hong Kong income tax

No Hong Kong profits tax was applicable to the Group for the six months ended 30 June 2026 and 2025. There were three subsidiaries incorporated in Hong Kong. No Hong Kong profits tax was provided for those three Hong Kong subsidiaries as there was no estimated taxable profits that was subject to Hong Kong profits tax during six months ended 30 June 2026 and 2025.

12. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to equity holders of the Company of RMB316,830,000 (30 June 2025 (restated): RMB344,585,000) and on the weighted average number of 1,418,540,550 ordinary shares in issue (excluding treasury shares) during the period ended 30 June 2026 (30 June 2025: weighted average number of 1,419,611,009 ordinary shares (excluding treasury shares)).

The Company did not have any potential ordinary shares outstanding during the six months ended 30 June 2026 and 2025. Diluted earnings per share was equal to basic earnings per share.

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
		(Restated)
Profit attributable to the shareholders of the Company (RMB'000)	**316,830**	344,585
Weighted average number of ordinary shares in issue excluding treasury shares (in thousands)	**1,418,541**	1,419,611
Basic earnings per share for profit attributable to the shareholders of the Company during the period (expressed in RMB per share)	**0.22**	0.24

13. PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

	Buildings RMB'000	Transportation equipment RMB'000	Office equipment RMB'000	Machinery RMB'000	Construction in progress RMB'000	Subtotal RMB'000	Right-of-use assets RMB'000	Total RMB'000
As at 1 January 2026 (restated)								
Cost (restated)	471,369	171,878	50,282	696,203	108,941	1,498,673	174,337	1,673,010
Accumulated depreciation (restated)	(99,987)	(103,285)	(34,295)	(356,255)	-	(593,822)	(56,343)	(650,165)
Net book amount (restated)	371,382	68,593	15,987	339,948	108,941	904,851	117,994	1,022,845
Six months ended 30 June 2026 (Unaudited)								
Opening net book amount (restated)	371,382	68,593	15,987	339,948	108,941	904,851	117,994	1,022,845
Additions	17,500	1,259	2,826	15,088	3,716	40,389	13,924	54,313
Disposals	(398)	(20,607)	(92)	(5,907)	-	(27,004)	-	(27,004)
Disposal of subsidiaries	-	(5)	-	(6,450)	-	(6,455)	-	(6,455)
Depreciation charge	(7,945)	(13,509)	(4,801)	(42,148)	-	(68,403)	(15,044)	(83,447)
Closing net book amount	380,539	35,731	13,920	300,531	112,657	843,378	116,874	960,252
As at 30 June 2026 (Unaudited)								
Cost	488,046	122,956	49,623	627,366	112,657	1,400,648	180,507	1,581,155
Accumulated depreciation	(107,507)	(87,225)	(35,703)	(326,835)	-	(557,270)	(63,633)	(620,903)
Net book amount	380,539	35,731	13,920	300,531	112,657	843,378	116,874	960,252

13. PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Continued)

	Buildings RMB'000	Transportation equipment RMB'000	Office equipment RMB'000	Machinery RMB'000	Construction in progress RMB'000	Subtotal RMB'000	Right-of-use assets RMB'000	Total RMB'000
As at 1 January 2025 (restated)								
Cost (restated)	454,215	206,328	49,974	705,068	109,935	1,525,520	184,164	1,709,684
Accumulated depreciation (restated)	(85,112)	(103,190)	(27,583)	(283,562)	–	(499,447)	(72,769)	(572,216)
Net book amount (restated)	369,103	103,138	22,391	421,506	109,935	1,026,073	111,395	1,137,468
Six months ended 30 June 2025 (Unaudited)								
Opening net book amount (restated)	369,103	103,138	22,391	421,506	109,935	1,026,073	111,395	1,137,468
Additions	4,659	14,442	5,974	7,523	591	33,189	17,128	50,317
Transfer from completed construction projects	2,154	–	–	–	(2,154)	–	–	–
Disposals	(777)	(1,536)	(2,261)	(1,728)	–	(6,302)	(1,607)	(7,909)
Disposal of subsidiaries	(3)	(58)	(132)	(79)	–	(272)	–	(272)
Depreciation charge	(7,994)	(16,997)	(6,998)	(52,985)	–	(84,974)	(16,834)	(101,808)
Closing net book amount (restated)	367,142	98,989	18,974	374,237	108,372	967,714	110,082	1,077,796
As at 30 June 2025 (Unaudited) (restated)								
Cost (restated)	459,730	216,306	49,295	700,000	108,372	1,533,703	191,463	1,725,166
Accumulated depreciation (restated)	(92,588)	(117,317)	(30,321)	(325,763)	–	(565,989)	(81,381)	(647,370)
Net book amount (restated)	367,142	98,989	18,974	374,237	108,372	967,714	110,082	1,077,796

As at 30 June 2026, certain self-used PPE with net book value of RMB300,301,000 (31 December 2025: RMB318,774,000) were pledged as collateral for the Group's borrowings (note 21).

14. INVESTMENT PROPERTIES

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
At beginning of the period	**235,203**	195,832
Additions	**85,254**	–
Disposals	**(56,582)**	–
Revaluation losses recognised in profit and loss (note 9)	**(7,452)**	(6,618)
At end of the period	**256,423**	189,214

14. INVESTMENT PROPERTIES (Continued)

Notes:

(i) Amounts recognised in the interim condensed consolidated income statement for investment properties:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Rental income (note 8)	**527**	445

(ii) As at 30 June 2026, certain investment properties with market value of RMB18,059,000 (31 December 2025: RMB21,210,000) were pledged as collateral for the Group's borrowings (note 21).

(iii) As at 30 June 2026, the Group had no unprovided contractual obligations for future repairs and maintenance (31 December 2025: nil).

(iv) Fair value hierarchy

As at 30 June 2026, all of the Group's investment properties were within level 3 of the fair value hierarchy as the valuation were arrived at by reference to certain significant unobservable inputs. There were no transfers between level 1, 2 and 3 during the period (31 December 2025: nil).

(v) Valuation processes and techniques

The Group measures its investment properties at fair value. The investment properties were valued by the management as at 30 June 2026. Methods and key assumptions in determining the fair value of the investment properties as at respective dates are disclosed as follows:

Fair value measurements used significant unobservable inputs (level 3).

Fair values of investment properties are evaluated by using direct comparison approach, which is adopted assuming sale of each of these properties in its existing state with the benefit of vacant possession. By making reference to sales transactions as available in the relevant market, comparable properties in close proximity have been selected and adjustments have been made to account for the difference in factors such as location and property size.

The main level 3 input used by the Group is market price.

(vi) Valuation inputs and relationships to fair value

Description	Fair value as at 30 June 2026 RMB'000	Unobservable inputs	Range of inputs (probability-weighted average)	Relationship of unobservable inputs to fair value
Commercial properties and residential properties	256,423	Market price (RMB/square meter)	4,000–26,000	The higher the market price, the higher the fair value

15. OTHER INTANGIBLE ASSETS AND GOODWILL

	Computer software RMB'000	Trademarks RMB'000	Customer relationship and backlogs RMB'000	Subtotal RMB'000	Goodwill RMB'000	Total RMB'000
As at 1 January 2026						
Cost	53,162	28,860	1,764,002	1,846,024	3,415,742	5,261,766
Accumulated amortisation	(43,511)	(26,398)	(1,039,760)	(1,109,669)	–	(1,109,669)
Accumulated impairment	–	–	–	–	(872,304)	(872,304)
Net book amount	9,651	2,462	724,242	736,355	2,543,438	3,279,793
Six months ended 30 June 2026 (Unaudited)						
Opening net book amount	9,651	2,462	724,242	736,355	2,543,438	3,279,793
Additions	307	–	–	307	–	307
Amortisation charges	(946)	(556)	(77,468)	(78,970)	–	(78,970)
Closing net book amount	9,012	1,906	646,774	657,692	2,543,438	3,201,130
As at 30 June 2026 (Unaudited)						
Cost	52,724	28,860	1,764,002	1,845,586	3,415,742	5,261,328
Accumulated amortisation	(43,712)	(26,954)	(1,117,228)	(1,187,894)	–	(1,187,894)
Accumulated impairment	–	–	–	–	(872,304)	(872,304)
Net book amount	9,012	1,906	646,774	657,692	2,543,438	3,201,130

15. OTHER INTANGIBLE ASSETS AND GOODWILL (Continued)

	Computer software RMB'000	Trademarks RMB'000	Customer relationship and backlogs RMB'000	Subtotal RMB'000	Goodwill RMB'000	Total RMB'000
As at 1 January 2025 (restated)						
Cost (restated)	52,779	28,860	1,764,002	1,845,641	3,424,162	5,269,803
Accumulated amortisation	(34,766)	(25,210)	(871,444)	(931,420)	–	(931,420)
Accumulated impairment (restated)	–	–	–	–	(872,304)	(872,304)
Net book amount	18,013	3,650	892,558	914,221	2,551,858	3,466,079
Six months ended 30 June 2025 (Unaudited)						
Opening net book amount	18,013	3,650	892,558	914,221	2,551,858	3,466,079
Additions	366	–	–	366	–	366
Disposal of subsidiaries	(175)	–	–	(175)	(8,420)	(8,595)
Amortisation charges	(2,766)	(520)	(87,309)	(90,595)	–	(90,595)
Closing net book amount	15,438	3,130	805,249	823,817	2,543,438	3,367,255
As at 30 June 2025 (Unaudited) (restated)						
Cost (restated)	52,951	28,860	1,764,002	1,845,813	3,415,742	5,261,555
Accumulated amortisation	(37,513)	(25,730)	(958,753)	(1,021,996)	–	(1,021,996)
Accumulated impairment (restated)	–	–	–	–	(872,304)	(872,304)
Net book amount	15,438	3,130	805,249	823,817	2,543,438	3,367,255

As the result of management assessment, no impairment provision on goodwill was recognised during the period ended 30 June 2026 and 2025 and the accumulated impairment provision on goodwill was amounted to RMB872,304,000 (31 December 2025: RMB872,304,000).

16. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

In the opinion of the directors, there is no associate and joint venture individually material to the Group.

The carrying amount of equity-accounted investments has changed as follows in the six months ended 30 June 2026 and 2025:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
At beginning of the period	**1,070,659**	1,105,188
Additions	**495,000**	–
Share of post-tax profits of joint ventures and associates	**11,654**	20,657
Dividends declared	**(2,759)**	(1,090)
Transfer from subsidiaries	**200**	15
Disposals arising from disposals of subsidiaries	**–**	(9,103)
Disposals	**(2,207)**	–
At end of the period	**1,572,547**	1,115,667

17. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Unaudited) (Restated)
Trade receivables (note (i))		
— Related parties (note 24(d))	**3,487,589**	3,527,277
— Third parties	**5,368,661**	4,990,156
	8,856,250	8,517,433
Less: allowance for impairment of trade receivables	**(4,210,757)**	(4,137,612)
	4,645,493	4,379,821
Other receivables		
— Related parties (note (ii) and 24(d))	**1,150,677**	999,794
— Third parties (note (iii))	**3,686,844**	4,276,174
	4,837,521	5,275,968
Less: allowance for impairment of other receivables	**(1,673,867)**	(1,693,038)
	3,163,654	3,582,930
Prepayments		
— Related parties (note 24(d))	**261,644**	298,567
— Third parties	**1,316,924**	1,338,311
	1,578,568	1,636,878
Less: allowance for impairment of prepayments	**(52,537)**	(65,054)
	1,526,031	1,571,824
Subtotal	**9,335,178**	9,534,575
Less: non-current portion of prepayments	**(923,562)**	(989,897)
	8,411,616	8,544,678

17. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

Notes:

(i) Trade receivables mainly represented the receivables of outstanding property management service fee and the receivables of value-added service income and city sanitation and cleaning service income.

Property management services income, value-added service income and city sanitation and cleaning service income are received in accordance with the terms of the relevant services agreements, and due for payment upon the issuance of demand note.

The Group accounts for its credit risk by appropriately providing for expected credit losses on a timely basis. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of receivables and adjusts for forward looking macroeconomic data.

As at 30 June 2026 and 31 December 2025, the aging analysis of the trade receivables based on invoice date were as follows:

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Trade receivables		
Up to 1 year	**2,947,069**	3,030,934
1 to 2 years	**1,233,695**	1,229,335
2 to 3 years	**1,118,314**	1,587,388
Over 3 years	**3,557,172**	2,669,776
	8,856,250	8,517,433

Trade receivables of RMB181,592,000 (31 December 2025: RMB102,932,000) were pledged as collateral for a subsidiary's borrowings. The associated secured borrowings amounted to RMB36,415,000 (31 December 2025: RMB57,993,000) (Note 21).

(ii) Included in receivables due from related parties as at 30 June 2026, there were (i) deposit of gross amount of RMB700,000,000 (31 December 2025: gross amount of RMB700,000,000) paid to Agile Holdings for the parking space leasing and sales agency service which is secured by certain car-parking space of Agile Holdings. Management considered the expected credit losses amounting to RMB629,580,000 (31 December 2025: RMB629,580,000) were made against the gross amounts of other receivable due from related parties by considering scenarios weightings, current situations and forecasts of future conditions of Agile Holdings, macroeconomic data and other factors; (ii) interest-bearing advances to related party of RMB106,533,000 (31 December 2025: RMB106,274,000), which are unsecured, interest bearing at 0.5% (31 December 2025: 0.5%) per annum and are repayable within one year or on demand; (iii) receivable due from related party of outstanding balance of RMB181,601,000 (31 December 2025: Nil), which are unsecured, non-interest bearing (31 December 2025: Nil) and are repayable on demand, and (iv) rental deposits which are repayable upon maturity of rental period according to the respective contracts.

(iii) Other receivables mainly comprised of deposits, advances to third parties, and payments on behalf of residents, included advances to third parties amounting to RMB555,050,000 (31 December 2025: RMB1,223,450,000) as at 30 June 2026, which are bearing interest from 2% to 4.5% per annum (31 December 2025: 2% to 4.5% per annum) to be repaid within one year.

(iv) As at 30 June 2026 and 31 December 2025, trade and other receivables were denominated in RMB and the fair values of trade and other receivables approximated their carrying amounts.

18. FAIR VALUE ESTIMATION

(a) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table.

Recurring fair value measurements at 30 June 2026	Level 3 RMB'000	Total RMB'000
Financial assets		
Financial assets at FVPL		
Wealth management products	**–**	**–**
Funds and trusts	**715,000**	**715,000**
Unlisted limited partnership	**–**	**–**
Total financial assets	**715,000**	**715,000**

Recurring fair value measurements at 31 December 2025	Level 3 RMB'000	Total RMB'000
Financial assets		
Financial assets at FVPL		
Wealth management products	300	300
Funds and trusts	715,000	715,000
Unlisted limited partnership	5,000	5,000
Total financial assets	720,300	720,300

18. FAIR VALUE ESTIMATION (Continued)

(a) Fair value hierarchy (Continued)

The different levels have been defined as follows:

Level 1: The fair value of financial instruments traded in active markets (such as publicly traded derivatives and equity securities) is based on quoted market prices at the end of the reporting period. The quoted marked price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for some types of wealth management products, structural deposits, contingent consideration and put option liability.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques.

There were no transfers between levels 1, 2 and 3 for recurring fair value measurements during the period. For transfers into and out of level 3 measurements see (b) below.

18. FAIR VALUE ESTIMATION (Continued)

(b) The Group's financial assets at fair values included unlisted equity securities, wealth management products and funds and trusts, fair value of which are estimated based on unobservable inputs (level 3). The following table presents the changes in level 3 instruments for six months ended 30 June 2026 and 2025:

	Financial assets at FVPL RMB'000	Financial assets at FVOCI RMB'000	Total RMB'000
Opening balance as at 1 January 2026	**720,300**	**–**	**720,300**
Addition	**679,200**	**–**	**679,200**
Gain recognised in profit or loss	**1,355**	**–**	**1,355**
Disposal and settlements	**(685,855)**	**–**	**(685,855)**
Closing balance as at 30 June 2026 (Unaudited)	**715,000**	**–**	**715,000**
Including unrealised gains recognised in profit attributable to balances held at 30 June 2026	**–**	**–**	**–**

	Financial assets at FVPL RMB'000	Financial assets at FVOCI RMB'000	Total RMB'000
Opening balance as at 1 January 2025	1,993,658	12,418	2,006,076
Addition	507,100	–	507,100
Gains recognised in profit or loss	1,721	–	1,721
Disposal and settlements	(1,478,821)	–	(1,478,821)
Closing balance as at 30 June 2025 (Unaudited)	1,023,658	12,418	1,036,076
Including unrealised gains recognised in profit attributable to balances held at 30 June 2025	–	–	–

18. FAIR VALUE ESTIMATION (Continued)

(c) Quantitative information about fair value measurements using significant unobservable inputs (Level 3) is as follow:

Description	Fair value at 30 June 2026 RMB'000	Valuation techniques	Unobservable input	Range of inputs	Relationship of unobservable inputs to fair value
Trusts	**715,000**	Income approach	Expected yield rate per annum	1%	A change in expected yield rate per annum +/– 10% results in a change in fair value by RMB715,000

19. SHARE CAPITAL AND TREASURY SHARES

(a) Share capital

	Number of shares		Share Capital	
	30 June 2026	31 December 2025	**30 June 2026 RMB'000 (Unaudited)**	31 December 2025 RMB'000 (Audited)
Issued and fully paid	**1,420,000,800**	1,420,000,800	**1,420,001**	1,420,001

(b) Treasury shares

	Six months ended 30 June			
	Number of shares		Treasury shares	
	2026	2025	**2026 RMB'000 (Unaudited)**	2025 RMB'000 (Unaudited)
At beginning of the period	**1,460,250**	–	**3,904**	–
Repurchase of shares (note)	**–**	1,460,250	**–**	3,904
At end of the period	**1,460,250**	1,460,250	**3,904**	3,904

Note: During the period ended 30 June 2025, the Company repurchased 1,460,250 of its own shares from the market for an aggregate consideration of RMB3,904,000 (equivalent to approximately HK$4,214,000). Those shares have not been cancelled, therefore there is no alternation to the numbers of ordinary shares. The shares were repurchased at prices ranging from HKD2.79 to HKD2.95 per share, with an average price of HKD2.89 per share. The total amount paid to acquire the shares has been deducted from total equity.

20. OTHER RESERVES

	Share premium RMB'000	Statutory reserve RMB'000	Others RMB'000	Treasury Shares RMB'000	Total RMB'000
As at 1 January 2026 (Restated)	**5,251,083**	**398,168**	**188,890**	**(3,904)**	**5,834,237**
Appropriation of statutory reserves (note i)	**–**	**–**	**–**	**–**	**–**
Business combination under common control	**–**	**–**	**(53,068)**	**–**	**(53,068)**
As at 30 June 2026 (Unaudited)	**5,251,083**	**398,168**	**135,822**	**(3,904)**	**5,781,169**
As at 1 January 2025 (Restated)	5,251,083	398,168	250,865	–	5,900,116
Appropriation of statutory reserves (note i)	–	–	–	–	–
Purchase of own shares (Note 19)	–	–	–	(3,904)	(3,904)
Business combination under common control	–	–	(42,708)	–	(42,708)
As at 30 June 2025 (Unaudited) (Restated)	5,251,083	398,168	208,157	(3,904)	5,853,504

(i) PRC statutory reserves

In accordance with relevant rules and regulations in the PRC, except for sino-foreign equity joint venture enterprises, all PRC companies are required to transfer 10% of their profit after taxation calculated under PRC accounting rules and regulations to the statutory reserve fund, until the accumulated total of the fund reaches 50% of their registered capital. The statutory reserve fund can only be used, upon approval by the relevant authority, to offset losses carried forward from previous years or to increase capital of the respective companies.

21. BORROWINGS

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Non-current liabilities:		
— secured	**99,045**	29,878
— unsecured	**36,925**	30,452
	135,970	60,330
Current liabilities:		
— secured	**88,130**	194,008
— unsecured	**62,349**	98,003
	150,479	292,011
Total bank and other borrowings	**286,449**	352,341

The Group's borrowings as at 30 June 2026 of RMB187,175,000 (31 December 2025: RMB223,886,000) were mainly secured by certain self-used PPE of the Group with net book amount of RMB300,301,000 (31 December 2025: RMB318,774,000), pledged by certain investment properties with market value of RMB18,059,000 (31 December 2025: RMB21,210,000) and trade receivables of RMB181,592,000 (31 December 2025: RMB102,932,000).

The carrying amounts of the bank and other borrowings are denominated in RMB.

22. TRADE AND OTHER PAYABLES

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Unaudited) (Restated)
Trade payables		
— Related parties (note 24 (d))	**137,477**	132,866
— Third parties	**2,751,267**	2,912,381
	2,888,744	3,045,247
Other payables		
— Related parties (note 24 (d))	**236,557**	190,811
— Third parties	**2,275,504**	2,322,233
	2,512,061	2,513,044
Dividends payables	**131,804**	137,512
Accrued payroll	**799,027**	832,060
Other taxes payables	**35,285**	29,351
Total trade and other payables	**6,366,921**	6,557,214
Less: non-current portion of other payables	**(13,249)**	(4,353)
Current portion of trade and other payables	**6,353,672**	6,552,861

Note: As at 30 June 2026 and 31 December 2025, the aging analysis of the trade payables (including amounts due to related parties in trade nature) based on invoice date were as follows:

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Unaudited) (Restated)
Up to 1 year	**2,138,947**	2,401,638
1 to 2 years	**379,009**	390,072
2 to 3 years	**207,543**	157,817
Over 3 years	**163,245**	95,720
	2,888,744	3,045,247

As at 30 June 2026 and 31 December 2025, trade and other payables were all denominated in RMB and the fair values of trade and other payables approximated their carrying amounts.

23. DIVIDENDS

On 27 August 2026, the board of directors has resolved to declare an interim dividend of RMB0.05 per share (30 June 2025: RMB0.062 per share), which is payable to shareholders whose names appear on the Company's register of members on 4 December 2026, and the amount of which will be subject to the approval of the shareholders at the forthcoming extraordinary general meeting of the Company. This interim dividend, amounting to RMB70,927,000 (30 June 2025: RMB87,950,000), has not been recognised as a liability in the condensed consolidated interim financial statements. It will be recognised in equity in the year ending 31 December 2026.

24. RELATED PARTY TRANSACTIONS

(a) Name and relationship with related parties

Name	Relationship
Agile Holdings and its subsidiaries 雅居樂集團控股有限公司及其附屬公司	Ultimate holding company and its subsidiaries
Founding Shareholders, including Mr. Chen Zhuo Lin, Mr. Chan Cheuk Yin, Ms. Luk Sin Fong, Fion, Mr. Chan Cheuk Hung, Mr. Chan Cheuk Hei, and Mr. Chan Cheuk Nam (the "Founding Shareholders")	Founding shareholders of Agile Holdings
Zhongshan A-Living 中山雅生活企業管理服務有限公司	Controlling shareholder of the Company
Deluxe Star International Limited 旺紀國際有限公司	Intermediate holding company
CMIG Futurelife Holding Group Co., Ltd.* ("CMIG") and its subsidiaries 中民未來控股集團有限公司及其附屬公司	Non-controlling shareholder with significant influence and its subsidiaries
Zhongshan Agile Changjiang Hotel Co., Ltd* 中山雅居樂長江酒店有限公司	Controlled by the Founding Shareholders
Zhongshan Changjiang Golf Course* 中山長江高爾夫球場	Controlled by the Founding Shareholders
Chengdu Xueling Enterprise Management Co., Ltd.* 成都雪領企業管理有限公司	Associate of Agile Holdings
Jinzhong Jintianheyi Property Development Co., Ltd.* 晉中錦添合意房地產開發有限公司	Associate of Agile Holdings
Sichuan Yacan Real Estate Development Co., Ltd.* 四川雅燦房地產開發有限公司	Associate of Agile Holdings
Foshan Sanshui Qingmei Real Estate Development Co., Ltd.* 佛山市三水區擎美房地產有限公司	Associate of Agile Holdings

24. RELATED PARTY TRANSACTIONS (Continued)

(a) Name and relationship with related parties (Continued)

Name	Relationship
Nanjing Haiyue Property Management Co., Ltd* 南京海玥物業管理有限公司	Associate of the Group
Shanghai Zunrong Security Service Co., Ltd. 上海尊榮保安服務有限公司	Associate of the Group
Shenzhen Huilongcheng Property Management Co., Ltd* 深圳市匯龍城物業管理有限公司	Associate of the Group
Square Asset Management Limited.	Associate of the Group
Tianjin Zhuosen Business Management Co., Ltd.* 天津卓森商業管理有限公司	Associate of the Group
Jinan Yazhuo Real Estate Consulting Co., Ltd.* 濟南雅卓房地產顧問有限公司	Associate of the Group
Huizhou Huiyang Agile Real Estate Development Co., Ltd* 惠州市惠陽雅居樂房地產開發有限公司	Joint venture of Agile Holdings
Beihai Yaguang Property Development Co., Ltd.* 北海雅廣房地產開發有限公司	Joint venture of Agile Holdings
Guangxi Fuya Investments Co., Ltd.* 廣西富雅投資有限公司	Joint venture of Agile Holdings
Henan Yafu Property Co., Ltd.* 河南雅福置業有限公司	Joint venture of Agile Holdings
Huizhou Bailuhu Tour Enterprise Development Co., Ltd.* 惠州白鷺湖旅遊實業開發有限公司	Joint venture of Agile Holdings
Zhuhai Yahan Real Estate Development Co., Ltd.* 珠海市雅瀚房地產開發有限公司	Joint venture of Agile Holdings
Zhuhai Yahao Real Estate Development Co., Ltd.* 珠海市雅灝房地產開發有限公司	Joint venture of Agile Holdings
Kaifeng Fenghui Property Co., Ltd.* 開封豐輝置業有限公司	Joint venture of Agile Holdings
Guigang Shenghe Property Service Co., Ltd.* 貴港市盛和物業服務有限公司	Joint venture of the Group
Hangzhou Songya Property Services Co., Ltd.* 杭州宋雅物業服務有限公司	Joint venture of the Group

The above table lists the principal related parties of the Group which, in the opinion of the directors, principally affect the results and net assets of the Group.

* The English name of the related parties represents the best effort by the management of the Group in translating their Chinese names as they do not have an official English name.

24. RELATED PARTY TRANSACTIONS (Continued)

(b) Transactions with related parties

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Provision of services		
Entities controlled by Agile Holdings	**20,026**	26,543
Joint ventures and associates of Agile Holdings	**10,215**	8,711
Joint ventures and associates of the Group	**1,060**	1,937
Entities controlled by the Founding Shareholders	**–**	207
	31,301	37,398
Purchase of goods and services		
Associates of the Group	**78,927**	67,534
Joint venture and associates of Agile Holdings	**1**	350
Entities controlled by Agile Holdings	**519**	4,447
Entities controlled by the Founding Shareholders	**11**	–
	79,458	72,331
Interest income on loans due from related parties		
Associates of the Group (note 8)	**259**	259
Rental expenses related to short-term and low-value leases		
Entities controlled by the Founding Shareholders	**220**	1,377
Entities controlled by Agile Holdings	**688**	750
	908	2,127
Interest expense for lease liabilities		
Entities controlled by Agile Holdings	**13**	14
A Founding Shareholder of Agile Holdings	**–**	15
	13	29
Payments of lease liabilities		
Entities controlled by Agile Holdings	**123**	–
A Founding Shareholder of Agile Holdings	**–**	180
	123	180

All of the transactions above were carried out in the normal course of the Group's business and on terms as agreed between the transaction parties.

24. RELATED PARTY TRANSACTIONS (Continued)

(c) Key management compensation

Compensations for key management including emoluments of directors and senior management during the period were as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Salaries and other short-term employee benefits	**2,233**	3,354
Contribution to pension scheme	**118**	248
	2,351	3,602

(d) Balances with related parties

	As at	As at
	June 30	31 December
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
		(Restated)
Due from related parties		
Trade receivables		
Entities controlled by Agile Holdings	**3,065,037**	3,109,729
Joint ventures and associates of Agile Holdings	**404,750**	404,123
Joint ventures and associates of the Group	**17,786**	13,421
Entities controlled by the Founding Shareholders	**16**	4
	3,487,589	3,527,277
Other receivables		
Joint ventures and associates of the Group	**292,526**	113,239
Entities controlled by Agile Holdings	**827,420**	856,935
Joint ventures and associates of Agile Holdings	**28,093**	26,928
Entities controlled by the Founding Shareholders	**2,638**	2,692
	1,150,677	999,794
Prepayments		
Joint ventures and associates of the Group	**2,000**	2,034
Entities controlled by Agile Holdings (note (i))	**259,304**	296,151
Joint ventures and associates of Agile Holdings	**340**	382
	261,644	298,567
Total receivables due from related parties	**4,899,910**	4,825,638

24. RELATED PARTY TRANSACTIONS (Continued)

(d) Balances with related parties (Continued)

	As at June 30 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Unaudited) (Restated)
Due to related parties		
Trade payables		
Joint ventures and associates of the Group	**105,072**	98,312
Entities controlled by Agile Holdings	**30,436**	30,931
Joint ventures and associates of Agile Holdings	**49**	46
Entities controlled by the Founding Shareholders	**1,920**	3,577
	137,477	132,866
Other payables (Note (ii))		
Entities controlled by Agile Holdings	**228,065**	182,881
Joint ventures and associates of the Group	**7,741**	7,143
Joint ventures and associates of Agile Holdings	**735**	771
Entities controlled by the Founding Shareholders	**16**	16
	236,557	190,811
Contract liabilities		
Entities controlled by Agile Holdings	**2,322**	2,345
Joint ventures and associates of Agile Holdings	**2,655**	3,006
Joint ventures and associates of the Group	**6**	6
	4,983	5,357
Total payable due to related parties	**379,017**	329,034

Notes:

(i) The balances mainly represent underlying properties developed by Agile Holdings which are expected to be used for settlement of payables due from the Group to third-party suppliers, sales or letting out the properties to third-parties.

(ii) Other payables due to related parties mainly represented the receipts of communal area income on behalf of the properties' owners, which are interest-free and repayable on demand.

24. RELATED PARTY TRANSACTIONS (Continued)

(e) Loans and interest receivables due from related parties

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
As at beginning of the period	**106,274**	105,750
Interest income (note 8)	**259**	259
As at end of the period	**106,533**	106,009

Loans due from related parties bear an interest rate ranging at 0.5% per annum and are repayable in one year.

25. DISPOSAL OF SUBSIDIARIES

(a) Deemed disposal from subsidiary to associate for the period ended 30 June 2026

During the period ended 30 June 2026, a subsidiary of the Group was deemed disposed of at nil considerations.

	As at the respective date of the disposal RMB'000 (Unaudited)
Current assets	**733,245**
Current liabilities	**(731,591)**
Net assets disposed of	**1,654**
Loss on disposal of subsidiary	**(1,654)**
Cash consideration	**–**

(b) Disposal from subsidiary to associate for the period ended 30 June 2026

During the period ended 30 June 2026, a subsidiary of the Group was disposed of at cash considerations of RMB2,160,000.

	As at the respective date of the disposal RMB'000 (Unaudited)
Current assets	**4,551**
Current liabilities	**(2,221)**
Net assets disposed of	**2,330**
Transfer to investments accounted for using the equity method	**(200)**
Gain on disposal of subsidiary	**30**
Cash consideration	**2,160**
Cash consideration received	**2,160**
Less: cash and cash equivalents in the subsidiary disposed	**(2,293)**
Net cash outflow on disposals	**(133)**

25. DISPOSAL OF SUBSIDIARIES (Continued)

(c) Disposal of subsidiaries for the period ended 30 June 2026

During the period ended 30 June 2026, certain subsidiaries of the Group were disposed at cash considerations of RMB1,704,000 in aggregate.

	As at the respective dates of the disposals RMB'000 (Unaudited)
Non-current assets	7,168
Current assets	13,157
Current liabilities	(9,149)
Net assets disposed of	11,176
Non-controlling interests	(8,834)
Loss on disposal of subsidiaries	(638)
Cash consideration	1,704
Cash consideration received	1,704
Less: cash and cash equivalents in the subsidiaries disposed	(5,819)
Net cash outflow on disposals	(4,115)

26. CAPITAL COMMITMENTS

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Contracted but not provided for		
Acquisitions of business from Agile Holdings	–	25,367
Acquisitions of addition equity interests from NCI	23,344	32,958