杭州順豐同城實業股份有限公司
HANGZHOU SF INTRA-CITY INDUSTRIAL CO.,LTD.

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

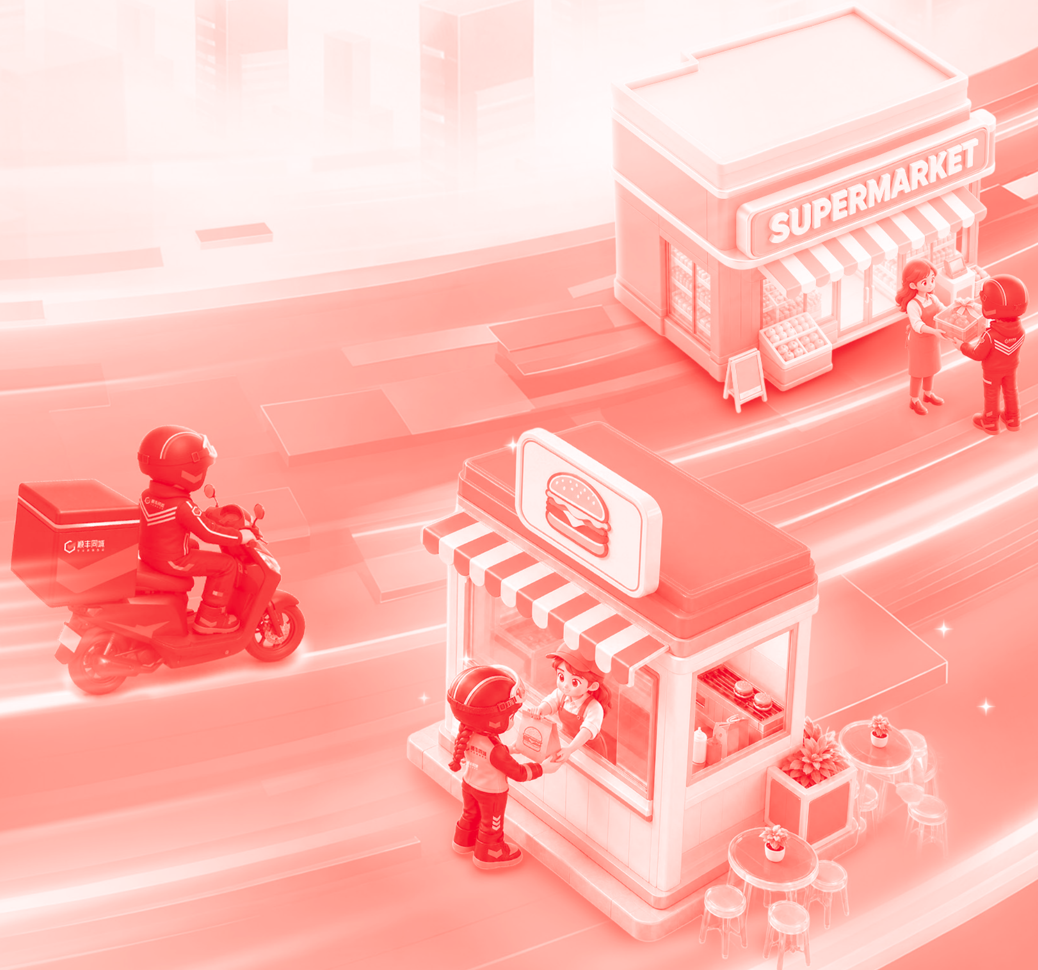
Stock Code : 9699

2026

INTERIM REPORT

SF Intra-city

Contents



Corporate Information

BOARD OF DIRECTORS

Executive Directors

Mr. Sun Haijin *(Chairman of the Board and Chief Executive Officer)*
Mr. Chan Hey Man *(Co-Chief Executive Officer)*
Mr. Chen Lin

Non-executive Directors

Mr. Geng Yankun
Ms. Li Juhua
Mr. Li Qiuyu

Independent Non-executive Directors

Mr. Chan Kok Chung, Johnny
Mr. Wong Hak Kun
Mr. Zhou Xiang
Ms. Huang Jing

AUDIT COMMITTEE

Mr. Wong Hak Kun *(Chairman)*
Mr. Chan Kok Chung, Johnny
Mr. Li Qiuyu

REMUNERATION COMMITTEE

Mr. Chan Kok Chung, Johnny *(Chairman)*
Mr. Wong Hak Kun
Mr. Sun Haijin

NOMINATION COMMITTEE

Mr. Sun Haijin *(Chairman)*
Mr. Chan Kok Chung, Johnny
Mr. Zhou Xiang
Ms. Huang Jing

COMPANY SECRETARY

Ms. Liu Jia

AUTHORISED REPRESENTATIVES

Mr. Chan Hey Man
Ms. Liu Jia

LEGAL ADVISORS TO OUR COMPANY

As to Hong Kong laws

Herbert Smith Freehills Kramer

23rd Floor, Gloucester Tower
15 Queen's Road Central
Hong Kong

As to PRC laws

Jia Yuan Law Offices

45F, Media Finance Center
Pengcheng 1st Road
Futian District
Shenzhen
PRC

AUDITOR

PricewaterhouseCoopers

Certified Public Accountants
Registered Public Interest Entity Auditor
22/F, Prince's Building
Central
Hong Kong

REGISTERED OFFICE

Room 1626, 16th Floor
Chenchuang Building
NO.198, Zhoushan East Road
Gongshu District, Hangzhou City
Zhejiang Province
PRC

Corporate Information

HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

Floor 21-22, Shunfeng Headquarters Building
No. 3076 Xinghai Road
Nanshan District
Shenzhen City
Guangdong Province
PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 1928
19/F Lee Garden One
33 Hysan Avenue
Causeway Bay
Hong Kong

H SHARE REGISTRAR

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANKS

China Merchants Bank Co., Ltd., Shenzhen Branch
Industrial and Commercial Bank of China Limited
Bank of China (Hong Kong) Limited
China Guangfa Bank Co., Ltd., Shenzhen Branch

COMPANY'S WEBSITE

www.sf-cityrush.com

STOCK CODE

9699

Key Accounting Data and Financial Indicators

FINANCIAL SUMMARY

Overview for 2026 Interim Results

Revenue

RMB **11,739.5** million ↑ **14.7%**

Gross profit

RMB **823.2** million ↑ **20.9%**

Gross Profit Margin

7.0%

Net Profit

RMB **349.3** million ↑ **154.9%**

Net Profit Margin

3.0%

Adjusted Net Profit[1]

RMB **265.8** million ↑ **70.8%**

Adjusted Net Profit Margin[1]

2.3%

1 Adjusted Net Profit and Adjusted Net Profit Margin are Non-IFRS Accounting Standards measures.

BUSINESS REVIEW

Overview

As the largest third-party on-demand delivery service provider in China[2], we remain committed to providing customers with high-quality, efficient, and professional third-party on-demand delivery services, and to building a leading comprehensive on-demand delivery infrastructure platform.

In the first half of 2026, we adhered to the business principle of "high-quality and sustainable growth," advancing steadily and working tirelessly. Leveraging our profound insights into the local lifestyle services industry, a nationwide flexible capacity network, and highly efficient digital and intelligent technological capabilities, we actively seized the development trends of the catering, retail, and service industries, providing customers with high-quality, stable, and cost-effective products and services. At the same time, our operational efficiency and costs have been continuously optimized, due to the continuous release of network economies of scale, continuous improvement in operational management capabilities, and AI empowering organizational efficiency improvement. During the Reporting Period, we achieved healthy growth in revenue and order volume and profitability improvement, solidifying our differentiated competitive advantage centered on our neutral and open platform positioning and high-quality full-scenario on-demand delivery services.

During the Reporting Period, revenue across all business lines achieved healthy growth. Our revenue increased by 14.7% from RMB10,236.0 million in the first half of 2025 to RMB11,739.5 million in the first half of 2026. Revenue from intra-city delivery services grew by 24.4% from RMB5,778.7 million in the first half of 2025 to RMB7,188.9 million in the first half of 2026. Revenue from last-mile delivery services increased by 2.1% from RMB4,457.3 million in the first half of 2025 to RMB4,550.6 million in the first half of 2026. The table below provides a breakdown of our revenue:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Intra-city on-demand delivery services	**11,739,533**	10,235,950
Intra-city delivery services	**7,188,921**	5,778,682
(1) To merchants *(i.e. to B)*	**5,722,265**	4,466,927
(2) To consumers *(i.e. to C)*	**1,466,656**	1,311,755
Last-mile delivery services	**4,550,612**	4,457,268
Total	**11,739,533**	10,235,950

During the Reporting Period, our financial performance reached new highs, which was attributable to: (i) resilient demand for food delivery and on-demand retail, with order volume of intra-city delivery services increasing by over 30% year-on-year during the Reporting Period, which in turn drove revenue growth; (ii) our unique positioning as a neutral and open third party and our full-scenario, multi-category service capabilities enabling us to maintain good cooperative relationships with a multi-layered customer base; and (iii) further enhancement of economies of scale, optimisation of resource input strategies, refined rider network operations and the application of AI technologies to improve coordination and efficiency across the value chain from front-end customer acquisition to network operations and back-end resource input, thereby achieving gross margin improvement and effectively releasing profits. In the first half of 2026, our gross profit amounted to RMB823.2 million, representing an increase of 20.9% compared with RMB680.8 million in the same period last year, and our gross profit margin was 7.0%, an increase of 0.3 percentage points year-on-year. Profit attributable to owners of the Company was RMB349.3 million, representing an increase of 154.9% compared with RMB137.0 million in the same period last year, with a net profit margin of 3.0%; adjusted net profit was RMB265.8 million, an increase of 70.8% from RMB155.7 million in the same period last year, and adjusted net profit margin was 2.3%, a year-on-year increase of 0.8 percentage points, continuing to make breakthroughs in profitability. As of 30 June 2026, our cash and cash equivalents and short-term financial management investments were RMB1,279.9 million and RMB1,174.1 million, respectively, demonstrating a robust financial position and abundant capital reserves.

2 This ranking is based on the order volume for China's independent third-party on-demand delivery services in 2025. The calculation of order volume takes into account the order volume generated by independent market participants, but excludes the order volume generated by connected parties.

Intra-city Delivery

Our revenue from intra-city delivery services increased from RMB5,778.7 million in the first half of 2025 by 24.4% to RMB7,188.9 million in the first half of 2026. The robust growth of the business was due to: (i) leveraging our full-scenario and multi-category service capabilities to capture the continuous penetration increase in the food delivery and on-demand retail industries. During the Reporting Period, revenue from the food delivery maintained positive growth, and revenue from core non-food categories represented by supermarkets increased rapidly, driving healthy growth in overall revenue; (ii) adapting to industry trends such as channel diversification and increasing chain penetration, leveraging our unique market positioning as a neutral and open third-party platform, and becoming one of the preferred third-party on-demand delivery service providers for major customers with high-quality and stable fulfillment services; revenue from cooperation with major customers grew rapidly during the Reporting Period; (iii) steady expansion of business scale, with an expanding base of annual active merchants[3] and active consumers[4]; (iv) continuing to deepen presence in lower-tier cities and counties[5] and strengthening coverage in county areas[6], with revenue in county-level areas achieving rapid year-on-year growth in the first half of 2026; (v) continuously iterating our "Exclusive Delivery" services to satisfy high-end intra-city on-demand delivery needs, with order volume of "Exclusive Delivery" services doubling during the Reporting Period; and (vi) continuously advancing ecological synergies with SF Group[7], accelerating the penetration of enterprise and individual users' demands for expedited intra-city express delivery.

Intra-city delivery for merchants

We empower merchants with our open and flexible on-demand delivery network as well as professional, efficient, and full-scenario delivery solutions, and maintaining extensive merchant cooperation. Benefiting from the continuous expansion of partner merchants, the more in-depth cooperation with high-quality customers, the ongoing enrichment of our category matrix, and active penetration into lower-tier markets, revenue from intra-city delivery for merchants in the first half of 2026 was RMB5,722.3 million, representing a year-on-year increase of 28.1%.

In terms of merchant cooperation, the scale of merchants served continued to grow with a healthy customer structure. In the first half of 2026, we delivered high-quality fulfillment performance to customers through a flexible and scalable nationwide capacity network, maintaining a leading and continuously growing market share in cooperation with multiple major customers, and adding over 4,300 newly cooperative stores during the Reporting Period. We also continued to deepen operational synergy with brand customers by providing diversified services to customers such as "Post-closing Cleaning" services, thereby enhancing business stickiness and becoming more deeply embedded in customers' business operation. In doing so, we have empowered customer business growth and operational efficiency, earning widespread trust from brand customers with high-quality services. For small and medium-sized merchants, we continued to broaden customer acquisition channels, leveraging AI-powered marketing tools to improve acquisition efficiency and optimize marketing strategies, while expanding the scale of our merchant partnerships and diversifying the types of merchants we work with. In the first half of 2026, we further strengthened cooperation with major traffic platforms, delivering differentiated on-demand delivery services tailored to each platform's distinct needs, ensuring stable and reliable capacity support, and jointly exploring new opportunities in local lifestyle services. Through this continuous deepening of platform cooperation, we further reinforced our unique value as an on-demand delivery logistics infrastructure, providing comprehensive coverage across diverse to-home scenarios. For the 12 months ended 30 June 2026, the number of annual active merchants on the platform reached 1.23 million, representing an increase of 44% year-on-year. Among them, major customers showed strong growth momentum, the number of cooperative chain brands grew steadily, and the revenue contribution from high-quality customers continued to rise.

3 "active merchant(s)" refers to the number of unique merchant accounts that purchase a particular service at least once during the prescribed period.

4 "active consumer(s)" refers to the number of unique consumer accounts that purchase a particular service at least once during the prescribed period.

5 "lower-tier cities and counties" refer to cities, counties and towns in the third tier or below.

6 "county areas" refers to areas which are not municipal districts in lower-tier cities and counties, including county cities, counties, banners, autonomous banners, and forest areas.

7 "SF Group" refers to SF Holding and its subsidiaries.

In terms of scenario coverage, leveraging our full-scenario services capabilities, we optimized products and services around core industries and categories. For food and beverage scenario, we actively capitalized on industry trends such as channel diversification, increasing chain penetration rates, and lean operational efficiency, while leveraging our unique market positioning as a neutral and open third party, to provide chain restaurant merchants with centralized multi-channel order management and delivery services. This helped merchants strike a balance between stable fulfillment and cost reduction and efficiency enhancement in the process of expanding their to-home delivery business across multiple channels, further reinforcing cooperation stickiness. During the Reporting Period, cooperation revenue with multiple high-potential F&B brands achieved rapid growth. In the retail sector, on one hand, we continued to iterate our "front-warehouse + intra-city on-demand delivery" solution for the supermarket industry, successfully formed a partnership with a domestic leading online grocery supermarket customer. Revenue from front-warehouse customers grew rapidly, and service coverage gradually expanded, with revenue from the supermarket industry growing over 50% year-on-year during the Reporting Period. On the other hand, we tapped into growth opportunities in sub-sectors and categories under on-demand retail, continuously expanding chain lightning warehouse customers to cover more multi-time, high-frequency consumption needs, and promoting network integration. During the Reporting Period, non-food categories such as beauty and fresh groceries, achieved impressive growth.

In terms of geographical coverage, we provide full-scenario services to merchants in over 2,400 cities and counties nationwide, including coverage of over 1,500 lower-tier counties, with network density continually increasing. In lower-tier markets, we act as a core delivery partner empowering chain brand customers to expand their markets and deeply tap into local advantageous brands to capture incremental business. At the same time, by penetrating restricted areas such as university campuses and industrial parks, we continuously optimize the layout and operational efficiency of our lower-tier networks. In cross-border business, we successfully extended our on-demand delivery services to Hong Kong and Macau, facilitating the international deployment of chain brands, co-creating localized business models, and further expanding and densifying our nationwide on-demand delivery service network.

We rapidly expanded and densified our nationwide capacity network and continuously optimized our delivery network to provide customers with high-quality fulfillment services. In the first half of 2026, our flexible and scalable capacity network delivered on its commitment to service quality and fulfillment stability during peak order periods, holidays, and adverse weather conditions. The fluctuation in fulfillment in-time rate during holidays and adverse weather conditions did not exceed 3 percentage points. During the Reporting Period, our fulfillment in-time rate was approximately 95%, with an average delivery time of 22 minutes for orders within 3 kilometers. The high reliability of our operations forms a solid foundation for continuously winning and serving our customers well.

We also engaged in strategic cooperation with SF Group to build an integrated supply chain solution comprising "warehousing + transport + intra-city on-demand delivery" for customers. Through our resource synergies and capability integration with SF Group, customers can more conveniently select suitable logistics products. The integrated solution enabled both us and SF Group to jointly expand the customer base and enhance customer loyalty. In the first half of 2026, the number of Credit Customers[8] placing orders using intra-city on-demand delivery services maintained good growth. The Credit Customers jointly served by us and SF Group brought in RMB263.0 million of external incremental revenue, representing a year-on-year increase of 26.4%.

8 "Credit Customers" refers to certain existing customers who have entered into master service agreements with SF Holding and/or its associates in respect of various delivery and logistics solution service products provided by SF Holding and/or its associates.

Intra-city delivery for consumers

For consumers, we are committed to building industry-leading, professional on-demand fulfillment services. Our "deliver for me, fetch for me, purchase for me, and solve for me" services cover personal life and work scenarios, such as daily errands, medical healthcare, and business agency services, reinforcing the brand image of "SF Intra-city, the first choice for urgent delivery of valuable items." In the first half of 2026, revenue from intra-city delivery for consumers was RMB1,466.7 million, representing a year-on-year increase of 11.8%. The revenue growth was mainly due to: (i) continuous optimization of customer acquisition strategies and expansion of acquisition channels, carrying out refined operations for users from different channels; during the Reporting Period, the number of active consumers continued to expand and channel marketing efficiency and user reach capabilities were further enhanced; (ii) strengthened user mindshare and stickiness, with robust repurchases from existing customers; (iii) "Exclusive Delivery" services catering to more high-value individual users' intra-city delivery needs, driving rapid growth in revenue and order volume for "Exclusive Delivery" products during the Reporting Period; and (iv) continuously advancing ecological integration with SF Group to accelerate the conversion of individual users' demands for expedited intra-city express delivery.

During the Reporting Period, we further deepened our understanding of consumers and proactively captured market opportunities. Our "Exclusive Delivery" service provides users with service experience featuring higher security, timeliness, and personalized protection, meeting user demands for high-quality delivery of high-value items. During the Reporting Period, the number of cities covered by "Exclusive Delivery" services steadily increased, and the revenue growth in lower-tier markets was impressive, enabling more users to enjoy the upgraded "One-on-one Urgent Delivery" service. In terms of categories, revenue from "Exclusive Delivery" services for high-value categories, such as cakes, flowers, and fresh produce, achieved high double-digit growth during the Reporting Period. We continued to advance local services in cultural and tourism scenarios, such as Hanfu rentals and luggage delivery, and increased our reach to intra-city express delivery users through channel cooperation and group ecosystem synergy, gradually promoting the penetration of short-distance intra-city personal express delivery in the form of on-demand delivery, satisfying user demands for faster intra-city express delivery. By integrating with existing business districts, optimizing operational processes, and improving service capabilities, the penetration rate of 0-6km "delivery within an hour" service continued to rise during the Reporting Period with steady revenue growth.

We actively optimized our brand advertising and channel marketing strategies, brand awareness continued to deepen, and user mindshare was steadily consolidated. We reached consumers extensively through multiple external channel partnerships and continuously conducted refined operations for users across different channels. During the Reporting Period, revenue from various channels grew healthily. In terms of service quality, we continuously optimized consumer fulfillment experiences, driving positive word-of-mouth and user satisfaction, which in turn promoted repurchases. For the 12 months ended 30 June 2026, the number of active consumers exceeded 27.03 million.

Last-mile Delivery

Our last-mile delivery services, as a flexible and scalable capacity provider, offer diversified services to logistics service enterprises and are embedded across various stages of logistics services. We observe increasing synergies between intra-city on-demand delivery and various intra-city logistics forms, and our flexible and scalable capacity network complements traditional express networks, aligning with customers' trend towards multi-dimensional supply chain capability enhancement. On the one hand, by strengthening network integration and synergy between both parties, we help logistics enterprise customers optimize the operational efficiency of last-mile delivery, achieve stronger network coverage and better service capabilities with a more cost-efficient operating model and improve network resource utilisation efficiency. On the other hand, our intra-city last-mile logistics capability serves as an important component of end-to-end full-chain solutions provided externally by logistics service enterprises, offering high-quality and convenient delivery experience to customers.

During the Reporting Period, the revenue from our last-mile delivery services was RMB4,550.6 million, representing a year-on-year increase of 2.1%. This was mainly attributable to: (i) continuously advancing multi-scenario cooperation with SF Group; apart from deepening cooperation in the parcel delivery process, revenue from parcel collection and intra-city transit support services achieved healthy growth, and the penetration rate of supporting services for parcel collection steadily increased; (ii) actively assisting SF Group in building economy express network, leveraging our flexible capacity network to help customers reduce costs and enhance efficiency. By creating benchmark cities to lay a solid foundation for building economy express network nationwide, we promote the synergistic development of both parties' network ecosystems; (iii) e-commerce scenario demand remained resilient, during express delivery peak seasons such as the "618" e-commerce shopping festival, our scalable capacity played an effective role to smooth out the impact of peaks and troughs, safeguarding fulfillment quality; during the Reporting Period, last-mile revenue from e-commerce scenarios maintained healthy growth; and (iv) proactively expanding the last-mile delivery client base other than SF Group, satisfying the increasingly diverse market needs for specialized products, such as cold chain and bulky item delivery, as well as customized capacity matrices like four-wheel delivery, providing new momentum for business growth.

Our Riders

Riders are our closest partners, and we possess a flexible rider capacity network nationwide. In the first half of 2026, the scale and activity of riders showed good growth, the number of monthly active riders increased by 20% year-on-year. Our rich and diverse business scenarios attracted more riders to join, while also bringing more diverse income opportunities to riders. During the Reporting Period, the number of middle-to-high-income riders increased by 17% year-on-year, maintaining steady improvement. We also strictly fulfilled our platform responsibilities, continuously enriched rider welfare and protection services, and provided riders with more comprehensive professional empowerment and development support.

We are always committed to enhancing riders' platform experience, welfare and care, and rights protection. During the Reporting Period, we constantly invest in welfare and care, holding a cumulative total of over 9,500 offline care activities, and rider satisfaction steadily improved. In terms of rider appeal response and experience optimization, we deepened the progress of "Grievance Care Allowance" and expanded it to cover more riders. Meanwhile, we comprehensively focused on riders' mental health through diverse channels such as rider heart-to-heart meetings, a 7x24 free psychological counseling hotline, and thematic lectures on mental health, striving to build a warm rider community. Furthermore, in collaboration with SF Group, we successfully held the industry's first national sports event specifically tailored for riders and couriers – the "SF League Nationwide Football Tournament" ("順超全網足球賽"), which effectively enhanced team cohesion among the rider community and fully demonstrated their positive and upbeat spirit. We focus on riders' personal development, during the Reporting Period, we iteratively upgraded the Rider Academy ("騎士學院") course platform through AI technology, realizing precise recommendation of personalized courses, improving training efficiency, shortening the skills ramp-up period for novice riders, helping them quickly complete their first delivery, and concurrently enhancing rider retention and long-term loyalty. By holding rider symposia, we fully communicated with rider representatives on topics such as order dispatch logic, algorithm transparency, and delivery timeliness, listened to riders' opinions and reached a consensus, actively constructing a more comprehensive rider welfare and support system.

We always prioritize the safety and health of our riders. By continuously refining our safety management system, we achieved network-wide coverage of overspeed monitoring and alerts, normalized compliance inspections at stations, and piloted vehicle compliance and helmet-wearing spot checks in key areas. In terms of technological empowerment, we helped riders achieve hands-free operation by deploying smart helmets, supporting features such as voice navigation and order inquiry, to better promote rider safety from the perspective of physical protection. Simultaneously, we continued to implement fatigue monitoring and early warning mechanisms, issuing safety reminders after riders operate continuously for over 4 and 8 hours. By building a multi-dimensional and systematic safety guarantee system, we strive to comprehensively elevate the operational safety standards and fully safeguard riders' health.

Our Technology

Technology is at the core of our business and serves as the key engine driving efficiency improvement and cost optimization. During the Reporting Period, we continuously iterated the City Logistics System ("**CLS**"), consistently enhancing the performance of three core functions: intelligent business planning and marketing management, integrated rider dispatch and intelligent order distribution, and intelligent operational optimization. Concurrently, based on business needs, we iterated multi-scenario customized capabilities, such as flexible matching and dispatch capabilities for bulky products and configurations of multiple vehicle models in supermarket scenarios, and iterated system capabilities tailored to customers across different industries. Driven by big data analysis and AI algorithms, the system not only effectively predicts order fluctuations but also deeply integrates commercial district characteristics, riders' behavior, and real-time market dynamics. Through order bundling strategy optimization and model innovation, it achieves superior matching of orders and capacity within complex networks.

We comprehensively promoted the implementation of our "AI + Unmanned" strategy, actively embracing the technological transformations brought by AI, and continuously deepened the large-scale application of smart logistics and unmanned delivery technologies in diversified commercial scenarios.

In terms of AI, during the Reporting Period, we completed the construction of an full-scenario agent system, deeply empowering core business workflows, and actively driving comprehensive efficiency improvements on the organizational performance side through AI. For merchants and consumers, our system has integrated with mainstream AI Agents such as WeChat "Xiaowei" ("小微") and Alipay "Abao" ("阿寶") during the Reporting Period, enabling a voice interaction feature that allows users to "place an order with one sentence." This service allows users to directly access on-demand delivery services via voice or use AI to call a merchant's mini program, with SF Intra-city completing the delivery fulfillment, realizing the seamless connection between AI commands and offline physical delivery. We are committed to becoming an independent third-party intra-city on-demand delivery infrastructure directly callable within the AI ecosystem and actively embracing AI Agent traffic channels to further expand business growth potential. For riders, we specifically planned three major intelligent agents – fulfillment, dispatch, and customer service – using AI tools more deeply in the frontline of delivery operations. Among them, the fulfillment agent improves the riders' delivery experience through functions like smart guidance, interactive operations, and voice Q&A; the dispatch agent gradually advances automated management and full-process quality control of commercial district dispatch by constructing operational digital twins and multi-modal risk control capabilities, enhancing rider-order matching efficiency; the customer service agent focuses on elevating overall call center efficiency, optimizing customer service processes, and enhancing interactions and problem-solving capabilities of automated responses. At the organizational efficiency end, AI agents have covered business processes such as contract review, financial reimbursement, and BD customer acquisition; concurrently, we steadily advanced AI Coding capability construction, relying on a "Human + Agent" collaboration model to gradually move towards R&D autonomy. Overall, we will continue to use the systematic application of AI agents as the core drivers, driving our business systems towards an expert-level intelligent form, building long-term development advantages through technological innovation, and leading a dual upgrade of efficiency and experience.

In terms of unmanned delivery, as of the first half of 2026, our unmanned vehicle network had covered 124 cities nationwide, with an operating fleet exceeding 1,000 vehicles and over 60,000 monthly average active trips, forming an extensive terminal service network. During the Reporting Period, the application scale and scope of unmanned vehicles steadily expanded in last-mile delivery scenarios such as deliveries between transit hubs and local delivery outlets, as well as intra-city on-demand delivery scenarios like catering and campuses. Meanwhile, during the Reporting Period, the Company innovatively piloted a shared unmanned vehicle capacity service, offering unmanned vehicle on-demand delivery services to merchants and consumers through the SF Intra-city mini-program. While creating an entirely new service experience, integrating a shared capacity pool effectively increased vehicle utilisation rates and overall network operational efficiency. In terms of vehicle operations, our unmanned vehicle operation system has achieved full-chain functions including real-time vehicle monitoring, intelligent task dispatch, dynamic route planning, early warnings for charging and maintenance, anomaly detection and alerting, providing terminal customers with integrated hardware-software professional unmanned vehicle solutions. Going forward, the continuously expanding unmanned delivery network will serve as a crucial supplement to existing capacity and an engine for innovation, continuously driving comprehensive improvements in the Company's operational efficiency and service quality.

Outlook

In the first half of 2026, we continued to deeply cultivate the local lifestyle services industry. Amid the industry trend of high-quality development, we solidified our market positioning as an independent and open third-party platform, leveraged our multi-scenario, full-category, multi-time, multi-distance, and multi-channel service capabilities, and consistently provided high-quality and convenient on-demand delivery services to merchants, consumers, and traffic platforms. We continued to invest in growing business scale, network efficiency optimization, and ecological synergy across various business scenarios, continuously deepening value creation as an urban infrastructure.

Looking ahead, we will adhere to the business goal of "high-quality and sustainable growth," embracing market opportunities such as traffic channel diversification, rising brand chain penetration, continuous penetration increases in food delivery and on-demand retail, acceleration of intra-city logistics, and ongoing penetration of third-party on-demand delivery services. We will steadfastly continue to scale up the business, broaden scenarios, improve services, and solidify the network. We will focus on core value contributions within local lifestyle services, invest in technological innovation, deepen the advancement of AI technology reforms and unmanned delivery deployment, and collaborate with more partners to bring prosperous development in new consumption, better realizing our mission of "bringing enjoyable lifestyle to your fingertips".

FINANCIAL REVIEW

The following table sets forth the comparative figures for the six months ended 30 June 2025 and 2026.

Interim Condensed Consolidated Statement of Comprehensive Income

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Revenue	**11,739,533**	10,235,950
Cost of revenue	**(10,916,322)**	(9,555,153)
Gross profit	**823,211**	680,797
Selling and marketing expenses	**(136,785)**	(107,567)
Research and development expenses	**(55,008)**	(69,502)
Administrative expenses	**(445,612)**	(377,018)
Other income	**1,733**	4,014
Other gains, net	**36,936**	21,115
Net impairment losses of financial assets	**(5,904)**	(1,699)
Operating profit	**218,571**	150,140
Finance income	**8,061**	8,539
Finance costs	**(810)**	(331)
Finance income, net	**7,251**	8,208
Share of profit/(loss) of a joint venture accounted for using the equity method	**222,325**	(505)
Profit before income tax	**448,147**	157,843
Income tax expenses	**(98,802)**	(20,794)
Profit for the period	**349,345**	137,049
Profit for the period attributable to		
– Owners of the Company	**349,345**	137,049
Earnings per share for profit attributable to owners of the Company (expressed in RMB per share)		
– Basic earnings per share (in RMB)	**0.39**	0.15
– Diluted earnings per share (in RMB)	**0.38**	0.15

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Profit for the period	**349,345**	137,049
Other comprehensive income		
Items that may be reclassified to profit or loss		
Exchange differences on translation of foreign operations	**(6,366)**	(4,816)
Items that will not be reclassified to profit or loss		
Changes in the fair value of equity investments at fair value through other comprehensive income	**(6,054)**	(4,150)
Other comprehensive income for the period, net of tax	**(12,420)**	(8,966)
Total comprehensive income for the period	**336,925**	128,083
Total comprehensive income for the period attributable to:		
– Owners of the Company	**336,925**	128,083

Key Consolidated Statement of Financial Position Items

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Total non-current assets	**1,038,067**	499,838
Total current assets	**4,960,959**	4,971,225
Total assets	**5,999,026**	5,471,063
Total equity	**3,621,952**	3,281,834
Total non-current liabilities	**13,218**	16,011
Total current liabilities	**2,363,856**	2,173,218
Total liabilities	**2,377,074**	2,189,229
Total equity and liabilities	**5,999,026**	5,471,063
Net current assets	**2,597,103**	2,798,007

Revenue

The following table sets forth our revenue by line of business for the six months ended 30 June 2025 and 2026 respectively.

	Six months ended 30 June	
	2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Intra-city on-demand delivery services	**11,739,533**	10,235,950
Intra-city delivery services	**7,188,921**	5,778,682
(1) To Merchants *(i.e. to B)*	**5,722,265**	4,466,927
(2) To Consumers *(i.e. to C)*	**1,466,656**	1,311,755
Last-mile delivery services	**4,550,612**	4,457,268
Total	**11,739,533**	10,235,950

Revenue increased by 14.7% to RMB11,739.5 million for the six months ended 30 June 2026, compared to RMB10,236.0 million for the six months ended 30 June 2025, mainly due to (i) a further increase in order volume driven by resilient demand from food delivery and on-demand retail sectors; (ii) adherence to high-quality and sustainable development, continuous deepening of customer partnerships and a continuous improvement of the business structure; and (iii) continuous enhancement of penetration in lower-tier markets, strengthening full-scenario delivery capabilities and attraction of more high-quality customers.

Cost of Revenue

The following table sets forth our cost of revenue by category for the six months ended 30 June 2025 and 2026 respectively.

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Labour outsourcing costs	**10,742,416**	9,421,865
Amortization of intangible assets	**20,039**	18,286
Employee benefit expenses	**10,220**	28,633
Depreciation of property, plant and equipment	**4,492**	2,548
Depreciation of right-of-use assets	**2,039**	724
Others	**137,116**	83,097
Total	**10,916,322**	9,555,153

Cost of revenue increased by 14.2% to RMB10,916.3 million for the six months ended 30 June 2026, compared to RMB9,555.2 million for the six months ended 30 June 2025, mainly due to the increase in riders' delivery costs brought about by the expansion of business scale and order volume.

Gross Profit and Margin

As a result of the foregoing, our gross profit and gross profit margin for the six months ended 30 June 2026, were RMB823.2 million and 7.0% respectively, compared to the gross profit and the gross profit margin of RMB680.8 million and 6.7% respectively for the six months ended 30 June 2025. The change in gross profit is mainly due to (i) the continued realisation of economies of scale driven by revenue growth; and (ii) enhanced operational quality and efficiency enabled by our flexible capacity network, digital and intelligent technology capabilities and lean management.

Selling and Marketing Expenses

Our selling and marketing expenses increased by 27.2% to RMB136.8 million for the six months ended 30 June 2026, compared to RMB107.6 million for the six months ended 30 June 2025, mainly due to an increase associated with selling and marketing investments driven by rapid penetration growth in the food delivery and on-demand retail industries.

Research and Development Expenses

Our research and development expenses decreased by 20.9% to RMB55.0 million for the six months ended 30 June 2026, compared to RMB69.5 million for the six months ended 30 June 2025, mainly due to improved research and development efficiency. For further information on our research and development investments, please refer to "Business Review – Our Technology".

Administrative Expenses

Our administrative expenses increased by 18.2% to RMB445.6 million for the six months ended 30 June 2026, compared to RMB377.0 million for the six months ended 30 June 2025, mainly due to an increase in share-based compensation expenses.

Other Income

Our other income decreased by 56.8% to RMB1.7 million for the six months ended 30 June 2026, compared to RMB4.0 million for the six months ended 30 June 2025, mainly due to a decrease in government grants.

Finance Income, Net

Our finance income, net decreased from RMB8.2 million for the six months ended 30 June 2025 to RMB7.3 million for the six months ended 30 June 2026, mainly due to a decrease in interest income as a result of lower interest rates.

Share of Profit/(Loss) of a Joint Venture Accounted for Using the Equity Method

Our share of profit/(loss) of a joint venture accounted for using the equity method changed from a loss of RMB0.5 million for the six months ended 30 June 2025 to a profit of RMB222.3 million for the six months ended 30 June 2026, primarily due to unrealised gains from an equity investment fund in which we invested, which was attributable to the increase in fair value resulting from the official listing during the Reporting Period of an investee company in its investment portfolio. For more details of the equity investment fund, please refer to the section headed "Significant Investments" in this report.

Income Tax Expenses

Our income tax expenses were RMB98.8 million for the six months ended 30 June 2026, mainly due to an increase of the profit for the period.

Profit for the Period and Net Profit Margin

As a result of the foregoing, we recorded a net profit and a net profit margin of RMB349.3 million and 3.0% respectively for the six months ended 30 June 2026, compared to a net profit and a net profit margin of RMB137.0 million and 1.3% respectively in the six months ended 30 June 2025.

Non-IFRS Accounting Standards Measure: Adjusted Net Profit

To supplement our consolidated results which are prepared and presented in accordance with the International Financial Reporting Accounting Standards ("**IFRS Accounting Standards**"), we adopted the non-IFRS Accounting Standards of adjusted net profit as an additional financial measure. We believe that the presentation of non-IFRS Accounting Standards measures when shown in conjunction with the corresponding IFRS Accounting Standards measures provides useful information to investors and management.

We define adjusted net profit for the period as profit for the period adjusted for: (i) share-based compensation expenses; (ii) net gains arising from certain investments; and (iii) the related income tax effects, while the adjusted net profit margin refers to the adjusted net profit divided by revenue. We believe that these adjustment items are neither related to our ordinary course of business nor indicative of our ongoing core operating performance. Therefore, we believe that these items should be adjusted for when calculating our adjusted net profit in order to provide investors and management with a complete and fair understanding of our core operating results and financial performance, so that they can assess our underlying core operating results and financial performance undistorted by items unrelated to our ordinary course of business operations, especially in (i) making period-to-period comparisons of and assessing the profile of, our operating and financial performance; and (ii) making comparisons with other comparable companies with similar business operations.

Nonetheless, our presentation of such non-IFRS Accounting Standards measure may not be comparable to similar titled measures presented by other companies. Furthermore, the use of this non-IFRS Accounting Standards measure has limitations as an analytical tool, and you should not consider it in isolation from, or as a substitute for analysis of, our results of operations or financial conditions as reported under IFRS Accounting Standards.

The following table sets forth reconciliations of our adjusted net profit (non-IFRS Accounting Standards measure) for the respective periods:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Net profit for the period	**349,345**	137,049
Adjustments:		
Share-based compensation expenses	**101,771**	23,143
Net gains arising from investments[(1)]	**(248,630)**	(5,428)
Tax effects of non-IFRS adjustments	**63,355**	890
Adjusted net profit (non-IFRS Accounting Standards measure) (unaudited)	**265,841**	155,654
Adjusted net profit margin (non-IFRS Accounting Standards measure) (unaudited)	**2.3%**	1.5%

Note:

(1) Mainly includes the share of profit/(loss) of a joint venture accounted for using the equity method and net changes in the fair value of equity investments measured at fair value. These items are neither related to our ordinary course of business nor indicative of our ongoing core operating performance, therefore, we adjust them and make comparisons across different periods.

Liquidity and Financial Resources

Other than the funds raised through our Global Offering in December 2021, we have historically funded our cash requirements principally from capital contribution from shareholders/financing through borrowings from related parties. We had cash and cash equivalents of RMB1,279.9 million as of 30 June 2026, compared to the balance of RMB1,134.1 million as of 30 June 2025. The following table sets forth our cash flows for the periods indicated:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Operating cash flows before changes in working capital	**324,105**	177,587
Changes in working capital	**(112,481)**	(248,465)
Interest received	**8,061**	8,539
Income tax paid	**(246,224)**	(508)
Net cash used in operating activities	**(26,539)**	(62,847)
Net cash generated from/(used in) investing activities	**264,899**	(164,237)
Net cash used in financing activities	**(103,747)**	(7,449)
Net increase/(decrease) in cash and cash equivalents	**134,613**	(234,533)
Cash and cash equivalents at the beginning of the period	**1,145,359**	1,368,835
Effects of exchange rate changes on cash and cash equivalents	**(77)**	(166)
Cash and cash equivalents at the end of the period	**1,279,895**	1,134,136

Net Cash Used in Operating Activities

Cash used in our operations primarily comprises our profit before income tax adjusted by non-cash items and changes in working capital.

For the six months ended 30 June 2026, net cash used in operating activities amounted to RMB26.5 million, primarily attributable to our profit before income tax of approximately RMB448.1 million, as adjusted by: (i) non-cash and non-operating items of approximately RMB115.9 million, primarily comprising share-based compensation expenses, amortization and depreciation of assets, share of profits of joint ventures accounted for using the equity method, and gains from changes in the fair value of financial assets; (ii) changes in working capital of approximately RMB112.5 million; and (iii) income tax paid of approximately RMB246.2 million.

Net Cash Generated from Investing Activities

For the six months ended 30 June 2026, net cash generated from investing activities was RMB264.9 million, which was mainly attributable to the redemption of structured deposit products.

Net Cash Used in Financing Activities

For the six months ended 30 June 2026, net cash used in financing activities was RMB103.7 million, which was mainly attributable to the purchase of shares of the Company in connection with the H Share Incentive Scheme.

Gearing Ratio

Our gearing ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings and lease liabilities less cash and cash equivalents. As at 30 June 2026, given that the cash and cash equivalents exceed the aggregation of total borrowings and lease liabilities, gearing ratio is no longer calculated.

Investments Accounted for Using the Equity Method

Our investments accounted for using the equity method increased from RMB53.7 million as of 31 December 2025 to RMB288.6 million as of 30 June 2026, representing approximately 4.81% of the Group's total assets as at 30 June 2026, primarily due to an increase in the fair value of one of the portfolio companies of an equity investment fund following its listing during the Reporting Period, which resulted in an increase in the value of our investments accounted for using the equity method. For more information on the equity investment fund, please refer to the section headed "Significant Investments" in this report.

Financial Assets at Fair Value through Other Comprehensive Income

Our financial assets at fair value through other comprehensive income decreased from RMB17.2 million as of 31 December 2025 to RMB11.1 million as of 30 June 2026, mainly due to a decrease in the fair value of our investment in an unlisted entity.

Financial Assets at Fair Value through Profit or Loss

Our financial assets at fair value through profit or loss decreased from RMB1,643.3 million as of 31 December 2025 to RMB1,321.3 million as of 30 June 2026, mainly due to a decrease in the structured deposit products purchased by us.

Borrowings

As of 30 June 2026, we did not have outstanding borrowing.

Capital Commitments

The following table sets forth our capital commitments as of the dates indicated.

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Private fund investment	**181,050**	–
Investment accounted for using equity method	**–**	12,500

Capital Expenditure

The following table sets forth a breakdown of our capital expenditures for the periods indicated.

	For the six months ended 30 June	
	2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Payment for intangible assets	**13,347**	14,367
Payment for property, plant and equipment	**19,901**	26,253
Total	**33,248**	40,620

Lease Commitments and Arrangements

Leases not yet commenced to which the Group is committed are as follows:

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Within 1 year	**9,184**	2,415
Between 1 to 2 years	**3,797**	–
Between 2 to 3 years	**4,474**	–
	17,455	2,415

Material Acquisitions and Disposals of Subsidiaries and Affiliated Companies

For the six months ended 30 June 2026, we did not have any material acquisitions or disposals of subsidiaries and affiliated companies.

Pledge of Assets

As of 30 June 2026, we did not have any pledge of assets.

Contingent Liabilities

The Group is subject to a number of legal proceedings that generally arise in the ordinary course of its business. The Group is of the view that any currently pending legal proceeding to which the Group is a party will not have a material adverse effect on the consolidated financial statements.

Significant Investments

As at 30 June 2026, the Group's fund investments comprised its interests in (i) Xiamen Xiaoyu Qingcheng Venture Capital Partnership (Limited Partnership) (廈門小雨青城創業投資合夥企業(有限合夥)) ("**Xiamen Xiaoyu**"); and (ii) Suzhou Xiaoyu Chengxi Venture Capital Partnership (Limited Partnership) (蘇州小雨成溪創業投資合夥企業(有限合夥)) ("**Suzhou Xiaoyu**"). Both Xiamen Xiaoyu and Suzhou Xiaoyu primarily invest in unlisted enterprises in artificial intelligence, embodied intelligence, low carbon and new energy, logistics technologies and local lifestyle opportunities.

Both Xiamen Xiaoyu and Suzhou Xiaoyu are managed by the same fund manager, Xiamen Xiaoyu Qingfeng Private Fund Management Co., Ltd. (廈門小雨清風私募基金管理有限公司), a private equity and venture capital fund manager which is registered with the Asset Management Association of China.

Shenzhen SF Intra-city Logistics Co., Ltd. (深圳市順豐同城物流有限公司) ("**Shenzhen Intra-city**"), a subsidiary of the Company, has committed to contributing RMB50 million (of which the capital contribution has been fully paid up) as a limited partner of Xiamen Xiaoyu, forming part of the fund's committed capital contribution of RMB106.32 million, representing an approximately 47.03% interest in Xiamen Xiaoyu. Please refer to subsections headed "Investments Accounted for Using the Equity Method" and "Share of Profit/(Loss) of a Joint Venture Accounted for Using the Equity Method" under the section headed "FINANCIAL REVIEW" in this report.

Shenzhen Intra-city has also committed to contribute RMB213 million (of which RMB31.95 million has already been contributed) as a limited partner of Suzhou Xiaoyu, forming part of the fund's committed capital contribution of RMB436 million, representing an approximately 48.85% interest in Suzhou Xiaoyu. The Group's investment in Suzhou Xiaoyu is measured at fair value through profit or loss. The fair value of such investment as at 30 June 2026 amounted to RMB29.82 million, representing approximately 0.50% of the Group's total assets.

The Group's investment strategy for these fund investments is to maintain exposure to innovative and growing sectors aligned with its business ecosystem, with a view to long-term capital appreciation. Such investments are in line with the Group's investment strategies.

Save as disclosed above, the Group did not have any other significant investment during the Reporting Period.

FURTHER INFORMATION IN RELATION TO INVESTMENTS

As disclosed in Note 3 of the Consolidated Financial Statements contained in the interim report, as of 30 June 2026, the Company had (a) financial assets at fair value through other comprehensive income of RMB11,098,000 and (b) financial assets at fair value through profit or loss of RMB1,321,303,000 (together, the "**Financial Assets**"). The Financial Assets comprised of:

(1) structured deposit products in the amount of RMB1,124,096,000. As of 30 June 2026, the structured deposit products were placed with six licensed commercial banks in the PRC, which are independent third parties of the Company, with principal amount placed with each bank ranging from RMB100,000,000 to RMB270,000,000. These products typically had an investment period of 3 months to 6 months, with an interest rate typically ranging from 1.6% to 2.1%. As of 30 June 2026, the Group's total exposure to structured deposit products with any single bank did not exceed 5% of the Group's total assets; and

(2) minority equity interests in two unlisted entities and private fund investment. These investments were made using the Group's internal resources for strategic and business synergy purposes and were in line with the Group's investment focus on targets related to intra-city on-demand delivery business or with upstream/downstream synergy potential. As of 30 June 2026, save as disclosed in the section headed "Significant Investments" in this report, such investments did not constitute significant investments.

Investment strategy, policy and objectives

The Group's investment activities are determined with reference to market conditions, funding arrangements, and the Group's risk appetite to ensure the overall investment portfolio remains robust and delivers long-term value.

The investment strategy of the Group is to adopt a prudent and stable approach in managing its investment, striking a balance of undertaking long-term strategic investment whilst also investing in assets which generate stable returns with acceptable risks.

To be more specific, the Company undertakes long-term investments for strategic purposes, including to support the expansion of its principal business, strengthen business and customer synergies, and build capabilities relevant to the Group's long-term development. The Company focuses on targets closely related to its intra-city on-demand delivery business or with upstream/downstream synergy potential, including but not limited to areas such as local lifestyle and on demand retail, logistics technology, unmanned delivery, rider ecosystem, artificial intelligence and embodied intelligence.

In addition to conducting strategic investment, the Company may also invest in securities and financial products which generate reasonable returns while adhering to its prudent capital management strategies. In particular, as part of the Company's capital and treasury management activities, the Company also utilises its idle cash to invest in certain structured deposits and wealth management products issued by licensed PRC commercial banks, most of which are principal guaranteed. The Company considers that such structured deposits and wealth management products provide flexible treasury management options to the Company to better utilise cash generated from its operational activities.

The Company's investments are currently and expected to be funded by internal resources.

Risk management and control measures

The Group monitors related risks, including foreign exchange risk, price risk, counterparty risk and liquidity risk. Foreign exchange exposure was limited, while price risk arising from financial assets at fair value through other comprehensive income ("**FVOCI**") and fair value through profit or loss ("**FVPL**") is managed through portfolio diversification, with each investment managed by management on a case-by-case basis having regard to its strategic purpose, investment yield and impact on liquidity. Whilst conducting investment, the Company will also conduct due diligence on the credential and background of the counterparty in order to minimize potential counterparty risks. For larger size investments, the Company may also engage professional advisors to conduct risk assessment on the counterparty and the target of the investment. When making investments, the Company also evaluates the working capital condition of the Group with a view to achieving a reasonable balance of the maturity date and investment periods of the various investments.

In relation to investment activities, the Company has in place control and project management mechanisms that span the pre-investment, investment execution and post-investment phases.

Pre- and mid-investment management include: (1) ensuring alignment with the Company's strategic objectives by conducting systematic and standardised assessments from the dual perspectives of strategic value and business fundamentals to ensure investment decisions are rigorous and well founded; and (2) establishing a rigorous and orderly transaction process by designing standardised procedures and requirements for common issues in key steps (such as due diligence and analysis, decision-making milestones, risk disclosure, and integration and synergy) to ensure scientific and consistent decision-making and management approaches.

Post-investment management aims to build a closed-loop risk control foundation and realise value creation of investment projects. Through the establishment of regular post-investment tracking mechanisms and channels for risk diversion and escalation, risks and anomalies identified in the course of operation can be effectively addressed in a closed loop, thereby promoting the strategic, business and financial value of the investee companies.

Specific post-investment management measures include: monitoring the key operating and financial indicators of investee companies/funds on a monthly or quarterly basis so as to track the latest developments of the existing investment portfolio, identify impairment triggers, estimate recoverable amounts and assess risk exposures; conducting a comprehensive assessment on a semi-annual basis of the latest fair value of investee companies, covering operating performance, financial condition, industry environment and long-term value, with reference to factors such as comparable company performance and regulatory policies; valuation methodologies and fair value adjustments may also refer to the opinions of independent third-party appraisers in order to identify any significant deviations from fair value; and for material matters, assessments and approvals will be conducted by the management and/or the Board in accordance with the internal authorisation regime to ensure that such matters remain consistent with the Group's risk appetite.

The Company's internal approval and monitoring process for investment activities is triggered throughout the full investment management cycle, covering the pre-investment, investment execution and post-investment phases. The Company's investment department is required to report investment matters to management in a timely manner, and internal approval procedures must be completed prior to investment initiation, investment decision-making and investment disposal. For potential transactions which meet the threshold for consideration by the Board or shareholders, management is required to report such matters to the Board in a timely manner, and the Company will fulfil the applicable approval and announcement obligations in accordance with the relevant laws and regulations. For transactions which do not meet the threshold for Board consideration but fall within the scope of authority delegated by the Board and/or the articles of association of the Company, the relevant procedures for investment initiation, investment decision-making and post-investment disposal shall be carried out through the Company's internal approval procedures. The management is also responsible for ensuring that investment-related matters are conducted in accordance with the procedures under the relevant laws and regulations as well as the Articles of Association, and assesses compliance with the disclosure requirements under Chapters 14 and 14A of the Listing Rules.

In relation to the purchase of structured deposits and wealth management products, the Company would normally place such structured deposits and wealth management products with licensed and reputable PRC commercial banks. The Company will also continue monitoring the total exposure to a PRC commercial bank to ensure investments are not concentrated on one particular bank. The finance department of the Company also monitors the cash level of the Company to ensure the maturity profile of the structured deposits and wealth management products purchased are able to support the working capital needs of the Group. After purchasing a structured deposit or wealth management product, the finance department is tasked to monitor the material development of the counterparty bank and must notify the Chief Financial Officer ("**CFO**"), the Chief Executive Officer ("**CEO**") and the Board of any material red-flags identified. The finance department staff conduct periodic check-ins with representatives from the counterparty banks to understand the latest status of the deposits and products purchased. The internal control function of the Group also conducts periodic review of the purchase of structured deposits and wealth management products and the audit committee may also undertake ad hoc review of the purchase of structured deposits and wealth management products.

Approval and oversight mechanisms

The Articles of Association define the respective duties of the Board and management in relation to the Company's business, financial and investment decisions. The Company's investment department is responsible for sourcing and assessing proposed investment projects, including their feasibility, investment risks, and expected returns, strategic rationale, business synergies, transaction structure and risk control. Size tests will be computed for assessing the level of approval required for an investment under Chapter 14 of the Listing Rules. If the size test results reach 25% or more, the matter must be decided by the shareholders and the Board and the management shall ensure that the investment must be made conditional on receiving the necessary shareholders' approval. If the size test results reach 5% or more, the matter must be submitted by the management to the Board for approval and an announcement will be prepared for release immediately after signing of the transaction documents. Investment matters which fall within the Board's delegated authority are decided by management after completion of the Company's internal approval process according to Articles of Association and Listing Rules, including approvals by each of the head of strategic investment, the CFO and CEO. For the purchase of structured deposits or other principal guaranteed financial products, approval will be sought in accordance with the outcome of the size tests mentioned above, except that if the size test results are less than 5%, approval from the CFO of the Company is required before purchasing such products.

The Company also has in place mechanisms to ensure that the relevant investments will comply with requirements under Chapters 14 and 14A of the Listing Rules. As part of the approval process, the company secretary of the Company organises and prepares the convening of Board meetings and assists in assessing the applicable percentage ratios, size test results and disclosure thresholds under Chapters 14 and 14A of the Listing Rules, including whether any investment-related matter reaches the 5% threshold for a discloseable transaction or otherwise gives rise to announcement, circular, shareholders' approval or connected transaction requirements.

Future Plans for Material Investments and Capital Assets

As of 30 June 2026, we did not have other plans for material investments and capital assets.

MATERIAL EVENTS AFTER THE REPORTING PERIOD

The Group had no material events during the period from July 1, 2026 to the approval date of the condensed consolidated financial statements by the Board of Directors on August 28, 2026.

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2026, the Group had a total of 2,052 full-time employees.

Our success depends on our ability to attract, retain and motivate qualified personnel. As part of our human resources strategy, we offer competitive remuneration packages for our employees, which generally include salary and bonuses. We also provide benefits, including pension insurance, medical insurance, work-related injury insurance, unemployment insurance and other national statutory insurances, housing provident fund schemes to our employees.

Furthermore, we have labour unions that protect employees' rights, help fulfil economic objectives and encourage employee participation in management decisions.

Corporate Governance and Other Information

The Board is pleased to present this Corporate Governance Report covering the period from 1 January 2026 to 30 June 2026 (the "**Reporting Period**").

CORPORATE GOVERNANCE PRACTICES

Corporate governance is the collective responsibility of the members of the Board, and we are committed to achieving high standards of corporate governance, which are crucial for the Company in achieving its visions and safeguarding the interests of its stakeholders. To accomplish this, the Board has applied the Corporate Governance Code (the "**CG Code**") as set out in Appendix C1 to the Listing Rules as the basis of the Company's corporate governance practices.

The Company has incorporated board effectiveness considerations into its corporate governance framework and has regularly considered matters relevant to board effectiveness. The Company will continue to review and enhance its board effectiveness framework and take such measures as are necessary to comply with the applicable requirements of the Corporate Governance Code.

Meanwhile, the Board also actively seeks opportunities to improve its corporate governance methodology, regulates its operations, improves its internal control mechanism, implements sound corporate governance and disclosure measures, and ensures that the Company's operations are in line with the long-term interests of the Company and its Shareholders as a whole.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Group is committed to maintaining and promoting stringent corporate governance to safeguard the interests of the Shareholders and to enhance our corporate value. The principle of the Group's corporate governance is to promote effective internal control measures, uphold a high standard of ethics, transparency, responsibility and integrity in all aspects of business, to ensure that its business and operation are conducted in accordance with applicable laws and regulations, to enhance the transparency of the Board, and to strengthen accountability to all Shareholders. The Group's corporate governance practices are based on the principles and code provisions prescribed in the CG Code as set out in Appendix C1 to the Listing Rules.

During the Reporting Period and up to the date of this report, the Company has complied with all applicable principles of good corporate governance and code provisions of the CG Code, save and except the following in respect of code provision C.2.1 of the CG Code: during the Reporting Period, both the chairman of the Board ("**Chairman**") and the CEO of the Company were held by Mr. Sun Haijin. The Board believes that with the support of the management, vesting the roles of both Chairman and CEO by the same person can facilitate execution of the Group's business strategies and boost effectiveness of its operation. In addition, under the supervision by the Board, the interest of the Shareholders will be adequately and fairly represented.

The Company will continue to regularly review and monitor its corporate governance practices to ensure compliance with the CG Code and maintain a high standard of corporate governance practices of the Company.

SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code set out in Appendix C3 to the Listing Rules.

Specific enquiry has been made of all the Directors and the Directors have confirmed that they have complied with the Model Code throughout the period from 1 January 2026 and up to the date of this report.

The Company has also established written guidelines including the Code of Conduct and Ethics and the Insider Dealing Policy (collectively, 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. For the purpose of effective execution of the Employees Written Guidelines, the Company also provided internal and external training sessions to senior managers and other employees. No incident of non-compliance of the Employees Written Guidelines by the employees was noted by the Company.

INTERESTS AND SHORT POSITIONS OF DIRECTORS AND CHIEF EXECUTIVE IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

As at 30 June 2026, the interests or short positions of the Directors and chief executive of the Company in the Shares, underlying Shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "**SFO**")), which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO); or (b) were required, pursuant to section 352 of the SFO, to be recorded in the register referred to therein; or (c) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 of the Listing Rules (the "**Model Code**"), were as follows:

Interest in Shares or underlying Shares of our Company

Name of Director or chief executive	Class of Shares	Nature of Interest	Number of Shares interested[1]	Approximate percentage of shareholding in the relevant class of Shares[2]	Approximate percentage of shareholding in the total issued Shares of the Company
Sun Haijin	H Shares	Interest of controlled corporation[3]	36,482,600 (L)	4.89%	3.98%
Chen Lin	H Shares	Others[4]	7,224,679 (L)	0.97%	0.79%
Li Qiuyu	H Shares	Others[5]	198,900 (L)	0.03%	0.02%
Chan Hey Man	H Shares	Beneficial owner[6]	2,100,000 (L)	0.28%	0.23%

Notes:

(1) The letter "L" denotes the person's long position in the Shares.

(2) The calculation is based on the issued shares of the Company, comprised of 745,610,609 H Shares (including 3,120,800 Treasury Shares) and 171,764,898 Unlisted Domestic Shares as at 30 June, 2026.

(3) Tonglu Zhiyuan is the general partner of Ningbo Shunxiang and was owned by Mr. Sun Haijin as to 99.00%. Ningbo Shunxiang is beneficial owner of the Company.

(4) Mr. Chen Lin is a limited partner of Ningbo Shunxiang. Ningbo Shunxiang is a beneficial owner of the Company. Meanwhile, Mr. Chen Lin was granted Award Shares pursuant to "H Share Incentive Scheme (2025)", and is a beneficial owner of the shares of the Company.

(5) Mr. Li Qiuyu is a limited partner of Tianwo Kangzhong. Tianwo Kangzhong is a beneficial owner of the Company.

(6) Mr. Chan Hey Man was granted Trust Benefit Units and Award Shares pursuant to "H Share Incentive Scheme (2025)", is a beneficial owner of the shares of the Company.

Interest in shares or underlying shares of the associated corporation of the Company

Name of Director, And chief executive	Name of Associated Corporation	Nature of Interest	Number of Shares interested[1]	Percentage of the issued share capital of the associated corporation[2]
Geng Yankun	SF Holding	Beneficial owner[3]	695,865 (L)	0.01%
Li Juhua	SF Holding	Beneficial owner[4]	146,607 (L)	0.00%
Li Qiuyu	SF Holding	Beneficial owner[5]	163,489 (L)	0.00%

Notes:

(1) The letter "L" denotes the person's long position in the shares of the associated corporation.

(2) The information is disclosed based on the data available on the website of the Stock Exchange (www.hkexnews.hk).

(3) Including (i) the 122,000 A Shares directly held by Mr. Geng Yankun, (ii) the 244,000 A Shares in which he has or is deemed to have interest in equity derivatives of SF Holding, and (iii) 329,865 units of the employee shareholding scheme held through the "Grow Together" Employee Shareholding Scheme, representing 329,865 A Shares.

(4) Including 146,607 units under the "Grow Together" Employee Shareholding Scheme held by Ms. Li Juhua, representing 146,607 A Shares.

(5) Including (i) the 136,000 A Shares in which Mr. Li Qiuyu has or is deemed to have interest in equity derivatives of SF Holding, and (ii) 27,489 units under the "Grow Together" Employee Shareholding Scheme, representing 27,489 A Shares.

Save as disclosed above and so far as is known to the Directors and chief executives of the Company, as at 30 June 2026, none of the Directors or chief executive of the Company had or was deemed to have any other interests or short positions in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) (a) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (b) which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (c) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

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

As at 30 June 2026, so far as is known to the Directors, the following persons (not being Directors or chief executives of the Company) had, or were deemed to have, interests or short positions in the Shares, underlying Shares or debentures of the Company which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO or which were required to be recorded in the register of interests required to be kept by the Company under section 336 of the SFO:

Interest in Shares or Underlying Shares of our Company

Name of Substantial Shareholder	Class of Shares	Nature of Interest	Number of Shares interested[1]	Approximate percentage of shareholding in the relevant class of Shares[2]	Approximate percentage of shareholding in the total issued Shares of the Company
Wang Wei	Unlisted Domestic Shares	Interest of controlled corporation[3]	171,764,898 (L)	100%	18.72%
	H Shares		364,738,662 (L)	48.92%	39.76%
Shenzhen Mingde Holding Development Co., Ltd.	Unlisted Domestic Shares	Interest of controlled corporation[3]	171,764,898 (L)	100%	18.72%
	H Shares		364,738,662 (L)	48.92%	39.76%
S.F. Holding Co., Ltd.	Unlisted Domestic Shares	Interest of controlled corporation[3]	171,764,898 (L)	100%	18.72%
	H Shares		364,738,662 (L)	48.92%	39.76%
Shenzhen S.F. Taisen Holding (Group) Co., Ltd.	Unlisted Domestic Shares	Beneficial Owner	171,764,898 (L)	100%	18.72%
	H Shares	Beneficial Owner	171,764,898 (L)	23.04%	18.72%
	H Shares	Interest of controlled corporation[4]	192,973,764 (L)	25.88%	21.04%
SF Technology Co., Ltd.	H Shares	Interest of controlled corporation[4]	75,000,000 (L)	10.06%	8.18%
Beijing SF Intra-city Technology Co., Ltd.	H Shares	Beneficial Owner	75,000,000 (L)	10.06%	8.18%
SF Holding (HK) Limited	H Shares	Beneficial Owner	117,076,764 (L)	15.70%	12.76%
	H Shares	Interest of controlled corporation[4]	897,000 (L)	0.12%	0.10%
Alibaba Group Holding Limited	H Shares	Interest of controlled corporation[5]	51,844,000 (L)	6.95%	5.65%
Taobao Holding Limited	H Shares	Interest of controlled corporation[5]	51,844,000 (L)	6.95%	5.65%
Taobao China Holding Limited (淘寶中國控股有限公司)	H Shares	Beneficial Owner[5]	51,844,000 (L)	6.95%	5.65%

Notes:

(1) The letter "L" denotes the person's long position in the Shares. The information of Substantial Shareholders is based on the disclosure of interests system of the Hong Kong Stock Exchange.

(2) The calculation is based on the issued shares of the Company, comprised of 745,610,609 H Shares (including 3,120,800 Treasury Shares) and 171,764,898 Unlisted Domestic Shares as at the 30 June 2026.

(3) SF Taisen is wholly owned by SF Holding. SF Holding is a non-wholly owned subsidiary of Mingde Holding, which in turn was held by Mr. Wang Wei as to approximately 99.90%. As such, each of Mr. Wang Wei, Mingde Holding and SF Holding are deemed to be interested in the Shares which SF Taisen is deemed to be interested in.

(4) Intra-city Tech is indirectly majority owned by SF Technology, a wholly-owned subsidiary of SF Taisen. SF Holding (HK) Limited is the beneficial owner of 117,076,764 H Shares of the Company and is wholly owned by SF Taisen. Celestial Ocean Investments Limited is the beneficial owner of 897,000 H Shares of the Company, and is a wholly-owned subsidiary of SF Holding (HK) Limited; and SF Holding (HK) Limited is deemed to be interested in the Shares held by Celestial Ocean Investments Limited. Accordingly, SF Taisen is deemed to be interested in the shareholdings held by Intra-city Tech, SF Holding (HK) Limited and Celestial Ocean Investments Limited.

(5) Taobao China Holding Limited (淘寶中國控股有限公司) is a Cornerstone Investor of our Company. Taobao China Holding Limited is a direct wholly-owned subsidiary of Taobao Holding Limited, which is in turn a direct wholly-owned subsidiary of Alibaba Group Holding Limited. As such, Alibaba Group Holding Limited and Taobao Holding Limited were deemed to be interested in the H Shares held by Taobao China Holding Limited.

Save as disclosed above, as at 30 June 2026, the Directors 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.

H SHARE INCENTIVE SCHEME (2025)

The Company adopted the Employee Incentive Scheme (2023) on 19 April 2023. The Employee Incentive Scheme (2023) was amended at the 2025 first extraordinary general meeting of the Company on 28 May 2025 and renamed as "H Share Incentive Scheme (2025)" in light of inclusion of Service Providers as Eligible Participants.

Purposes

The amendments made and the purposes of the H Share Incentive Scheme (2025) are: (i) to update the maximum number of underlying H Shares available for grant under the Employee Incentive Scheme (2023) in accordance with the latest share capital structure of the Company; (ii) to introduce additional Award Shares (which can be funded by both existing H Shares and new H Shares) as a form of incentive, thereby diversifying and enhancing the flexibility of the equity incentive framework to better align with the Company's strategic objectives and market practices; (iii) to promote the achievement of long-term sustainable development and performance goals of the Company; (iv) to further optimize the Company's incentive mechanism by increasing the incentives for core participants, with the aim of attracting, motivating, and retaining key individuals who contribute significantly to the Company's sustainable operations, business development, and long-term growth; and (v) closely align the interests of the Company with those of its employees, Service Providers, Shareholders, and investors, thereby enhancing corporate cohesion and promoting the maximization of the Company's value. For details, please refer to the announcement and circular of the Company dated 8 May 2025.

Duration

The H Share Incentive Scheme (2025) shall be valid and effective for a period of ten (10) years from 19 April 2023, the remaining term is approximately seven (7) years.

Administration of the Scheme

The H Share Incentive Scheme (2025) shall be subject to the administration of the general meeting of the Company and the Board. The Board and/or the Board committee(s) and/or person(s) delegated by the Board ("**Delegatee**") may handle and implement all relevant matters of the H Share Incentive Scheme (2025) within the authorization of the general meeting. The Company may also from time to time appoint the Trustee(s) in accordance with the H Share Incentive Scheme (2025) and enter into Trust Agreement(s) with the Trustee(s) to establish the Trust Benefit Right Trust and Award Share Trust in a timely manner.

Eligible Participants

The Eligible Participants under the H Share Incentive Scheme (2025) include (1) Employee Participant(s) and (2) Service Provider(s), as determined from time to time by the Board and/or the Delegatee(s). The Board and/or the Delegatee may select any qualified Eligible Participant to participate in the H Share Incentive Scheme (2025) as a Grantee. Unless so selected, no Eligible Participant shall be entitled to participate in the H Share Incentive Scheme (2025).

Scheme Limits

In any event, the maximum number of Award Shares and the underlying Target Shares corresponding to the Trust Benefit Units that may be granted under the H Share Incentive Scheme (2025) and any other share schemes of the Company (if any) shall not exceed 5% of the number of H Shares in issue as at the date of passing scheme amendment resolutions by the shareholders' meeting (being 28 May 2025, the "**Scheme Amendment Date**") (excluding any Treasury Shares, if any) (the "**Scheme Mandate Limit**"), which must not exceed a total of 37,124,490 H Shares. For the avoidance of doubt, for the purpose of calculating the Scheme Mandate Limit, the underlying Target Shares corresponding to the Trust Benefit Units granted under the Employee Incentive Scheme (2023) before the Scheme Amendment Date (including those that have not vested, have lapsed, or have vested under the terms of the Employee Incentive Scheme (2023) and the term of the grant) will not be regarded as utilised for the purpose of calculating the Scheme Mandate Limit. Within the Scheme Mandate Limit, the maximum number of Award Shares and the underlying Target Shares corresponding to the Trust Benefit Units that may be granted to Service Providers under the H Share Incentive Scheme (2025) and any other share schemes of the Company (if any) shall not exceed 1% of the number of H Shares in issue as at the Scheme Amendment Date (excluding Treasury Shares, if any), being a total of no more than 7,424,898 H Shares.

As at 1 January 2026, the number of H Shares which may be granted under the Scheme Mandate Limit, including both Award Shares and the underlying Target Shares corresponding to the Trust Benefit Units, were 10,454,969 H Shares. As at 30 June 2026, the total number of H Shares available for issue and/or grant under the H Share Incentive Scheme (2025) is 11,541,480 H Shares (including the Returned Shares which fulfilled the conditions required under the H Share Incentive Scheme (2025) rules), which represents approximately 1.6% of the issued H Shares (excluding Treasury Shares). As at 30 June 2026, within the Scheme Mandate Limit, the maximum number of H Shares available for issue and/or grant to Service Providers under the H Share Incentive Scheme (2025), including both Award Shares and the underlying Target Shares corresponding to the Trust Benefit Units, is 7,424,898 H Shares, which represents approximately 1% of the issued H Shares (excluding Treasury Shares).

Maximum Entitlement of Each Participant

The total number of new H Shares issued and to be issued in respect of all Awards granted to any Eligible Participant under the Scheme and any options and/or awards granted under any other share scheme of the Company (excluding any Awards that have lapsed in accordance with the terms of the Scheme) in any 12-month period up to and including the date of such grant shall not in aggregate exceed 1% of the total number of H Shares in issue (excluding any Treasury Shares) as at the date of grant (the "**1% Individual Limit**"). Any further grant in excess of this 1% Individual Limit shall be subject to the separate approval of the Shareholders of the Company in general meeting, with such Eligible Participant and his/her close associates (or associates if such Eligible Participant is a connected person of the Company) abstaining from voting, and the despatch of a circular by the Company to the Shareholders.

The total number of new H Shares issued and to be issued in respect of all Awards (excluding grant of options) granted under the Scheme and any other awards granted under any other share schemes of the Company (excluding any Awards or other awards that have lapsed in accordance with the terms of the Scheme or such other share schemes, as the case may be) to any Director (other than an independent non-executive Director) or Chief Executive of the Company, or any of their respective associates, in any 12-month period up to and including the date of such grant shall not exceed 0.1% of the total number of H Shares in issue (excluding any Treasury Shares) as at the date of grant; and the total number of new H Shares issued and to be issued in respect of all awards granted under the Scheme and any other options and/or awards granted under any other share schemes of the Company (excluding any awards under the Scheme, and other options and awards, that have lapsed in accordance with the terms of the Scheme or such other share schemes, as the case may be) to any independent non-executive Director or substantial Shareholder of the Company, or any of their respective associates, in any 12-month period up to and including the date of such grant shall not exceed 0.1% of the total number of H Shares in issue (excluding any Treasury Shares) as at the date of grant. Any further grant in excess of the applicable 0.1% limit shall be subject to the approval of the Shareholders of the Company at a general meeting. The Grantee, his/her associates and all core connected persons of the Company must abstain from voting in favour of the relevant resolution at such general meeting. The Company shall comply with all applicable requirements under the Listing Rules in connection with the foregoing.

Grant of Awards

Subject to the terms and conditions of the H Share Incentive Scheme (2025), the Board and/or the Delegatee(s) may at their absolute discretion and on such terms and conditions as the Board and/or the Delegatee(s) thinks fit, grant the Trust Benefit Units and/or Award Shares to any Eligible Participant at nil consideration or at grant price. Upon the grant of the Awards, an Award Letter shall be issued to the Grantees by the Company and such Award Letter shall specify, among other things, the following:

(i) the name of the Grantee;

(ii) the Trust Benefit Units and/or Award Shares granted, date of grant, grant price, purchase price and method of receipt of grant;

(iii) the vesting criteria and conditions;

(iv) the vesting date(s); and

(v) other terms and conditions to be determined by the Board and/or the Delegatee that are not inconsistent with the H Share Incentive Scheme (2025).

The Board and/or the Delegatee may in its absolute discretion determine whether to require the Grantees to pay any Purchase Price for obtaining the Awards and, if so required, determine the amount of the Purchase Price after taking into account the practices of comparable companies and the effectiveness of the H Share Incentive Scheme (2025) in attracting talents and motivating the Grantees to contribute to the long-term development of the Group. For the avoidance of doubt, the Board and/or the Delegatee may determine the Purchase Price to be at nil consideration. For the avoidance of doubt, as of 30 June 2026, the purchase price of the Trust Benefit Units and Award Shares granted under the Scheme was nil.

The Payment Period of Purchase Price

The H Share Incentive Scheme (2025) does not prescribe a fixed timeline for the payment of the Purchase Price. Accordingly, the Board and/or the Delegatee, in their absolute discretion, may determine the payment period and shall set out such deadline in the award letter. The relevant Award Letters specify the acceptance period, being the period within which the acceptance form must be signed and returned and the grant price (if any) must be paid. As of 30 June 2026, for the Trust Benefit Units and Award Shares granted in the past, such acceptance period is within 5 business days from the date of the respective Award Letter.

Vesting of Awards

Subject to the vesting conditions as described in the H Share Incentive Scheme (2025), the Vesting Periods for all Trust Benefit Units and/or Award Shares under the H Share Incentive Scheme (2025) shall be determined by the Board or the Delegatee (each a "**Vesting Period**"). The Vesting Period for the vesting of Awards granted in the form of Trust Benefit Units and/or the Award Shares based on existing H Shares ("**Existing Shares Vesting**") determined at the absolute discretion of the Board and/or its Delegatee. The Vesting Period for the Existing Share Vesting may be shorter than 12 months. The Vesting Date for any Awards granted in the form of issuance of new H Shares shall not be less than 12 months from the date of grant ("**New Shares Vesting**").

The Vesting Period for Service Providers using New Shares Vesting shall not be less than 12 months. However, for Employee Participants, the Vesting Date for the New Shares Vesting may be earlier than 12 months from the Date of Grant (including on the Grant Date) in the following circumstances:

(i) grants of "make-whole" Awards to new Employee Participants to replace their share awards they forfeited when leaving their previous employers;

(ii) grants of Awards to an Employee Participant whose employment is terminated due to death or disability or occurrence of any out of control event;

(iii) grant of Awards with performance-based vesting conditions in lieu of time-based vesting criteria;

(iv) grants that are made in batches during a year for administrative and compliance reasons. They may include Awards that should have been granted earlier but had to wait for a subsequent batch. In such cases, the Vesting Periods may be shorter to reflect the time from which an Award would have been granted;

(v) grant of Awards with a mixed or accelerated vesting schedule such that the Awards may vest evenly over a period of 12 months; or

(vi) grant of Awards with a total vesting and holding period of more than 12 months.

If a Grantee fails to meet the assessment conditions such as the Company's performance indicators and personal performance targets, as well as any other applicable vesting conditions as set out in the Award Letter, unless waived by the Board and/or the Delegatee, all or any of the Trust Benefit Units and/or Award Shares which should have been vested during such Vesting Period shall not be vested, and shall lapse immediately.

Details of the movements during the Reporting Period

Details of the movements of the granted Trust Benefit Units and Award Shares during the Reporting Period are as follows:

					Number of Trust Benefit Units						
Name or category of Grantees	Date of grant[9]	Performance Target (if any)	Closing price immediately before the date of grant (HKD)	Fair value at the date of grant (RMB/Trust Benefit Unit)	Unvested as at 1 January 2026	Granted during the Reporting Period[5]	Lapsed/cancelled during the Reporting Period (as for the granted shares)[2]	Vested during the Reporting Period	Weighted average closing price of Target Shares underlying Trust Benefit Units immediately prior to the date of vesting (HKD)	Unvested as at 30 June 2026	Vesting Period
Directors and chief executives and their respective associates (on individual named basis)											
Chan Hey Man	13 July 2023	Note 1	10.22	0.9544	3,734,640	0	0	0	Note 3	3,734,640	2024-2026
	24 July 2024	Note 1	10.50	1.1173	1,134,591	0	0	0	Note 3	1,134,591	2025-2027
Other Grantees[6]											
In aggregate	13 July 2023	Note 1	10.22	0.9544	4,855,032	0	0	0	Note 3	4,855,032	2024-2026
In aggregate	24 July 2024	Note 1	10.50	1.1173	13,329,360	0	0	0	Note 3	13,329,360	2025-2027
Total					23,053,623	0	0	0		23,053,623	

					Number of Award Shares[4]						
Name or category of Grantees	Date of grant[9]	Performance Target (if any)	Closing price immediately before the date of grant (HKD)	Fair value at the date of grant (RMB/ Award Shares)	Unvested as at 1 January 2026	Granted during the Reporting Period[5]	Lapsed/ cancelled during the Reporting Period (as for the granted shares)[2]	Vested during the Reporting Period	Weighted average closing price of Award Shares immediately prior to the date of vesting (HKD)	Unvested as at 30 June 2026	Vesting Period
Directors and chief executives and their respective associates (on individual named basis)											
Chan Hey Man	14 July 2025	Note 8	16.52	15.0815	900,000	0	0	0	N/A	900,000	2026-2028
Chen Lin	14 July 2025	Note 8	16.52	15.0815	1,369,370	0	0	0	N/A	1,369,370	2026-2028
Other Grantees[6]											
In aggregate	5 June 2025	Note 8	15.06	13.0079	22,100,561	0	1,086,511	8,093,402	8.26	12,920,648	2026-2028
In aggregate	14 July 2025	Note 8	16.52	15.0815	2,573,740	0	0	0	N/A	2,573,740	2026-2028
Total					26,943,671	0[7]	1,086,511	8,093,402		17,763,758	

Notes:

(1) The Trust Benefit Units granted to the Grantees are normally vested in tranches (normally over a three-year service period) and are vested subject to the certain performance target specified in the Award Letter, including the attainment of financial indicators and business plan milestones of the Group and their work performance (as assessed by the Group), and the historical and potential contributions of the Grantees.

(2) During the Reporting Period, a total of 0 Trust Benefit Units (corresponding to 0 Target Shares) lapsed and there was no cancellation of any granted Trust Benefit Units. During the Reporting Period, a total of 1,086,511 Award Shares lapsed and there was no cancellation of any granted Award Shares.

(3) The relevant Trust Benefit Units were not vested, the weighted average closing price of the H Shares immediately before the date on which the Trust Benefit Units were vested is not applicable.

(4) Only includes the Award Shares granted after the Scheme Amendment Date.

(5) The Company did not grant any Trust Benefit Units or Award Shares during the Reporting Period.

(6) Other Grantees include employees of the Company, none of whom are substantial Shareholders of the Company or their respective associates.

(7) The number of Award Shares granted during the Reporting Period divided by the weighted average number of shares of the relevant class in issue (excluding Treasury Shares) is not applicable.

(8) The vesting of the Award Shares granted to the Grantees are normally vested in tranches (normally over a three-year service period) and are vested subject to the certain performance target specified in the Award Letter, including the attainment of financial indicators and business plan milestones of the Group and their work performance (as assessed by the Group), and the historical and potential contributions of the Grantees.

(9) As of 30 June 2026, the purchase price of the Trust Benefit Units and Award Shares granted under the Scheme was nil.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the Reporting Period and from the end of the Reporting Period up to the date of this Report (i.e. 28 August 2026), neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's securities (including the sale of treasury shares) listed on the Stock Exchange.

As of 30 June 2026, the Company had 745,610,609 H Shares (including 3,120,800 Treasury Shares) and 171,764,898 domestic Shares, subject to compliance with the Listing Rules, the Company might consider using treasury shares for future resale or cancellation.

AUDIT COMMITTEE AND REVIEW OF INTERIM FINANCIAL INFORMATION

The Company has established an Audit Committee in compliance with Rule 3.21 of the Listing Rules and the CG Code to monitor the implementation of our risk management policies across our Company on an ongoing basis to ensure that our internal control system is effective in identifying, managing and mitigating risks involved in our business operations. The Audit Committee comprises three members, namely Mr. Wong Hak Kun, Mr. Chan Kok Chung, Johnny and Mr. Li Qiuyu, with Mr. Wong Hak Kun (being our independent non-executive Director with the appropriate professional qualifications) as chairman of the Audit Committee.

The Audit Committee has reviewed interim results and the interim financial information of the Group for the six months ended 30 June 2026, and discussed matters with respect to the accounting policies and practices adopted by the Company and internal control with senior management members and PricewaterhouseCoopers, the auditor of the Company (the "**Auditor**").

SUFFICIENT PUBLIC FLOAT

Based on the information that is publicly available to the Company and to the best knowledge of the Directors, the Directors confirmed that the Company has maintained the minimum public float required by the Stock Exchange throughout the Reporting Period.

CHANGES IN INFORMATION OF DIRECTORS

Since the date of the Company's 2025 Annual Report up until the date of this report, the changes in information of Directors of the Company are set out below pursuant to Rule 13.51B(1) of the Listing Rules:

1. Mr. Zhou Xiang was appointed Associate Dean of the Business School of The Chinese University of Hong Kong in January 2026, and stepped down as Head of the Department of Decisions, Operations and Technology in July 2026.

2. Mr. Chan Hey Man has been appointed as the Co-Chief Executive Officer of the Company since March 2026 and Mr. Chan Hey Man's existing appointments as executive Director and Chief Financial Officer will remain unchanged.

3. Mr. Lei Yanqun has served as CEO of Taobao Instant Commerce (淘寶閃購), a subsidiary of Alibaba Group, since April 2026. Mr. Lei Yanqun has resigned from his role as a non-executive Director of the Company on 18 September 2026.

4. Mr. Wong Hak Kun ceased to be an independent non-executive director of Guangzhou Automobile Group Co., Ltd. (廣州汽車集團股份有限公司) (a company listed on the Hong Kong Stock Exchange, stock code: 2238, and the Shanghai Stock Exchange, stock code: 601238) and Haier Smart Home Co., Ltd. (海爾智家股份有限公司) (a company listed on the Hong Kong Stock Exchange, stock code: 6690, the Shanghai Stock Exchange, stock code: 600690 and the Frankfurt Stock Exchange, stock code: 690D) in June 2026, respectively, upon serving the maximum term of six years of independent directorship.

5. Mr. Chan Kok Chung, Johnny has been appointed as a member of the Listing Review Committee of The Stock Exchange of Hong Kong Limited, with effect from 10 July 2026. Mr. Chan Kok Chung was appointed chairman of HSBC Provident Fund Trustee (Hong Kong) Limited in July 2026 and chairman of the finance and corporate affairs committee of the Accounting and Financial Reporting Council (AFRC) in September 2026. He will resign as an independent non-executive Director of CNQC International Holdings (青建國際控股有限公司) (a company listed on the Hong Kong Stock Exchange, stock code: 1240), as well as a member of the audit committee, the nomination committee, the remuneration committee and the strategic investment committee, in September 2026.

Save as disclosed in this report, there were no changes in information of Directors and senior management of the Company that are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

CONTINUING DISCLOSURE OBLIGATION PURSUANT TO THE LISTING RULES

The Company does not have any other disclosure obligations under Rules 13.20, 13.21 and 13.22 of the Listing Rules.

INTERIM DIVIDEND

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

CONTINUING CONNECTED TRANSACTIONS

The cap of the connected transactions as disclosed in the 2025 annual report remains unchanged.

USE OF PROCEEDS FROM THE LISTING

The Group has gradually used the proceeds from the initial public offering for the intended purposes set out in the section headed "Future Plans and Use of Proceeds" in the Prospectus as well as in accordance with the change of allocation in use of proceeds (the "**2024 Amendment**") set out in the interim results announcement of the Company dated August 28, 2024.

The intended purposes for the use of the net proceeds have also been disclosed in the 2025 Annual Report. As disclosed in the section headed "Use of Proceeds from The Listing" therein, the unutilised net proceeds as of December 31, 2025 was HK$26.9 million, which was intended to be utilised for the purpose of funding potential strategic acquisitions and investments in upstream and downstream businesses along the industry value chain. The unused net proceeds from the Global Offering as of June 30, 2026 remained to be HK$26.9 million.

CHANGE IN USE OF PROCEEDS

As at the date of this report, the unutilised net proceeds amounted to approximately HK$26.9 million. On August 28, 2026, the Board resolved to change the use of the unutilised net proceeds from funding potential strategic acquisitions and investments in upstream and downstream businesses along the industry value chain to research and development and technology infrastructure (the "**2026 Amendment**"). The timing for utilising such net proceeds is extended to the end of 2027. An analysis of the utilisation of the net proceeds as at the date of this report and the 2026 Amendment is set out as below:

Purpose	Net proceeds from the Listing available after the 2024 Amendment (HK$ million)	Unutilized net proceeds as at 1 January 2026 (HK$ million)	Actual usage during the Reporting Period (HK$ million)	Unused net proceeds as at 30 June 2026 (HK$ million)	Revised allocation of the unutilized net proceeds (HK$ million)	Expected timeline for utilising unutilised net amount
Research and development and technology infrastructure	718.0	–	–	–	26.9	By end of 2027
Expand the Company's service coverage	793.7	–	–	–	–	N/A
Funding potential strategic acquisitions and investments in upstream and downstream businesses along the industry value chain	26.9	26.9	–	26.9	–	N/A
Marketing and branding	307.7	–	–	–	–	N/A
Working capital and general corporate use	205.2	–	–	–	–	N/A
Total	**2,051.5**	**26.9**	**–**	**26.9**	**26.9**	

Save for the aforesaid changes, there is no other change in use of the net proceeds.

REASONS FOR AND BENEFITS OF THE 2026 AMENDMENT

The original allocation is used to fund potential strategic acquisitions and investments in upstream and downstream businesses. However, despite actively evaluating potential opportunities from time to time, the Group has not identified any acquisition or investment target that meets its own strategies and the criteria for use of proceeds thus far, and accordingly no proceed has been used to fund potential acquisitions.

Having considered the Group's business development needs and the evolving industry landscape, the Board believes that technological capabilities are becoming increasingly important to enhancing operational efficiency, service quality and long-term competitiveness. It is proposed that the unutilised proceeds be reallocated to research and development and technology infrastructure, and the timing for utilising such net proceeds is extended to the end of 2027, so as to enhance the iterative optimization of proprietary systems and algorithms, as well as the investment in unmanned delivery and AI applications, which is in line with the Group's current strategic priorities and expected future development. The Board will continue to assess the operations of the Group and the plan for the use of unutilised net proceeds and make revision when necessary.

The Board considers that the 2026 Amendment will allow the Group to deploy its capital more effectively, accelerate technological innovation, strengthen its core competencies and improve operational efficiency, thereby creating greater long-term value for the Company and its shareholders, and is fair and reasonable and in the interests of the Company and its shareholders as a whole.

The Company will make further announcement(s) as and when required under the Listing Rules in respect of any material change in the intended use or expected timeline of the unutilised net proceeds.

Report on Review of Interim Financial Information

To the Board of Directors of Hangzhou SF Intra-city Industrial Co., Ltd.
(incorporated in the People's Republic of China with limited liability)

Introduction

We have reviewed the interim financial information set out on pages 40 to 82, which comprises the interim condensed consolidated statement of financial position of Hangzhou SF Intra-city Industrial Co., Ltd. (the "Company") and its subsidiaries (together, the "Group") as at June 30, 2026 and the interim condensed consolidated statement of comprehensive income, the interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the six-month period then ended, and selected explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting". The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with International Accounting Standard 34 "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim financial information based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of Review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information of the Group is not prepared, in all material respects, in accordance with International Accounting Standard 34 "Interim Financial Reporting".

PricewaterhouseCoopers
Certified Public Accountants
Hong Kong, August 28, 2026

Interim Condensed Consolidated Statement of Comprehensive Income

		Six months ended June 30,	
		2026	2025
		RMB'000	RMB'000
	Notes	**(Unaudited)**	(Unaudited)
Revenue	5	**11,739,533**	10,235,950
Cost of revenue	8	**(10,916,322)**	(9,555,153)
Gross profit		**823,211**	680,797
Selling and marketing expenses	8	**(136,785)**	(107,567)
Research and development expenses	8	**(55,008)**	(69,502)
Administrative expenses	8	**(445,612)**	(377,018)
Other income	6	**1,733**	4,014
Other gains, net	7	**36,936**	21,115
Net impairment losses of financial assets	11	**(5,904)**	(1,699)
Operating profit		**218,571**	150,140
Finance income	10	**8,061**	8,539
Finance costs	10	**(810)**	(331)
Finance income, net	10	**7,251**	8,208
Share of profit/(loss) of a joint venture accounted for using the equity method	17	**222,325**	(505)
Profit before income tax		**448,147**	157,843
Income tax expenses	12	**(98,802)**	(20,794)
Profit for the period		**349,345**	137,049
Profit for the period attributable to			
– Owners of the Company		**349,345**	137,049
Earnings per share for profit attributable to owners of the Company (expressed in RMB per share)			
– Basic earnings per share (in RMB)	13	**0.39**	0.15
– Diluted earnings per share (in RMB)	13	**0.38**	0.15

Interim Condensed Consolidated Statement of Comprehensive Income

		Six months ended June 30,	
		2026	2025
		RMB'000	RMB'000
	Notes	**(Unaudited)**	(Unaudited)
Profit for the period		**349,345**	137,049
Other comprehensive income			
Items that may be reclassified to profit or loss			
Exchange differences on translation of foreign operations		**(6,366)**	(4,816)
Items that will not be reclassified to profit or loss			
Changes in the fair value of equity investments at fair value through other comprehensive income		**(6,054)**	(4,150)
Other comprehensive income for the period, net of tax		**(12,420)**	(8,966)
Total comprehensive income for the period		**336,925**	128,083
Total comprehensive income for the period attributable to:			
– Owners of the Company		**336,925**	128,083

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

Interim Condensed Consolidated Statement of Financial Position

	Notes	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	14	**49,409**	38,786
Intangible assets	15	**90,330**	101,012
Right-of-use assets	16	**26,671**	28,702
Investments accounted for using the equity method	17	**288,551**	53,726
Financial assets at fair value through other comprehensive income	3	**11,098**	17,152
Financial assets at fair value through profit or loss	3	**197,207**	138,953
Deferred income tax assets	18	**374,715**	121,383
Other non-current assets		**86**	124
Total non-current assets		**1,038,067**	499,838
Current assets			
Inventories		**7,804**	7,563
Trade receivables	19	**2,320,615**	2,143,744
Other receivables and prepayments	20	**171,558**	166,680
Financial assets at fair value through profit or loss	3	**1,124,096**	1,504,322
Short-term investment measured at amortized cost		**50,000**	–
Cash and cash equivalents	21	**1,279,895**	1,145,359
Restricted cash		**6,991**	3,557
Total current assets		**4,960,959**	4,971,225
Total assets		**5,999,026**	5,471,063
EQUITY			
Equity attributable to owners of the Company			
Share capital	22	**917,376**	917,376
Share premium	22	**4,061,606**	4,029,501
Treasury shares	22	**(33,555)**	(33,555)
Shares held for employee incentive scheme	24	**(133,388)**	(107,983)
Other reserves	23	**903,922**	919,849
Accumulated losses		**(2,094,009)**	(2,443,354)
Total equity		**3,621,952**	3,281,834

Interim Condensed Consolidated Statement of Financial Position

	Notes	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
LIABILITIES			
Non-current liabilities			
Lease liabilities	27	**13,218**	16,011
Total non-current liabilities		**13,218**	16,011
Current liabilities			
Trade payables	25	**1,482,777**	1,380,290
Other payables and accruals	26	**759,679**	779,828
Contract liabilities		**975**	352
Income tax payables		**106,996**	1,086
Lease liabilities	27	**13,429**	11,662
Total current liabilities		**2,363,856**	2,173,218
Total liabilities		**2,377,074**	2,189,229
Total equity and liabilities		**5,999,026**	5,471,063

The above condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

The interim condensed consolidated financial information on pages 40 to 82 were approved by the Board of Directors on August 28, 2026 and were signed on its behalf.

Sun Haijin
Director

Chan Hey Man
Director

Interim Condensed Consolidated Statement of Changes in Equity

	Unaudited						
	Share capital RMB'000 (Note 22)	Share premium RMB'000 (Note 22)	Treasury share RMB'000 (Note 22)	Shares held for employee incentive scheme RMB'000 (Note 24)	Other reserves RMB'000 (Note 23)	Accumulated losses RMB'000	Total equity RMB'000
Balance at January 1, 2026	**917,376**	**4,029,501**	**(33,555)**	**(107,983)**	**919,849**	**(2,443,354)**	**3,281,834**
Comprehensive income							
Profit for the period	–	–	–	–	–	349,345	349,345
Other comprehensive income							
– Fair value change on financial assets at fair value through other comprehensive income	–	–	–	–	(6,054)	–	(6,054)
– Translation difference	–	–	–	–	(6,366)	–	(6,366)
Total comprehensive income for the period	–	–	–	–	(12,420)	349,345	336,925
Transactions with owners in their capacity as owners							
Purchase of shares under employee incentive scheme	–	–	–	(98,578)	–	–	(98,578)
Vesting of awarded shares	–	32,105	–	73,173	(105,278)	–	–
Share-based compensation expenses (Note 24)	–	–	–	–	101,771	–	101,771
Total transactions with owners in their capacity as owners	–	32,105	–	(25,405)	(3,507)	–	3,193
Balance at June 30, 2026	**917,376**	**4,061,606**	**(33,555)**	**(133,388)**	**903,922**	**(2,094,009)**	**3,621,952**

	Unaudited						
	Share capital	Share premium	Treasury share	Shares held for employee incentive scheme	Other reserves	Accumulated losses	Total equity
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
	(Note 22)	(Note 22)	(Note 22)	(Note 24)	(Note 23)		
Balance at January 1, 2025	917,376	4,021,702	(33,555)	(46,406)	822,483	(2,721,072)	2,960,528
Comprehensive income							
Profit for the period	–	–	–	–	–	137,049	137,049
Other comprehensive income							
– Fair value change on financial assets at fair value through other comprehensive income	–	–	–	–	(4,150)	–	(4,150)
– Translation difference	–	–	–	–	(4,816)	–	(4,816)
Total comprehensive income for the period	–	–	–	–	(8,966)	137,049	128,083
Transactions with owners in their capacity as owners							
Share-based compensation expenses (Note 24)	–	–	–	–	23,143	–	23,143
Total transactions with owners in their capacity as owners	–	–	–	–	23,143	–	23,143
Balance at June 30, 2025	917,376	4,021,702	(33,555)	(46,406)	836,660	(2,584,023)	3,111,754

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

Interim Condensed Consolidated Statement of Cash Flows

	Note	Six months ended June 30, 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Cash flows from operating activities			
Cash generated from/(used in) operations		**211,624**	(70,878)
Interest received		**8,061**	8,539
Income tax paid		**(246,224)**	(508)
Net cash used in operating activities		**(26,539)**	(62,847)
Cash flows from investing activities			
Proceeds from disposals of financial assets at fair value through profit or loss	3	**2,766,270**	2,592,750
Proceeds from disposals of property, plant and equipment		**327**	633
Payments for acquisition of financial assets at fair value through profit or loss	3	**(2,405,950)**	(2,717,000)
Addition of intangible assets		**(13,347)**	(14,367)
Purchases of property, plant and equipment		**(19,901)**	(26,253)
Payments for investments accounted for using the equity method		**(12,500)**	–
Payments for short-term investment measured at amortized cost		**(50,000)**	–
Net cash generated from/(used in) investing activities		**264,899**	(164,237)
Cash flows from financing activities			
Payments of lease liabilities (including interests elements)		**(7,431)**	(7,449)
Purchase of shares under employee incentive scheme		**(96,316)**	–
Net cash used in financing activities		**(103,747)**	(7,449)
Net increase/(decrease) in cash and cash equivalents		**134,613**	(234,533)
Effects of exchange rate changes on cash and cash equivalents		**(77)**	(166)
Cash and cash equivalents at the beginning of the period		**1,145,359**	1,368,835
Cash and cash equivalents at the end of the period		**1,279,895**	1,134,136

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

1 General information and basis of preparation

1.1 General information

Hangzhou SF Intra-city Industrial Co., Ltd. (the "Company") was a joint stock company incorporated in the People's Republic of China (the "PRC") on June 21, 2019 with limited liability. The address of the Company's registered office and the principal place of business are respectively located at Room 1626, 16/F, Chenchuang Building, 198 Zhoushan East Road, Gongshu District, Hangzhou City, Zhejiang Province, PRC and Floor 21-22, Shunfeng Headquarters Building, No. 3076 Xinghai Road, Nanshan District, Shenzhen City, Guangdong Province, PRC.

The Company is an investment holding company. The Company and its subsidiaries (collectively, the "Group") are principally engaged in the intra-city on-demand delivery services in the PRC.

The ultimate holding company of the Company is Shenzhen Mingde Holding Development Co., Ltd. ("Mingde Holding"), which is incorporated in the PRC with limited liability. The intermediate holding company of the Company is S.F. Holding Co., Ltd. ("SF Holding"), which is incorporated in the PRC with limited liability, and the shares of SF Holding have been listed on Shenzhen Stock Exchange and the Stock Exchange of Hong Kong Limited ("HKEX"). The parent company of the Company is Shenzhen S.F. Taisen Holding (Group) Co., Ltd. ("SF Taisen") and the ultimate controlling party of the Group is Mr. Wang Wei.

The Company completed its listing on the main board of the Stock Exchange of Hong Kong Limited ("the Listing") on December 14, 2021.

The interim financial information comprises the interim condensed consolidated statement of financial position as at June 30, 2026, the interim condensed consolidated statement of comprehensive income, the interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the six-month period then ended, and other explanatory notes (the "Interim Financial Information").

The Interim Financial Information is presented in Renminbi ("RMB") and rounded to nearest thousand yuan, unless otherwise stated.

1.2 Basis of preparation

The Interim Financial Information has been prepared in accordance with the International Accounting Standard ("IAS") 34 "Interim Financial Reporting". The interim report does not include all the notes of the type normally included in annual financial statements. Accordingly, the Interim Financial Information should be read in conjunction with the annual financial statements of the Group for the year ended December 31, 2025, which have been prepared in accordance with International Financial Reporting Standards issued by International Accounting Standards Board ("IFRS Accounting Standards"), as set out in the 2025 annual report of the Company dated March 30, 2026 (the "2025 Financial Statements").

2 Accounting policies

The accounting policies adopted in the preparation of the Interim Financial Information are consistent with those followed in the preparation of the 2025 Financial Statements, except for the estimation of income tax and the adoption of new and amended standards as set out below.

Taxes on income for the interim period are accrued using the estimated tax rates that would be applicable to expected total annual assessable profit.

2 Accounting policies (Continued)

2.1 New and amended standards adopted by the Group

The following standards and interpretations apply for the first time to financial reporting periods commencing on or after January 1, 2026:

Amendments to IFRS 9 and IFRS 7	Amendments to the Classification and Measurement of Financial Instruments, Contracts Referencing Nature-dependent Electricity
Annual improvement to IFRS 10, IFRS 9, IFRS 1, IAS 7, IFRS 7	IFRS 10, Consolidated Financial Statements; IFRS 9, Financial Instruments; IFRS 1, First-time Adoption of International Financial Reporting Standards; IFRS 7, Financial Instruments: Disclosures and Guidance on implementing IFRS 7; IAS 7, Statement of Cash Flows

The amendments listed above did not have any material impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

2.2 New standards and amendments to standards not yet adopted by the Group

Certain new or amended accounting standards and interpretations that have been published that are not mandatory for periods commencing on or after January 1, 2026 and have not been early adopted by the Group are as follows:

		Effective for annual periods beginning on or after
IFRS 18	Presentation and Disclosure in Financial Statements	January 1, 2027
IFRS 19	Subsidiaries without Public Accountability: Disclosures	January 1, 2027
Amendments to IAS 21	Translation to a Hyperinflationary Presentation Currency	January 1, 2027
Amendments to IAS 28	Amendments to the Fair Value Option for Investments in Associates and Joint Ventures	January 1, 2027
IFRS 20	Regulatory Assets and Regulatory Liabilities	January 1, 2029

Except for new IFRS 18 mentioned below, the Group is commencing an assessment of the impact of these new or amended standards and interpretations, certain of which are relevant to the Group's operations. According to the preliminary assessment made by the Group, no material impact on the financial performance and position of the Group in the current or future reporting period and on foreseeable future transactions is expected when they become effective.

2 Accounting policies (Continued)

2.2 New standards and amendments to standards not yet adopted by the Group (Continued)

IFRS 18 "Presentation and Disclosure in Financial Statements"

IFRS 18 sets out requirements on presentation and disclosures in financial statements and it will replace IAS 1 Presentation of Financial Statements. The new standard introduces new requirements to present specified categories and defined subtotals in the consolidated statements of comprehensive income; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. Minor amendments to IAS 7 Statement of Cash Flows are also made. IFRS 18 will be effective for annual periods beginning on or after January 1, 2027, with early application permitted. The Group does not plan to early adopt IFRS 18.

Management is currently assessing the detailed implications of applying the new standard on the Group's consolidated financial statements. Although the adoption of IFRS 18 will have no impact on the Group's net profit, the Group expects that grouping items of income and expenses in the consolidated statements of comprehensive income into the new categories will impact how operating profit is calculated and reported. From the high-level preliminary assessment performed, the potential impacts have been identified. Notably, items such as fair value changes on financial assets at FVPL, currently aggregated in the line item "Other gains, net" in operating profit, might need to be disaggregated and presented separately below operating profit.

3 Financial risk management

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, price risk and cash flow and fair value interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance. Risk management is carried out by the directors and senior management of the Group.

3.1 Financial risk factors

The Interim Financial Information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the 2025 Financial Statements.

There have been no changes in the risk management policies during the six months ended June 30, 2026.

3 Financial risk management (Continued)

3.2 Fair value estimation

The Group made judgements and estimates 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.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

The Group did not measure any financial assets or financial liabilities at fair value on a non-recurring basis as at June 30, 2026.

Level 1: The fair value of financial instruments traded in active markets (e.g. publicly traded derivatives and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market 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 (e.g. 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 unlisted equity securities and for instruments where climate risk gives rise to a significant unobservable adjustment.

There were no transfers between levels 1, 2 and 3 for recurring fair value measurements during the six months ended June 30, 2026.

3 Financial risk management (Continued)

3.2 Fair value estimation (Continued)

3.2.1 Fair value of the Group's financial assets that are measured at fair value on a recurring basis

3.2.1.1 Fair value hierarchy

As at June 30, 2026, the Group had no level 1 and level 2 financial instruments. The following table presents the Group's level 3 financial instruments as of June 30, 2026.

	Level 3 RMB'000 (Unaudited)
Financial assets at fair value through profit or loss	
Structured deposit products	**1,124,096**
Investments in unlisted entity (Note i)	**167,386**
Private fund investment (Note ii)	**29,821**
	1,321,303
Financial assets at fair value through other comprehensive income	
Equity investments in unlisted entity	**11,098**

As at December 31, 2025, the Group had no level 1 and level 2 financial instruments. The following table presents the Group's level 3 financial instruments as of December 31, 2025.

	Level 3 RMB'000 (Audited)
Financial assets at fair value through profit or loss	
Structured deposit products	1,504,322
Investments in unlisted entity (Note i)	138,953
	1,643,275
Financial assets at fair value through other comprehensive income	
Equity investments in unlisted entity	17,152

3 Financial risk management (Continued)

3.2 Fair value estimation (Continued)

3.2.1 Fair value of the Group's financial assets that are measured at fair value on a recurring basis (Continued)

3.2.1.1 Fair value hierarchy (Continued)

Note i: In August 2024, Beijing Shunda Tongxing Technology Co., Ltd. (the "Shunda Tongxing"), a wholly-owned subsidiary of the Company, entered into a subscription agreement to subscribe for 8.12% equity interest in White Rhino Zhida (Beijing) Technology Co., Ltd. (the "White Rhino Zhida") at a cash consideration of RMB30,000,000.

In April 2025, due to the subscription of additional registered capital of White Rhino Zhida by other investors, Shunda Tongxing's equity interest was diluted from 8.12% to 6.77%.

In July 2025, Shunda Tongxing entered into a capital increase agreement. Shunda Tongxing agreed to further make a cash capital contribution of RMB99.54 million to White Rhino Zhida. Upon completion of transaction, the shares of White Rhino Zhida held by the Group increased from 6.77% to 15.81%.

In August 2025 and December 2025, due to the subscription of additional registered capital of White Rhino Zhida by other investors, Shunda Tongxing's equity interest was diluted from 15.81% to 13.68%.

In April 2026, due to the subscription of additional registered capital of White Rhino Zhida by other investors, Shunda Tongxing's equity interest was diluted from 13.68% to 13.08%.

Although the Group could exercise significant influence over White Rhino Zhida through appointing one director to the board, the investment is held in the form of instruments embodying a bundle of preferential rights, notably including redemption and liquidation preferences over ordinary shareholders. Consequently, it has been classified as at FVPL.

Note ii: In May 2026, Shenzhen SF Intra-city Logistics Co., Ltd. (the "Shenzhen Intra-city"), a wholly-owned subsidiary of the Company, entered into a subscription agreement to subscribe for 48.85% equity interest in Suzhou Xiaoyu Chengxi Venture Investment Partnership (limited partnership).

The commitment related to the private fund investment is set out in Note 30.

3 Financial risk management (Continued)

3.2 Fair value estimation (Continued)

3.2.1 Fair value of the Group's financial assets that are measured at fair value on a recurring basis (Continued)

3.2.1.2 Valuation techniques used to determine fair values

The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation techniques and inputs used).

Financial assets	Fair value		Valuation technique(s) and key input(s)	Significant unobservable input(s)	Range of inputs		Relationship of unobservable inputs to fair value
	As of June 30, 2026 RMB'000 (Unaudited)	As of December 31, 2025 RMB'000 (Audited)			As of June 30, 2026	As of December 31, 2025	
Financial assets at fair value through profit or loss – Structured deposit products	**1,124,096**	1,504,322	Discounted cash flow	Expected rate of return	**0.6%-2.44%**	1.13%-2.37%	The higher the expected rate of return, the higher the fair value.
Financial investment at fair value through profit or loss – Investments in unlisted entity	**167,386**	138,953	Market approach	Expected volatility	**63.35%**	62.06%	The higher the expected volatility, the lower the fair value.
Financial investment at fair value through profit or loss – Private fund investment	**29,821**	–	Adjusted net asset value	Adjusted net asset value	**N/A**	N/A	The higher the adjusted net asset value, the higher the fair value.
Financial assets at fair value through other comprehensive income	**11,098**	17,152	Market approach	Discount for lack of marketability; market multiples	**20%; 1.14-2.58**	20%; 1.66-4.24	The higher the discount for lack of marketability, the lower the fair value. The higher the market multiples, the higher the fair value.

3 Financial risk management (Continued)

3.2 Fair value estimation (Continued)

3.2.1 Fair value of the Group's financial assets that are measured at fair value on a recurring basis (Continued)

3.2.1.3 Reconciliation of Level 3 fair value measurements

	Financial assets at fair value through profit or loss RMB'000 (Unaudited)	Financial assets at fair value through other comprehensive income RMB'000 (Unaudited)
As of January 1,2026	**1,643,275**	**17,152**
Additions	**2,405,950**	**–**
Changes in fair value	**38,348**	**(6,054)**
Disposals	**(2,766,270)**	**–**
As of June 30, 2026	**1,321,303**	**11,098**
As of January 1,2025	1,145,859	26,585
Additions	2,717,000	–
Changes in fair value	29,452	(4,150)
Disposals	(2,592,750)	–
Exchange difference	(3,218)	–
As of June 30, 2025	1,296,343	22,435

3.2.2 Fair value of financial assets and financial liabilities that are not measured at fair value on a recurring basis

The carrying amounts of the Group's financial assets and liabilities which are measured at amortized cost, including cash and cash equivalents, short-term investment measured at amortized cost, trade receivable, other receivables (excluding prepayments), trade payables and other payables (excluding non-financial liabilities) approximated their fair values due to their short maturities.

Short-term investment measured at amortized cost consists of a wealth management product with an original maturity of less than one year. The investment is held to collect contractual cash flows that represent solely payments of principal and interest, and is thus classified and measured at amortized cost

4 Critical accounting estimates and judgements

The preparation of the Interim Financial Information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing the Interim Financial Information, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty are the same as those applied to the 2025 Financial Statements.

5 Segment information and Revenue

The chief operating decision-maker ("CODM") identifies operating segments based on the internal organisation structure, management requirements and internal reporting system, and discloses segment information of reportable segments which is determined on the basis of operating segments. An operating segment is a component of the Group that satisfies all of the following conditions: (1) the component is able to earn revenues and incur expenses from its ordinary activities; (2) whose operating results are regularly reviewed by the Group's management to make decisions about resources to be allocated to the segment and to assess its performance, and (3) for which the information on financial position, operating results and cash flows is available to the Group. If two or more operating segments have similar economic characteristics and satisfy certain conditions, they are aggregated into one single operating segment. The CODM considers that the Group's operations are operated and managed as a single operating segment which is intra-city on-demand delivery service business under the requirements of IFRS 8 "Operating Segments" and therefore no segment information is presented.

(a) Revenue by business line and nature

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Intra-city on-demand delivery service revenue (i)	**11,739,533**	10,235,950

(i) Revenue is recognised upon the delivery of the above service which is normally completed within one day.

(b) Unsatisfied performance obligations

For Intra-city on-demand delivery service, it is rendered normally in a single day and there is no unsatisfied performance obligation at the end of financial periods.

5 Segment information and Revenue (Continued)

(c) Geographical information

Since the Group's revenue and operating profit were substantially generated in the PRC and the Group's identifiable assets and liabilities were substantially located in the PRC, no geographical information is presented.

(d) Information about major customers

The Group's revenue derived from major customers, which individually contributed 10% or more of the Group's total revenue were as follows:

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Subsidiaries of SF Holding (Note 29(c))	**4,943,396**	4,653,419
Customer A	**1,502,604**	1,286,729
Customer B	**1,355,760**	826,511

6 Other income

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Government grants (i)	**368**	3,398
Others	**1,365**	616
	1,733	4,014

(i) The government grants mainly included those grants from the local government in recognition of the contribution of the Group to local economy's development.

7 Other gains, net

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Fair value changes on financial assets at FVPL (Note 3.2)	**38,348**	29,452
Net gains/(losses) on disposal of property, plant and equipment	**31**	(22)
Exchange gains/(losses)	**11**	(176)
(Losses)/gains on early termination of long-term leases	**(2)**	116
Penalty and compensation	**(1,066)**	(8,652)
Others	**(386)**	397
	36,936	21,115

8 Expenses by nature

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Labour outsourcing costs	**10,824,055**	9,482,785
Employee benefit expenses (Note 9)	**416,582**	400,124
Amortization of intangible assets (Note 15)	**21,458**	21,111
Depreciation of right-of-use assets (Note 16)	**7,624**	6,681
Depreciation of property, plant and equipment (Note 14)	**7,154**	4,359
Auditor's remuneration		
– Audit and audit-related service	**600**	473
– Non-audit service	**470**	–
Others	**275,784**	193,707
	11,553,727	10,109,240

9 Employee benefit expenses

Employee benefit expenses are analysed as follows:

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Wages, salaries and bonuses	**292,183**	358,548
Share-based compensation expenses (Note 24)	**101,771**	23,143
Pension costs – defined contribution plans (i)	**16,141**	15,330
Other employee benefits	**16,577**	15,747
	426,672	412,768
Less: capitalised in intangible assets	**(10,090)**	(12,644)
	416,582	400,124

(i) There were no forfeited contributions (by employers on behalf of employees who leave the scheme prior to vesting fully in such contributions) to offset existing contributions under the defined contribution schemes.

10 Finance income, net

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Finance income:		
Interest income on deposits in financial institutions	**8,061**	8,539
Finance costs:		
Interest expenses on leasing liabilities	**(810)**	(331)
Finance income, net:	**7,251**	8,208

11 Net impairment losses of financial assets

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Provision of impairment allowance for:		
Trade receivables	**5,857**	1,717
Other receivables	**47**	(18)
	5,904	1,699

12 Income tax expenses

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Current income tax	**352,134**	412
Deferred income tax (Note 18)	**(253,332)**	20,382
Income tax expenses	**98,802**	20,794

The Group's principal applicable taxes and tax rates are as follows:

(a) Mainland China corporate income tax ("CIT")

CIT was made on the taxable profit of the entities within the Group incorporated in the Mainland China and was calculated in accordance with the relevant tax rules and regulations of the Mainland China after considering the available tax refunds and allowances. The general CIT rate is 25% for the six months ended June 30, 2026 and 2025.

The Company's subsidiary, Shunda Tongxing is qualified as "high and new technology enterprises" and, accordingly, was eligible for a preferential income tax rate of 15% for the six months ended June 30, 2026 and 2025.

Pursuant to the Notice on the Policies and Catalogue of Income Tax Preferences for Continuing the Policies of Income Tax Preferences for Enterprises in Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperative Zone (Cai Shui [2026] No. 3) jointly issued by the Ministry of Finance and the State Taxation Administration, the Company's subsidiary, Shenzhen Fengsuqihang Technology Co., Ltd. is subject to enterprise income tax at the preferential rate of 15% from 2026 to 2027.

The Company's subsidiaries, Suzhou Fengpai Technology Co., Ltd., Tianjin Fengpai Technology Co., Ltd., Shenzhen SF IntelliLink Technology Co., Ltd., Hangzhou Shunyu Technology Co., Ltd., Tianjin Fengcheng Information Technology Co., Ltd., Shenzhen LeCharge Technology Co., Ltd., Shanhai Gourmet (Hainan) Supply Chain Co., Ltd., Ningbo Shunxiang Fengyi Commerce and Trade Service Co., Ltd. are subject to "small and thin profit enterprises" under the CIT Law, whose preferential income tax rate was 20% for the six months ended June 30, 2026 and 2025.

12 Income tax expenses (Continued)

(b) Hong Kong profits tax

Hong Kong profits tax has been provided for at the rate of 16.5% on the estimated assessable profit for the six months ended June 30, 2026 and 2025.

(c) Corporate income tax in other jurisdictions

Income tax on profits arising from other jurisdictions, including the United Kingdom, Netherlands, Germany and Singapore, had been calculated on the estimated assessable profits for the six months ended June 30, 2026 and 2025 at the respective rates prevailing in the relevant jurisdictions, which were typically around 19% but could be higher in certain jurisdictions.

(d) OECD Pillar Two model rules

The Group is within the scope of the Organization for Economic Co-operation and Development ("OECD") Pillar Two model rules. Pillar Two legislation became effective in certain jurisdictions from January 1, 2024. Under the legislation, the Group is obligated to pay a top-up tax for the difference if the Global Anti-Base Erosion ("GloBE") effective tax rate in any jurisdictions that are below the 15% minimum rate.

For the six months ended June 30, 2026, the management's assessment indicates that the quantitative impact of this Pillar Two top-up tax is not material to the Group's financial statements.

(e) Income tax credits are recognised based on management's best knowledge of the income tax rates that would be applicable to the full financial year.

13 Earnings per share

(a) Basic earnings per share for profit attributable to owners of the Company

Basic earnings per share is calculated by dividing the profit for the periods attributable to ordinary shareholders by the weighted average number of outstanding shares in issue excluding the shares repurchased during the six months ended June 30, 2026 and 2025.

	Six months ended June 30,	
	2026	2025
	(Unaudited)	(Unaudited)
Profit attributable to owners of the Company (RMB'000)	**349,345**	137,049
Weighted average number of shares in issue	**901,927,957**	908,536,107
Basic earnings per share (in RMB)	**0.39**	0.15

(b) Diluted earnings per share for profit attributable to owners of the Company

The H Share Incentive Scheme has potential dilutive effect on the EPS. Diluted EPS is calculated by adjusting the weighted average number of ordinary shares outstanding by the assumption of the conversion of all potential dilutive ordinary shares arising from H Share Incentive Scheme (collectively forming the denominator for computing the diluted EPS).

	Six months ended June 30,	
	2026	2025
	(Unaudited)	(Unaudited)
Profit attributable to owners of the Company (RMB'000)	**349,345**	137,049
Weighted average number of shares in issue	**901,927,957**	908,536,107
Adjustments for H Share Incentive Scheme	**18,469,022**	7,088,506
Weighted average number of ordinary shares for the calculation of diluted EPS	**920,396,979**	915,624,613
Diluted earnings per share (in RMB)	**0.38**	0.15

14 Property, plant and equipment

	Motor vehicles RMB'000	Computers and electronic equipment RMB'000	Machinery and equipment RMB'000	Office equipment and other equipment RMB'000	Total RMB'000
(Unaudited)					
At December 31, 2025					
Cost	30,678	34,848	1,158	19,631	86,315
Accumulated depreciation	(6,963)	(25,043)	(604)	(14,919)	(47,529)
Net book amount	23,715	9,805	554	4,712	38,786
Six months ended June 30, 2026					
Opening net book amount	23,715	9,805	554	4,712	38,786
Additions	1,763	9,484	9	6,783	18,039
Disposals	–	(244)	–	(18)	(262)
Depreciation	(3,473)	(2,640)	(38)	(1,003)	(7,154)
Closing net book amount	22,005	16,405	525	10,474	49,409
At June 30, 2026					
Cost	32,441	44,088	1,167	26,396	104,092
Accumulated depreciation	(10,436)	(27,683)	(642)	(15,922)	(54,683)
Net book amount	22,005	16,405	525	10,474	49,409

14 Property, plant and equipment (Continued)

	Motor vehicles	Computers and electronic equipment	Machinery and equipment	Office equipment and other equipment	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
(Unaudited)					
At December 31, 2024					
Cost	13,426	28,239	1,484	16,104	59,253
Accumulated depreciation	(1,349)	(21,594)	(500)	(13,665)	(37,108)
Net book amount	12,077	6,645	984	2,439	22,145
Six months ended June 30, 2025					
Opening net book amount	12,077	6,645	984	2,439	22,145
Additions	16,121	2,070	21	1,313	19,525
Disposals	(118)	(135)	(200)	(127)	(580)
Depreciation	(2,128)	(1,614)	(57)	(560)	(4,359)
Closing net book amount	25,952	6,966	748	3,065	36,731
At June 30, 2025					
Cost	29,429	30,174	1,305	17,290	78,198
Accumulated depreciation	(3,477)	(23,208)	(557)	(14,225)	(41,467)
Net book amount	25,952	6,966	748	3,065	36,731

14 Property, plant and equipment (Continued)

Depreciation of the Group's property, plant and equipment has been recognised in the condensed consolidated statement of comprehensive income as follows:

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Cost of revenue	**4,492**	2,548
Administrative expenses	**1,964**	1,348
Research and development expenses	**377**	266
Selling and marketing expenses	**321**	197
	7,154	4,359

15 Intangible assets

	Software			
	Developed internally	**Acquired**	**Development costs in progress**	**Total**
	RMB'000	**RMB'000**	**RMB'000**	**RMB'000**
(Unaudited)				
At December 31, 2025				
Cost	**353,700**	**53,395**	**3,504**	**410,599**
Accumulated amortization	**(261,526)**	**(48,061)**	**–**	**(309,587)**
Net book amount	**92,174**	**5,334**	**3,504**	**101,012**
Six months ended June 30, 2026				
Opening net book amount	**92,174**	**5,334**	**3,504**	**101,012**
Additions	**–**	**686**	**10,090**	**10,776**
Amortization	**(20,025)**	**(1,433)**	**–**	**(21,458)**
Net book amount	**72,149**	**4,587**	**13,594**	**90,330**
At June 30, 2026				
Cost	**353,700**	**54,081**	**13,594**	**421,375**
Accumulated amortization	**(281,551)**	**(49,494)**	**–**	**(331,045)**
Net book amount	**72,149**	**4,587**	**13,594**	**90,330**

15 Intangible assets (Continued)

	Software			
	Developed internally	Acquired	Development costs in progress	Total
	RMB'000	RMB'000	RMB'000	RMB'000
(Unaudited)				
At December 31, 2024				
Cost	335,755	51,519	1,881	389,155
Accumulated amortization	(223,729)	(42,826)	–	(266,555)
Net book amount	112,026	8,693	1,881	122,600
Six months ended June 30, 2025				
Opening net book amount	112,026	8,693	1,881	122,600
Additions	–	454	12,822	13,276
Amortization	(18,608)	(2,503)	–	(21,111)
Net book amount	93,418	6,644	14,703	114,765
At June 30, 2025				
Cost	335,755	51,973	14,703	402,431
Accumulated amortization	(242,337)	(45,329)	–	(287,666)
Net book amount	93,418	6,644	14,703	114,765

Amortisation of the Group's intangible assets has been recognised in the condensed consolidated statement of comprehensive income as follows:

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Cost of revenue	**20,039**	18,286
Administrative expenses	**1,419**	2,825
	21,458	21,111

16 Right-of-use assets

	Properties RMB'000
(Unaudited)	
At December 31, 2025	
Cost	132,432
Accumulated depreciation	(103,730)
Net book amount	28,702
Six months ended June 30, 2026	
Opening net book amount	28,702
Additions	5,818
Disposals	(225)
Depreciation	(7,624)
Closing net book amount	26,671
At June 30, 2026	
Cost	138,025
Accumulated depreciation	(111,354)
Net book amount	26,671

16 Right-of-use assets (Continued)

	Properties RMB'000
(Unaudited)	
At December 31, 2024	
Cost	109,377
Accumulated depreciation	(90,174)
Net book amount	19,203
Six months ended June 30, 2025	
Opening net book amount	19,203
Additions	4,813
Disposals	(5,203)
Depreciation	(6,681)
Closing net book amount	12,132
At June 30, 2025	
Cost	108,987
Accumulated depreciation	(96,855)
Net book amount	12,132

Depreciation charge of right-of-use assets was recognised in the condensed consolidated statement of comprehensive income as follow:

	Six months ended June 30,	
	2026 **RMB'000** **(Unaudited)**	2025 RMB'000 (Unaudited)
Administrative expenses	**4,555**	4,954
Cost of revenue	**2,039**	724
Research and development expenses	**1,030**	1,003
	7,624	6,681

17 Investments accounted for using the equity method

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Investment in joint venture	**288,551**	53,726

	Six months ended June 30,	
	2026 **RMB'000** **(Unaudited)**	2025 RMB'000 (Unaudited)
At beginning of the period	**53,726**	27,476
Additions	**12,500**	–
Share of profit/(loss) of joint venture (ii)	**222,325**	(505)
At end of the period	**288,551**	26,971

(i) In December 2022, Shenzhen Intra-city entered into the Xiamen Xiaoyu Qingcheng Venture Investment Partnership (limited partnership) Partnership Agreement《廈門小雨青城創業投資合夥企業(有限合夥)合夥協議》(the "Partnership Agreement") with other third-parties to establish the fund (the "Fund"), an equity investment fund to mainly invest in unlisted enterprises in the fields of intelligence, low carbon and new opportunity areas in local living.

The Group determined that it jointly controls the Fund with the general partner, as the decisions about the relevant activities of the Fund require the unanimous consent of the Group and the general partner.

(ii) One of the investee enterprises of the Fund was officially listed on the Main Board of HKEX during the period. The increase in the fair value of the Fund's holding in this investee contributed to the Fund's investment income.

18 Deferred income tax

(a) Deferred income tax assets

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
The balance comprises temporary differences attributable to:		
– Accruals (i)	**400,413**	13,791
– Deductible losses	**18,413**	92,773
– Unrealized gain on intra-group transactions	**17,619**	13,614
– Leases	**6,305**	6,791
– Provisions for assets impairment	**1,729**	1,449
– Depreciation and amortisation	**1,448**	1,503
Total gross deferred income tax assets	**445,927**	129,921
Set-off of deferred income tax assets pursuant to set-off provisions	**(71,212)**	(8,538)
Net deferred income tax assets	**374,715**	121,383

(i) The temporary difference is mainly derived from accrued costs and expenses recognised on an accrual basis, which are not yet tax-deductible for the current period.

The movement on the gross deferred income tax assets is as follows:

	Accruals RMB'000	Deductible losses RMB'000	Provisions for assets impairment RMB'000	Depreciation and amortisation RMB'000	Leases RMB'000	Unrealized gain on intra-group transactions RMB'000	Total RMB'000
(Unaudited)							
As at January 1, 2026	**13,791**	**92,773**	**1,449**	**1,503**	**6,791**	**13,614**	**129,921**
Credited/(charged) to profit or loss, net	**386,622**	**(74,360)**	**280**	**(55)**	**(486)**	**4,005**	**316,006**
As at June 30, 2026	**400,413**	**18,413**	**1,729**	**1,448**	**6,305**	**17,619**	**445,927**
(Unaudited)							
As at January 1, 2025	6,792	141,167	1,354	1,466	4,461	–	155,240
Credited/(charged) to profit or loss, net	2,644	(22,395)	202	(220)	(1,719)	–	(21,488)
As at June 30, 2025	9,436	118,772	1,556	1,246	2,742	–	133,752

18 Deferred income tax (Continued)

(b) Deferred income tax liabilities

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
The balance comprises temporary differences attributable to:		
– Investments accounted for using the equity method	**59,622**	–
– Leases	**6,341**	7,000
– Changes in fair value of FVPL	**5,144**	1,411
– Depreciation and amortisation	**105**	127
Total gross deferred income tax liabilities	**71,212**	8,538
Set-off of deferred income tax liabilities pursuant to set-off provisions	**(71,212)**	(8,538)
Net deferred income tax liabilities	**–**	–

The movement on the gross deferred income tax liabilities is as follows:

	Depreciation and amortisation RMB'000	Leases RMB'000	Changes in fair value of FVPL RMB'000	Investments accounted for using the equity method RMB'000	Total RMB'000
(Unaudited)					
As at January 1, 2026	**127**	**7,000**	**1,411**	**–**	**8,538**
(Credited)/charged to profit or loss, net	**(22)**	**(659)**	**3,733**	**59,622**	**62,674**
As at June 30, 2026	**105**	**6,341**	**5,144**	**59,622**	**71,212**
(Unaudited)					
As at January 1, 2025	920	4,408	–	–	5,328
(Credited)/charged to profit or loss, net	(378)	(1,618)	890	–	(1,106)
As at June 30, 2025	542	2,790	890	–	4,222

19 Trade receivables

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Trade receivables		
– third parties	**1,222,471**	1,038,576
– related parties (Note 29(d))	**1,104,361**	1,110,307
	2,326,832	2,148,883
Impairment loss allowance	**(6,217)**	(5,139)
	2,320,615	2,143,744

(a) The following is the aging analysis of trade receivables presented based on the billing date:

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Within 30 days	**2,034,972**	1,817,647
30 to 180 days	**291,860**	331,236
	2,326,832	2,148,883

(b) Movements on the Group's impairment loss allowance of trade receivables are as follows:

	Six months ended June 30,	
	2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
At the beginning of the period	**(5,139)**	(3,549)
Provision of impairment allowance	**(5,857)**	(1,717)
Written off as uncollectible	**4,784**	–
Recovery of previously written-off bad debts	**(5)**	(236)
At the end of the period	**(6,217)**	(5,502)

(c) The Group's trade receivables were substantially denominated in RMB.

20 Other receivables and prepayments

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Other receivables		
– Value-added tax recoverable	**58,845**	75,992
– Amounts due from related parties (Note 29(d))	**55,191**	51,885
– Deposits paid	**16,524**	13,158
– Prepaid social insurance premium	**5,684**	5,554
– Advances to employees	**773**	492
– Others	**5,857**	2,864
	142,874	149,945
Prepayments to suppliers	**29,103**	17,107
– Less: impairment loss allowance	**(419)**	(372)
	171,558	166,680

(a) Movements on the Group's impairment loss allowance of other receivables are as follows:

	Six months ended June 30, 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
At the beginning of the period	**(372)**	(147)
(Provision)/reversal of impairment allowance	**(47)**	18
At the end of the period	**(419)**	(129)

21 Cash and cash equivalents

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Cash held in other financial institutions (i)	**697,681**	435,551
Cash at banks (ii)	**582,214**	709,808
	1,279,895	1,145,359

(i) As at June 30, 2026 and December 31, 2025, the Group had certain amounts of cash held in accounts managed by third party payment platforms, in the amount of RMB20.6 million and RMB31.6 million, respectively, which have been classified as cash and cash equivalents on the condensed consolidated statement of financial position.

As at June 30, 2026, the Group had RMB677.1 million (December 31, 2025: RMB404.0 million) held in accounts managed by SF Holding Group Finance Co., Ltd. ("SF Finance"), a wholly-owned subsidiary of SF Holding which was incorporated upon approval from China Banking and Insurance Regulatory Commission ("CBIRC").

(ii) As at June 30, 2026, the Group had RMB36.1 million (December 31, 2025: RMB32.8 million) held in a bank account managed by Hwabao Trust Co., Ltd. and China Credit Trust Co., Ltd, for acquisition of the Company's shares and payable to participants after disposal of shares (Note 24). Provided that the contractual restrictions on use of the amounts held in the bank account do not change the nature of the deposit, with the result that the Company can access those amounts on demand, the Company includes the amounts in the bank account as a component of 'cash and cash equivalents'.

(iii) Cash and cash equivalents were denominated in the following currencies:

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
RMB	**1,058,246**	914,787
USD	**212,680**	222,444
SGD	**3,720**	3,456
EUR	**2,697**	975
HK$	**2,523**	3,682
GBP	**29**	15
	1,279,895	1,145,359

22 Share capital, share premium and treasury shares

	Number of shares	Share capital RMB'000	Share premium RMB'000	Treasury shares RMB'000
As at December 31, 2025	917,375,507	917,376	4,029,501	(33,555)
Vesting of awarded shares	–	–	32,105	–
As at June 30, 2026	917,375,507	917,376	4,061,606	(33,555)
As at December 31, 2024 and June 30, 2025	917,375,507	917,376	4,021,702	(33,555)

23 Other reserves

	As at June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
At the beginning of the period	**919,849**	822,483
Share-based compensation expenses	**101,771**	23,143
Currency translation difference	**(6,366)**	(4,816)
Revaluation of financial assets at FVOCI	**(6,054)**	(4,150)
Vesting of awarded shares	**(105,278)**	–
At the end of the period	**903,922**	836,660

24 Share-based payments

The Company adopted an employee incentive scheme (the "Employee Incentive Scheme") on April 19, 2023 and amended and renamed it as the "H Share Incentive Scheme" on May 28, 2025 (the "H Share Incentive Scheme"). The amendments were made to: (i) update the maximum number of H shares available for grant under the Employee Incentive Scheme in accordance with the latest share capital structure; (ii) introduce award shares (fundable by both existing and new H shares) as an additional incentive form, thereby diversifying and enhancing the flexibility of the equity incentive framework; (iii) optimize the incentive mechanism by increasing incentives for core participants, aiming to attract, motivate, and retain key individuals; and (iv) closely align the interests of the Company with those of its employees, service providers, shareholders, and investors.

To implement the employee incentive scheme, the Company has established a trust named the "Employee Incentive Scheme Trust" in 2023 to hold and administer the beneficial interests under the Employee Incentive Scheme, and a trust named the "H Share Incentive Scheme Trust" in 2025 to hold the award shares under the H Share Incentive Scheme (collectively, the "Trusts"), with an independent trustee appointed for each trust to hold and administer the relevant shares acquired by the Company. The Trusts purchase the H shares of the Company in the market using the Company's own funds, in accordance with the Trusts' agreements, the instructions of the Company and the relevant provisions of the H Share Incentive Scheme rules. Pursuant to the H Share Incentive Scheme, eligible participants are granted awards in the form of either trust benefit units, each corresponding to a specified number of the Company's shares, or H shares of the Company awarded directly, in each case for no cash consideration.

24 Share-based payments (Continued)

As the Trusts were set up for the H Share Incentive Scheme which is designed by the Company, and the Company can derive benefits from the contributions of the eligible persons who are awarded with the trust benefit units or H shares by the scheme, the Trusts are controlled by the Group in accordance with *IFRS 10 – Consolidated financial statements*. The consideration paid or payable by the Company for purchasing the Company's shares through the Trusts from the market is presented as "Shares held for employee incentive scheme" and the amount is deducted from total equity.

During the six months ended June 30, 2026, the H Share Incentive Scheme Trust has purchased 12,668,800 H shares of the Company with approximately RMB98,578,000 under the H Share Incentive Scheme.

(a) Employee Incentive Scheme

Movement in the number of awarded trust benefit units for the six months ended June 30, 2026 is as follows:

	Number of awarded trust benefit units
As at December 31, 2025 and June 30, 2026	23,053,623

The fair value of the granted trust benefit units was assessed based on the market price of the Company's shares at the grant date and the expected trustee administrative fee during the vesting period.

The vesting period of the Trust Benefit Units granted is as follows: 30% shall be vested on the first anniversary of the date of grant, 30% shall be vested on the second anniversary of the date of grant and 40% shall be vested on the third anniversary of the date of grant upon fulfilment of the assessment conditions including the Company's performance indicators, personal performance target and any other applicable vesting conditions as set out in the award letter.

The expenses arising from the Employee Incentive Scheme recognised for the six months ended June 30, 2026 are RMB4,364,000.

(b) H Share Incentive Scheme

Movement in the number of awarded shares for the six months ended June 30, 2026 is as follows:

	Number of awarded shares
At the beginning of the period	26,943,671
Vested during the period	(8,093,402)
Forfeited during the period	(1,086,511)
At the end of the period	17,763,758

The shares granted vest in tranches from the grant date over a certain service period and may be subject to certain vesting conditions as stated in the award letter. Once the vesting conditions, including the Company's performance indicators, personal performance target, are met, the shares are considered duly and validly vested.

The fair value of the awarded shares was calculated based on the market price of the Company's shares at the respective grant date, which was to be expensed over the vesting period.

The expenses arising from the H Share Incentive Scheme recognised for the six months ended June 30, 2026 are RMB97,407,000.

25 Trade payables

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Trade payables to third parties	**1,456,182**	1,356,531
Trade payables to related parties (Note 29(d))	**26,595**	23,759
	1,482,777	1,380,290

The aging analysis of the trade payables based on the recognition date are as follows:

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Within 3 months	**1,441,357**	1,338,900
3 months to 1 year	**30,794**	32,559
Over 1 year	**10,626**	8,831
	1,482,777	1,380,290

26 Other payables and accruals

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Deposits received	**349,123**	308,890
Salaries, wage and accrued bonus	**173,740**	271,724
Customer advances (i)	**109,327**	106,098
Other tax payable	**54,729**	30,396
Amounts due to related parties (Note 29(d))	**3,459**	6,381
Payables for assets purchases	**1,785**	1,340
Others	**67,516**	54,999
	759,679	779,828

(i) The Group receives payments from customers based on the billing schedule as established in contracts. Payments, which are refundable, are usually received in advance under the contracts which are mainly for providing intra-city on-demand delivery service.

27 Lease liabilities

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Minimum lease payments due		
– Within 1 year	**14,103**	12,409
– Between 1 and 2 years	**11,614**	9,849
– Between 2 and 5 years	**3,235**	6,489
	28,952	28,747
Less: future finance charges	**(2,305)**	(1,074)
Present value of lease liabilities	**26,647**	27,673
At the end of the period/year		
– Within 1 year	**13,429**	11,662
– Between 1 and 2 years	**10,195**	9,692
– Between 2 and 5 years	**3,023**	6,319
	26,647	27,673

The Group leases various properties to operate its businesses and these lease liabilities were measured at net present value of the lease payments during the lease terms that are not yet paid. No extension options are included in such property leases across the Group.

Expense relating to short-term leases and low-value assets leases (included in cost of goods sold, administrative expenses and selling expenses) for the six months ended June 30, 2026 was RMB6,804,000 (for the six months ended June 30, 2025: RMB4,667,000).

28 Dividends

No dividend has been paid or declared by the Group during the six months ended June 30, 2026 and 2025.

29 Related party transactions

(a) Names and relationships with related parties

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or to exercise significant influence over the other party in making financial and operational decisions. Parties are also considered to be related if they are subject to common control or joint control. Members of key management and their close family members of the Group are also considered as related parties.

The directors of the Company are of the view that the following parties/companies were related parties that had transactions with the Group during the six months ended June 30, 2026 and 2025, and/or balances with the Group as of June 30, 2026 and December 31, 2025.

Name of related parties	Relationship with the Group
SF Taisen	Parent company
SF Holding	Intermediate holding company
Mingde Holding	Ultimate holding company
Subsidiaries of SF Holding	Companies controlled by SF Holding
Subsidiaries of Mingde Holding	Companies controlled by Mingde Holding
Qingdao IoT Shuntong Supply Chain Management Co., Ltd.	Joint venture of SF Holding
White Rhino Zhida	Associate of the Group

(b) Key management compensation

Key management includes directors and supervisors and senior management of the Group.

The compensation paid or payable to key management for employee services is shown below:

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Share-based compensation expenses	**16,522**	1,781
Wages, salaries and bonuses	**4,222**	4,437
Fees	**529**	553
Pension costs – defined contribution plans	**141**	181
Other employee benefits	**214**	219
	21,628	7,171

29 Related party transactions (Continued)

(c) Significant transactions with related parties

	Six months ended June 30,	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Intra-city on-demand delivery business		
– Subsidiaries of SF Holding	**4,943,396**	4,653,419
– Others	**5,493**	1,526
	4,948,889	4,654,945
Comprehensive services and material purchasing fee (Note i)		
– Subsidiaries of SF Holding	**26,911**	25,930
Rental expense		
– Subsidiaries of SF Holding	**6,007**	1,034
– Others	**325**	–
	6,332	1,034
Outsourcing services and labor safety supplies purchasing fee		
– Subsidiaries of SF Holding	**2,780**	22
– Others	**15,579**	13,623
	18,359	13,645
Interest income of deposits (Note ii)		
– Subsidiaries of SF Holding	**3,323**	5,023

Note i: Comprehensive services and material purchasing fee mainly include the costs and expenses of technical services, call center services and integrated support services.

Note ii: During the year ended December 31, 2024, the Company entered into the Financial Service Agreement with SF Finance, pursuant to which SF Finance provides deposits and related services and settlement services in the PRC to the members of the Group.

Note iii: Transactions with related companies are determined based on terms mutually agreed between the relevant parties.

29 Related party transactions (Continued)

(d) Balances with related parties

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Cash deposited in related party (Note 21(i))		
– Subsidiaries of SF Holding	**677,066**	404,011
Trade receivables from related parties (Note 19)		
– Subsidiaries of SF Holding	**1,104,276**	1,110,207
– Others	**85**	100
	1,104,361	1,110,307
Prepayments to related parties		
– Subsidiaries of SF Holding	**2,788**	32
Trade payables to related parties (Note 25) (i)		
– Subsidiaries of SF Holding	**24,384**	21,956
– Others	**2,211**	1,803
	26,595	23,759
Lease liabilities to related parties		
– Subsidiaries of SF Holding	**17,201**	16,262
– Subsidiaries of Mingde Holding	**2,569**	2,997
	19,770	19,259
Contract liabilities from related parties		
– Subsidiaries of SF Holding	**31**	240

29 Related party transactions (Continued)

(d) Balances with related parties (Continued)

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Amounts due from related parties (Note 20) (ii)		
– Subsidiaries of SF Holding	**55,075**	51,784
– Others	**116**	101
	55,191	51,885
Amounts due to related parties (Note 26) (iii)		
– Subsidiaries of SF Holding	**2,997**	5,717
– Others	**462**	664
	3,459	6,381

(i) Trade payables to related parties are granted with a credit period of 30 days.

(ii) The Company entered into the Fund Collection Service Framework Agreement with SF Holding on November 19, 2021, pursuant to which SF Holding and/or its subsidiaries will provide fund collection service to the Group. According to the agreement, SF Holding and/or its subsidiaries do not charge any commission fee for the transactions. As at June 30, 2026 and December 31, 2025, the balances were unsecured, interest-free, and collectible on demand.

(iii) As at June 30, 2026 and December 31, 2025, the balances were unsecured, interest-free, and repayable on demand.

30 Commitments

Leases not yet commenced to which the Group is committed are as follows:

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Within 1 year	**9,184**	2,415
Between 1 to 2 years	**3,797**	–
Between 2 to 3 years	**4,474**	–
	17,455	2,415

Significant capital expenditures contracted for at the end of the period/year but not recognised as liabilities are as follows:

	As at June 30, 2026 RMB'000 (Unaudited)	As at December 31, 2025 RMB'000 (Audited)
Private fund investment	**181,050**	–
Investment accounted for using equity method	**–**	12,500

31 Contingency

The Group is subject to a number of legal proceedings that generally arise in the ordinary course of its business. The Group is of view that any currently pending legal proceeding to which the Group is a party will not have a material adverse effect on the consolidated financial statements.

32 Subsequent events

The Group had no material events during the period from July 1, 2026 to the approval date of the condensed consolidated financial information by the Board of Directors on August 28, 2026.

Definitions

"AI"	artificial intelligence
"active consumer(s)"	refers to the number of unique consumer accounts that purchase a particular service at least once during the prescribed period
"active merchant(s)"	refers to the number of unique merchant accounts that purchase a particular service at least once during the prescribed period
"active rider(s)"	refers to the number of unique rider(s) who fulfil at least one order during the prescribed period
"Articles of Association" or "Articles"	the articles of association of the Company currently in force
"Audit Committee"	the audit committee of the Company
"Award"	an award granted to a Grantee under the Scheme (including Trust Benefit Units and/or Award Shares), which will, upon vesting, entitle such Eligible Participants to receive Award Shares, the Actual Selling Price, and/or Cash Returns, as determined by the Board and/or its Delegatee at their absolute discretion in accordance with the terms of the Scheme. For avoidance of doubt, the Award does not include any option to subscribe for new H Shares
"Award Letter"	a letter from the Company to the Grantees involving matters including (i) the name of the Grantee; (ii) the Trust Benefit Units granted and/or Award Shares; (iii) the vesting criteria and conditions; (iv) the vesting date(s); and (v) other terms and conditions to be determined by the Board and/or the Delegatee that are not inconsistent with the H Share Incentive Scheme (2025)
"Award Shares"	H Shares that the Grantees will receive upon the vesting of the relevant Awards (or any part thereof), which may be provided by the Company through the issuance of new H Shares in accordance with the Scheme or by purchasing existing H Shares through on-market or off-market transactions, as determined by the Board and/or its Delegatee at its absolute discretion. For the avoidance of doubt, the issuance of new H Shares includes the transfer of Treasury Shares
"Award Share Trust"	has the meaning ascribed to it under Clause 3.4(1) of the Scheme Rules
"Board" or "Board of Directors"	the board of Directors of the Company
"Celestial Ocean Investments Limited"	Celestial Ocean Investments Limited, a limited company incorporated in Hong Kong, a subsidiary of SF Holding (HK) Limited

Definitions

"China" or "PRC"	the People's Republic of China, but for the purpose of this interim report and for geographical reference only, except where the context requires, references in this interim report to "China" and the "PRC" do not apply to Hong Kong, Macau and Taiwan
"CLS"	City Logistics System. This system utilises big data analytics and AI technologies, featuring core functions including business forecast and planning, integrated order recommendation and dispatching and real-time operation monitoring
"Company", "our Company" or "SF Intra-city"	Hangzhou SF Intra-city Industrial Co., Ltd. (杭州順豐同城實業股份有限公司) (Stock Code: 9699), a joint stock company incorporated in the PRC with limited liability, the issued H Shares of which are listed on the Main Board of the Stock Exchange
"Company Law"	Company Law of the People's Republic of China (中華人民共和國公司法), as amended, supplemented or otherwise modified from time to time
"Controlling Shareholder(s)"	has the meaning ascribed to it under the Listing Rules and, unless the context requires otherwise, refers to Mr. Wang Wei, Mingde Holding, SF Holding, SF Taisen, SF Holding (HK) Limited, SF Technology, Intra-city Tech and Celestial Ocean Investments Limited, as the case may be
"Credit Customers"	certain existing customers who have entered into Master Service Agreements with SF Holding and/or its associates in respect of a variety of delivery and logistics solution service products SF Holding and/or its associates offers
"Delegatee(s)"	the Board committee(s) and/or person(s) delegated by the Board
"Directors"	the director(s) of the Company
"Eligible Participant(s)"	(1) Employee Participant(s), however, no individual, who is resident in a place where the grant, acceptance or vesting of Trust Benefit Units and/or Award Shares pursuant to the Scheme is not permitted under the laws and regulations of such place or where, in the view of the Board and/or the Delegatee, in compliance with applicable laws and regulations in such place makes it necessary or expedient to exclude such individual, shall be entitled to participate in the Scheme and such individual shall therefore be excluded therefrom; and (2) Service Provider(s), as determined from time to time by the Board or the Delegatee
"Employee Participant(s)"	Director(s), Supervisor(s), and employee(s) of the Company or any of its subsidiaries (including any person(s) who is/are granted Awards under the Scheme as an inducement to enter into employment contracts with these companies)
"Employee Incentive Scheme (2023)"	the Employee Incentive Scheme (2023) of the Company as approved by the Shareholders at the extraordinary general meeting held on April 19, 2023, and currently renamed as H Share Incentive Scheme (2025)

"Global Offering"	the offer of H Shares for subscription as described in the prospectus of the Company dated November 30, 2021
"Grantee(s)"	Eligible Participants who are eligible to participate in the H Share Incentive Scheme (2025) and have been granted Trust Benefit Units and/or Award Shares
"Group", "our Group", "we" or "us"	our Company and its subsidiaries (or our Company and any one or more of its subsidiaries, as the context may require)
"HKEX", "Stock Exchange" or "Hong Kong Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Hong Kong" or "HK"	the Hong Kong Special Administrative Region of the PRC
"HK$" or "HKD"	Hong Kong dollars, the legal currency of Hong Kong
"H Share(s)"	overseas listed foreign shares in the share capital of our Company with nominal value of RMB1.00 each, which are listed on the Stock Exchange and subscribed for and traded in HKD
"IFRS Accounting Standards"	International Financial Reporting Standards, which include standards, amendments and interpretations promulgated by the International Accounting Standards Board and the International Accounting Standards and interpretation issued by the International Accounting Standards Committee
"intra-city on-demand delivery"	on-demand delivery within a particular city region
"Intra-city Tech"	Beijing SF Intra-city Technology Co., Ltd. (北京順豐同城科技有限公司), a limited company incorporated in the PRC, one of our Controlling Shareholders
"Listing"	the listing of H Shares on the Main Board of the Stock Exchange
"Listing Date"	December 14, 2021
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange, as amended from time to time
"lower-tier cities and counties"	cities, counties and towns in the third tier or below

Definitions

"Main Board"	the stock market (excluding the option market) operated by the Stock Exchange which is independent from, and operated in parallel with, GEM of the Stock Exchange
"Master Service Agreements"	the master service agreements entered into between the Credit Customers and SF Group and/or its associates in respect of a variety of delivery and logistics solution service products SF Group and/or its associates offers
"Mingde Holding"	Shenzhen Mingde Holding Development Co., Ltd. (深圳明德控股發展有限公司), a company incorporated in the PRC, one of our Controlling Shareholders
"Model Code"	Model Code for Securities Transaction by Directors of Listed Issuers as set out in Appendix C3 of the Listing Rules
"Ningbo Shunxiang"	Ningbo Shunxiang Tongcheng Venture Capital Investment Partnership (Limited Partnership) (寧波順享同成創業投資合夥企業(有限合夥)), a partnership incorporated in the PRC, is the Company's onshore employee shareholding platform
"Nomination Committee"	the nomination committee of our Company
"Prospectus"	the prospectus of the Company issued in connection with the Global Offering
"Remuneration Committee"	the remuneration committee of our Company
"Reporting Period"	the period from January 1, 2026 to June 30, 2026
"Returned Share(s)"	such Award Shares that are not vested and/or are canceled and/or lapsed in accordance with the rules and terms of the Scheme, or such H Shares being deemed to be Returned Shares under the Scheme Rules
"RMB" or "Renminbi"	Renminbi, the lawful currency of the PRC
"Scheme" or "H Share Incentive Scheme (2025)"	the Employment Incentive Scheme (2023) of the Company as approved by the Shareholders at the 2023 first extraordinary general meeting held on 19 April 2023 and as amended and renamed on the 2025 first extraordinary general meeting held on 28 May 2025
"Scheme Rules"	the rules governing the operation of the Scheme as well as the implementation procedure (as amended from time to time)

"Service Provider(s)"	any person(s) (natural person or corporate entity) who provide services to the Group on a continuing and recurring basis in its ordinary and usual course of business which are in the interests of the long-term growth of the Group, as determined by the Board and/or Delegatee in accordance with standards set forth in the H Share Incentive Scheme (2025), including suppliers, distributors, contractors, agents, and business consultants related to the Group's operations, but excluding (i) placing agents or financial advisers providing advisory services for fundraising, mergers or acquisitions; and (ii) professional service providers such as auditors or valuers who provide assurance or are required to perform their services with impartiality and objectivity
"Securities and Futures Ordinance" or "SFO"	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
"SF Finance"	SF Holding Group Finance Co., Ltd. (順豐控股集團財務有限公司), a limited company incorporated in the PRC, a wholly owned subsidiary of SF Taisen
"SF Holding"	S.F. Holding Co., Ltd. (順豐控股股份有限公司), a joint stock company established in the PRC, whose shares are listed on the Shenzhen Stock Exchange (stock code: 002352) and the Hong Kong Stock Exchange (stock code: 6936), one of our Controlling Shareholders
"SF Group"	SF Holding and its subsidiaries
"SF Holding (HK) Limited"	SF Holding (HK) Limited, a limited company incorporated in Hong Kong, one of our Controlling Shareholders
"SF Taisen"	Shenzhen S.F. Taisen Holding (Group) Co., Ltd. (深圳順豐泰森控股(集團)有限公司), a limited company established in the PRC, one of our Controlling Shareholders
"SF Technology"	SF Technology Co., Ltd. (順豐科技有限公司), a limited company incorporated in the PRC, one of our Controlling Shareholders
"Shanghai Stock Exchange"	the Shanghai Stock Exchange (上海證券交易所)
"Share(s)"	ordinary share(s) in the issued capital of the Company with a nominal value of RMB1.00 each, comprised of Unlisted Domestic Share(s) and H Share(s)
"Shareholder(s)"	holder(s) of Share(s)
"Shenzhen Stock Exchange"	the Shenzhen Stock Exchange (深圳證券交易所)

"Target Shares"	the H Shares of the Company involved in the grant of Trust Benefit Units to the Grantees under the H Share Incentive Scheme (2025), which involve existing H Shares only
"Tianwo Kangzhong"	Ningbo Meishan Free Trade Port Zone Tianwo Kangzhong Enterprise Management Partnership (Limited Partnership) (寧波梅山保税港區天沃康眾企業管理合夥企業(有限合夥)), a partnership incorporated in the PRC, one of our Shareholders
"Tonglu Zhiyuan"	Shenzhen Tonglu Zhiyuan Investment Co., Ltd. (深圳市同路致遠投資有限公司), a limited company incorporated in the PRC, one of our Shareholders
"Treasury Share(s)"	has the meaning ascribed to it in the Listing Rules as amended from time to time. For the purposes of the Scheme, references to the new H Shares include Treasury Shares, and references to the issuance of new H Shares include the transfer of Treasury Shares
"Trust(s)"	the trust(s) constituted under the Trust Agreement entered into between the Company and the Trustee pursuant to the Employee Incentive Scheme (2023) and H Share Incentive Scheme (2025)
"Trust Agreement"	the trust management agreement entered into between the Company and the Trustee pursuant to the Employee Incentive Scheme (2023) and H Share Incentive Scheme (2025)
"Trustee"	the trustee appointed by the Company for the purpose of the Trust, which shall be an independent third party
"Trust Benefit Unit(s)"	unit(s) of beneficial rights under the Trust as granted to the Grantees by the Board and/or the Delegatee and as divided by the Trustee
"Unlisted Domestic Share(s)"	the domestic share(s) of the Company, with a nominal value of RMB1.00 each, which are subscribed for and fully paid up in RMB
"USD"	United States dollars, the lawful currency of the United States of America

杭州順豐同城實業股份有限公司

HANGZHOU SF INTRA-CITY INDUSTRIAL CO.,LTD.