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BUILDING BETTER LIVES

Grow into a customer -
preferred smart city service brand



2026 INTERIM REPORT

永升服务集团有限公司

Ever Sunshine Services Group Limited

(Incorporated in the Cayman Islands with limited liability)

Stock code: 01995

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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Mr. LIN Zhong (*Chairman*)
Mr. ZHOU Hongbin (Resigned on 30 March 2026)
Mr. LIN Zhubo
Mr. ZHOU Di

Non-executive Director

Ms. CUI Xiaoqing

Independent Non-executive Directors

Mr. MA Yongyi
Mr. YU Tiecheng
Mr. CHEUNG Wai Chung (Resigned on 23 June 2026)
Dr. CHAN Yee Wah (Appointed on 23 June 2026)

COMPANY SECRETARY

Ms. CHAN Yin Wah (Resigned on 30 March 2026)
Ms. OH Sim Yee (Appointed on 30 March 2026)

AUTHORISED REPRESENTATIVES

Mr. LIN Zhong
Ms. CHAN Yin Wah (Resigned on 30 March 2026)
Ms. OH Sim Yee (Appointed on 30 March 2026)

STRATEGY COMMITTEE

Mr. LIN Zhong (*Chairman*)
Mr. ZHOU Hongbin (Resigned on 30 March 2026)
Mr. LIN Zhubo
Mr. ZHOU Di

AUDIT COMMITTEE

Mr. CHEUNG Wai Chung (*Chairman*)
(Resigned on 23 June 2026)
Dr. CHAN Yee Wah (*Chairman*) (Appointed on 23 June 2026)
Mr. MA Yongyi
Mr. YU Tiecheng

REMUNERATION COMMITTEE

Mr. YU Tiecheng (*Chairman*)
Mr. LIN Zhong
Mr. MA Yongyi

NOMINATION COMMITTEE

Mr. LIN Zhong (*Chairman*)
Ms. CUI Xiaoqing
Mr. YU Tiecheng
Mr. MA Yongyi
Mr. CHEUNG Wai Chung (Resigned on 23 June 2026)
Dr. CHAN Yee Wah (Appointed on 23 June 2026)

REGISTERED OFFICE

Cricket Square, Hutchins Drive
P.O. Box 2681, Grand Cayman KY1-1111
Cayman Islands

PRINCIPAL PLACE OF BUSINESS AND HEADQUARTERS IN CHINA

5F, Building 39, Henderson CIFI Center
Lane 1088, Shenhong Road
Minhang District, Shanghai, PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

40th Floor, Dah Sing Financial Centre
No. 248 Queen's Road East
Wanchai, Hong Kong

PRINCIPAL BANKS

China Construction Bank Shanghai Putuo Branch
8th Floor
95 Changshou Road
Putuo District, Shanghai, PRC

China Construction Bank Shanghai Nujiang Road Branch
Room 101
1006 Jinshajiang Road
Putuo District, Shanghai, PRC

Ningbo Bank Shanghai Huangpu Branch
37 Huanghe Road
Huangpu District
Shanghai, PRC

China Construction Bank Suzhou Gaoxin District Branch
95 Shishan Road
Gaoxin District
Suzhou, Jiangsu Province, PRC

AUDITOR

CLA Prism Hong Kong Limited
(formerly named "Prism Hong Kong Limited")
Units 1903 -1905, 19/F, 8 Observatory Road
Tsim Sha Tsui
Hong Kong

LEGAL ADVISER

DLA Piper

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Trust Company (Cayman) Limited
Cricket Square, Hutchins Drive
P.O. Box 2681, Grand Cayman KY1-1111
Cayman Islands

HONG KONG SHARE REGISTRAR

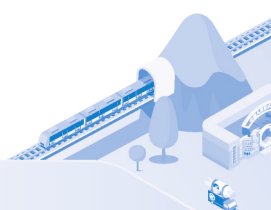
Computershare Hong Kong Investor Services Limited
Shops 1712-1716, 17th Floor
Hopewell Centre, 183 Queen's Road East
Wanchai, Hong Kong

STOCK CODE

01995

WEBSITE

www.ysservice.com.cn



AWARDS AND HONORS



DEFINITIONS

In this interim report, unless the context otherwise requires, the following expressions shall have the following meanings:

2025 Share Option Scheme	the share option scheme approved by the Shareholders at the extraordinary general meeting held on 29 December 2025 and had been adopted on 30 December 2025 on which the date for the Company obtained the listing approval from the Stock Exchange
Audit Committee	the audit committee of the Company
associate(s)	has the meaning ascribed thereto under the Listing Rules
Board or Board of Directors	the board of directors of the Company
BU	business unit
BVI	the British Virgin Islands
CG Code	the Corporate Governance Code set out in Appendix C1 to the Listing Rules
China or PRC	the People's Republic of China, but for the purpose of this interim report and for geographical reference only and except where the context requires, references in this interim report to "China" and the "PRC" do not apply to Taiwan, Macau Special Administrative Region and Hong Kong
CIFI Group	CIFI Holdings and its subsidiaries (excluding the Group)
CIFI Holdings	CIFI Holdings (Group) Co. Ltd. (旭輝控股(集團)有限公司) (stock code: 00884), an exempted company with limited liability incorporated in the Cayman Islands and the shares of which are listed on the Main Board
Company, Ever Sunshine, we or us	Ever Sunshine Services Group Limited (永升服务集团有限公司) (formerly known as CIFI Ever Sunshine Services Group Limited (旭輝永升服务集团有限公司)), a company incorporated in the Cayman Islands as an exempted company with limited liability on 16 April 2018 and the Shares of which are listed on the Main Board
Controlling Shareholder(s)	has the meaning ascribed thereto under the Listing Rules



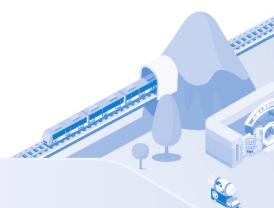
DEFINITIONS

Director(s)	director(s) of the Company
Elite Force Development	Elite Force Development Limited, a limited liability company incorporated in the BVI on 4 April 2018, is owned as to 50% by Mr. Lin Zhong, 25% by Mr. Lin Feng and 25% by Mr. Lin Wei
FVTPL	fair value through profit and loss
GFA	gross floor area
Group, we, us or our	the Company and its subsidiaries
Hong Kong or HK	the Hong Kong Special Administrative Region of the PRC
Hong Kong dollars, HKD or HK\$	Hong Kong dollars, the lawful currency of Hong Kong
Independent Third Party(ies)	a person, or in the case of a company, the company or its ultimate beneficial owner(s), who is independent of and not connected with the Company and its subsidiaries and its connected persons and its ultimate beneficial owner(s) or their respective associates
Listing	the listing of the Shares on the Main Board
Listing Rules	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
Main Board	the Stock Exchange (excluding the option market) operated by the Stock Exchange which is independent from and operated in parallel with GEM of the Stock Exchange
Model Code	the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules

DEFINITIONS

Prospectus	the prospectus of the Company dated 4 December 2018
Renminbi or RMB	the lawful currency of the PRC
Reporting Period	the period from 1 January 2026 to 30 June 2026
SFO	the Securities and Futures Ordinance of Hong Kong (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
Shareholder(s)	holder(s) of the Share(s)
Share(s)	ordinary share(s) with nominal value of HK\$0.01 each in the share capital of the Company, which are traded in Hong Kong dollars and listed on the Main Board
Spectron	Spectron Enterprises Limited, a limited liability company incorporated in the BVI on 18 September 2014
sq.m.	square metres
Stock Exchange	The Stock Exchange of Hong Kong Limited
substantial shareholder	has the meaning as ascribed thereto under the Listing Rules
Xu Sheng Limited	Xu Sheng Limited (旭昇有限公司), a limited liability company incorporated in the BVI on 9 May 2011, a wholly-owned subsidiary of CIFI Holdings

* *For identification purposes only*





CHAIRMAN'S STATEMENT

Dear Shareholders,

Thank you for your continuous trust and steadfast support in every breakthrough and advancement of the Group amid the industry's turning point.

On behalf of the Board, I am pleased to present the interim report of the Group for the six months ended 30 June 2026, summarizing the Group's operating results during the Reporting Period and sharing our reflections on industry transformation and our future strategic deployment.

In the first half of 2026, the Group's revenue increased by approximately 4.2% to RMB3,605.5 million as compared with the corresponding period in 2025. In terms of revenue structure, revenue from property management services grew by 5.9% to RMB2,826.5 million, revenue from community value-added services increased by 9.7% to RMB434.9 million, revenue from value-added services to non-property owners decreased by 12.5% to RMB235.8 million, and revenue from city services decreased by 14.1% to RMB107.8 million.

During the Reporting Period, gross profit amounted to RMB701.4 million, resulting in a profit attributable to owners of the Company of RMB215.0 million. The core operating profit (representing gross profit minus administrative expenses and selling expenses) was approximately RMB459.2 million, representing an increase of 9.9% from approximately RMB417.8 million for the corresponding period in 2025.

As of 30 June 2026, the Group's contracted GFA amounted to 356.8 million sq.m., and the GFA under management amounted to 255.0 million sq.m. During the Reporting Period, we newly expanded more than 200 projects, covering ten sectors: schools, cultural tourism, hospitals, commercial properties, industrial parks, office buildings, government agencies, corporate logistics, residential properties and city services.

2026 is a pivotal year for Ever Sunshine, marking the transition point of our "Second Five-Year Strategy". At the beginning of the year, we set the overall tone for the year as "high-quality, sustainable and profitable growth" and clarified four major operation and management directions. Half a year has passed, the team has progressively validated the effectiveness of the strategic directions in execution, and also identified areas requiring deeper refinement and adjustment in practice.

I. EXTERNAL PRESSURE AND INTERNAL COHESION: CONSOLIDATING THE FOUNDATION THROUGH STRUCTURAL ADJUSTMENT

2026 marks the opening year of the "15th Five-Year Plan". The "Property Service Quality Improvement Action" was included in the National Five-Year Plan and the Report on the Work of the Government for the first time, officially elevating property management services from an auxiliary segment of real estate to a key service concerning public well-being, asset value and social stability. This historic confirmation of the industry's positioning provides the most powerful endorsement for our long-held value logic.

However, favorable policies cannot instantly change market chill. In the first half of 2026, macroeconomic recovery showed structural divergence, and property owners remained cautious in paying property management fees and consuming value-added services. The industry has fully transitioned from an era of incremental growth to a phase of stock-based operations, with new property delivery volumes continuing to decline and a three-to-five-year replacement cycle for stock projects becoming the norm. Meanwhile, new participants from other sectors continued to enter the market, further intensifying competition in the existing market.

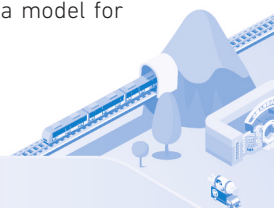
Against this backdrop, we did not choose to pursue volume at the expense of price or engage in blind expansion. Instead, we resolutely adopted a "streamlined" approach—exiting low-efficiency projects in an orderly manner, optimizing and focusing our outward expansion cities from over 120 to 70-80 core cities, and prioritizing "long-term profitability" as the core criterion for expansion decisions. We believe that healthy growth starts with respect and prudence for every single project.

II. INTEGRATION OF EXPANSION AND MANAGEMENT: STRATEGIC UPGRADE FROM SCALE EXPANSION TO QUALITY GROWTH

In the first half of 2026, we formally elevated the "integration of expansion and management" to a core strategic position. This is not merely a tactical adjustment, but a fundamental shift in business philosophy—previously we pursued "how many projects we acquired", while now we ask ourselves "can we run the project successfully after we take it on? Will it be profitable".

As the engine for integrated external expansion, the marketing center has continuously deepened the implementation of the model of "one customer, multiple expansions, group outreach (一客多拓、組團出擊)". In the first half of 2026, we successfully expanded into a number of high-quality projects, including the Xinyang Institute of Technology, Xinyang Normal University in Zhengzhou, Jiugongshan Great Wall Memorial Forest in Beijing, High Altitude Medical Research Center in Xining, JD 101HOME in Shanghai, Karon Headquarters Building in Suzhou, and the People's Government of Liaozhong District in Shenyang, covering ten sectors: schools, cultural tourism, hospitals, commercial properties, industrial parks, office buildings, government agencies, corporate logistics, residential properties and city services.

More importantly, each newly expanded project underwent rigorous profit model calculation and risk control assessment before entry. We no longer pursue scale for its own sake, but strive to make every project a model for sustainable operation and replicable promotion.





CHAIRMAN'S STATEMENT

III. FROM “SATISFACTION” TO “BUSINESS”: CLOSING THE VALUE LOOP OF CUSTOMER OPERATIONS

In 2026, we put forward a core proposition: how to close the loop from “customer satisfaction” to “customer business”.

The property management industry has long faced a structural contradiction: property owners' expectations for services continue to rise, but there is limited room for adjustments to property management fees, rendering the traditional growth model reliant on basic property management fees increasingly unsustainable. The key to breaking through does not lie in “selling one more product”, but in “deeply understanding customers' life scenarios and real pain points, and making the service itself an irreplaceable value connection”.

In the first half of 2026, we continued to deepen the “scenario-driven” strategy in community value-added services: since the pilot launch of community station services in 2025, nearly 100 community express stations have been successfully operated across 22 cities nationwide. Leveraging on the community touchpoint network, these express stations have been organically integrated with various convenience services. We plan to open more than 250 new stations within the year to further expand service coverage. In communities with a high concentration of young families, the three-in-one solution of “reassuring childcare + interest linkage + safe escort” continued to iterate, with user stickiness significantly improved. In old residential communities in northern China, the repurchase rate of the “HVAC energy-saving package (暖通節能套餐)” remained above 65%.

In professional business segments, our multiple subsidiaries continued to upgrade in the non-residential sector, with steady improvement in bid winning rates and project acquisition quality in high-barrier scenarios such as hospitals and cultural venues. Our subsidiary Hunan Meizhong Biophysical Environment Technology Co., Ltd.* (湖南美中環境生態科技有限公司) deepened its presence in niche city service segments, with its reputation in municipal sanitation and district steward continuously strengthened. Moreover, the standardized construction packages focusing on old community renovation and waterproof repair also embraced broader market space along with the accelerated advancement of city renewal policies.

Meanwhile, we resolutely promoted the incubation of our second growth curve. Our smart city service brand Linjiu Technology showcased its “Linjiu Cloud SaaS Platform” at the 2026 China International Property Management Industry Expo. Focused on the digital-intelligent market for small and medium-sized property enterprises, the platform has already served more than 30 corporate clients. The SaaS-based technology services of Linjiu Technology are expected to become an important vehicle for Ever Sunshine transformation from a “residential service enterprise” to a “smart city service brand”, enabling the Company to rapidly expand its customer base among small and medium-sized property enterprises at relatively low marginal costs and achieve economies of scale.

IV. TECHNOLOGY EMPOWERMENT: TRANSFORM DIGITAL CAPABILITIES FROM TOOLS TO COMPETITIVE ASSETS

In the first half of 2026, we further deepened the on-the-ground application of the "Project Digital AI" initiative. Each key project is equipped with a digital "operation billboard", which, through IoT devices and AI algorithms, achieves continuous iteration and optimization of functions such as automatic on-chain tracking of patrol routes (動線巡檢自動上鏈), real-time early warning of abnormal events, intelligent analysis of energy consumption data with automatic push of energy-saving suggestions, and full-process tracking of complaint handling with automatic escalation and supervision for overdue cases.

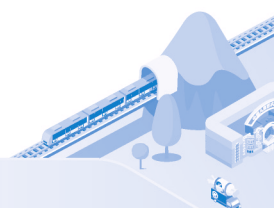
Meanwhile, the strategy of "the mobile phone as the workstation" continued to deepen. Frontline employees can complete work reporting, record-keeping, feedback and points redemption through mobile devices, truly integrating technology into daily workflows. We always believe that technology is not meant to replace people, but to help everyone perform better—allowing frontline employees to devote more time and energy to service scenarios that truly require warm interpersonal connections.

In the second half of 2026, we will further explore the large-scale implementation of scenarios such as AI customer service, cleaning robots and contactless access, and attempt to monetize data assets including parking and charging through cooperation with ecological partners, steering "value driven by digital intelligence" from vision to reality.

V. THEMATIC YEAR OF LEAN MANAGEMENT: PURSUE PROFITS THROUGH EFFICIENCY

In 2026, we defined the whole year as the "thematic year of lean management". Against the industry backdrop of slowing revenue growth and rigid cost increases, we chose to pursue efficiency internally and profits through management.

In the first half of 2026, we systematically promoted the lean management improvement program, starting from multiple dimensions including process optimization, organizational flattening, and cross-departmental collaboration efficiency improvement, thereby eliminating redundant links and reducing management waste. In terms of organizational development, we continued to deepen the "urban iron triangle (城市鐵三角)" mechanism, with the collaborative model centered on city general managers demonstrating stronger combat effectiveness and responsiveness in operation. For middle management teams, we established a business unit-based functional empowerment and job rotation mechanism to comprehensively enhance their operational understanding and resource integration capabilities.





CHAIRMAN'S STATEMENT

VI. FORTIFY THE BOTTOM LINE: SAFEGUARD SUSTAINABLE DEVELOPMENT WITH RISK CONTROL

The essence of operation is sustainability, and the premise of sustainability is controllable risks. In the first half of 2026, we continued to comprehensively strengthen the bottom-line thinking.

The supervision and audit department continuously updated the risk control manual and deepened the "Regional Risk Control Monthly Report" system, with the red-yellow-green classified management for high-risk projects closely linked to the performance of managers. The "Risk Management Talent Program" progressed steadily, and the "Project Rescue Task Force" played an important role in rapid response to unexpected issues.

Meanwhile, we attach great importance to shareholder returns. In the first half of 2026, the Company continued to implement the share repurchase program to safeguard shareholders' interests through concrete actions. The Board will continue to uphold a stable dividend policy to maximize shareholder returns while ensuring the Company's healthy operation. In the first half of 2026, a final dividend of HK\$0.0735 per share and a special dividend of HK\$0.0294 per Share in respect of the year ended 31 December 2025 was declared and paid to owners of the Company. Meanwhile an aggregate of 14,540,000 Shares was repurchased during the Reporting Period, which have all been cancelled as at the date of this report, effectively thickening shareholders' equity.

VII. ACKNOWLEDGEMENTS AND OUTLOOK: DO THE DIFFICULT BUT RIGHT THINGS IN THE CONFIRMED DIRECTION

In the first half of 2026, Ever Sunshine maintained strategic resolve under pressure and verified the effectiveness of its transformation direction amid adjustments. We no longer pursue bloated scale, but focus on high-quality growth; we no longer rely on inertia-driven development, but reshape our competitiveness with proactive breakthroughs.

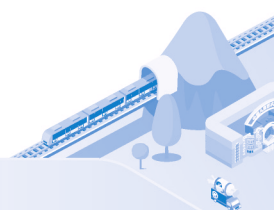
The team reached a consensus at internal meetings: "The real turning point is not when the environment improves first, but when the organization takes action first. Take the initiative to break the deadlock and turn passive predicaments into active campaigns. "

Looking ahead to the second half of the year, we will continue to take “customer satisfaction, enterprise benefit, and employee income increase” as the triangle of career success and firmly promote the “Second Five-Year Strategy”:

- **Deepen integration of expansion and management** to ensure that every project is a high-quality project with sustainable profitability;
- **Close the loop from “satisfaction” to “business”**, truly embedding value-added services into property owners' life scenarios;
- **Accelerate the implementation of technology applications**, using the Linjiu Technology platform as the vehicle to deliver solutions applicable in communities;
- **Comprehensively implement lean management**, systematically eliminate waste and pursue profits through efficiency;
- **Continuously strengthen the risk control system** and safeguard long-termism with bottom-line thinking.

We are well aware that challenges still lie ahead. However, Ever Sunshine staff have always believed that only by respecting the market, professionalism and trust can we anchor certain value in an uncertain era. We will do the difficult but right things in the confirmed direction.

Grateful for your companionship on this journey, as we forge ahead together. Ever Sunshine is willing to join hands with you to write a warmer, more solid and more trustworthy value chapter on the path of long-termism.





MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Overview

We are a reputable and fast-growing comprehensive property management service provider in the PRC. As of 30 June 2026, we provided property management services, value-added services and city services in 98 cities in Mainland China, with a total contracted GFA of approximately 356.8 million sq.m., among which, the total GFA under management is approximately 255.0 million sq.m., serving more than 1,170,000 households.

Our business covers a broad spectrum of properties, including residential properties and non-residential properties, such as office buildings, shopping malls, school campuses, hospitals, scenic spots, government-owned buildings, expressway stations, rail transit, and ferry terminals etc. In addition, we also provide city services and other high-quality tailored services.

Adhering to the concept of "Building Better Lives", our core value is to enable customers to "be Trouble-Free, Worry-Free, and Discontent-Free (讓用戶省心、放心、開心)". We promote diversified development through technological innovation and adhere to the development strategy of "Platform + Ecosystem". Our mission is to provide comprehensive, caring and professional property management services to our customers and to grow into a customer-preferred smart city service brand.

Our Business Model

We have four major business lines, namely (i) property management services; (ii) community value-added services; (iii) value-added services to non-property owners; and (iv) city services, which form a comprehensive service portfolio offering to our customers and cover the entire value chain of the property management industry.

1. Property management services: We provide a variety of property management services to property developers, property owners and residents, which primarily include cleaning, security, gardening and repair and maintenance services. We manage a portfolio of residential and non-residential properties. Our non-residential properties include office buildings, shopping malls, schools, hospitals, scenic spots, government-owned buildings, expressway service stations, rail transit and ferry terminals.
2. Community value-added services: We provide community value-added services to both property owners and residents with the aim of improving their living experiences, maintaining and enhancing their asset values. These services mainly cover (i) home-living services; (ii) parking unit management and leasing services; (iii) property agency services; and (iv) common area value-added services.
3. Value-added services to non-property owners: We provide a comprehensive range of value-added services to non-property owners, who primarily include property developers and, to a lesser extent, non-property developers who require certain additional tailored services in respect of their non-residential properties and property management services providers who outsource certain value-added services to us. Our value-added services to non-property owners mainly include (i) sales assistance services; (ii) additional tailored services; (iii) housing repair services; (iv) pre-delivery inspection services; and (v) preliminary planning and design consultancy services, which cover on-site inspection services for each unit to provide sufficient recommendations from the end-user's perspective.

4. City services: We can provide a wide range of city services. Such services mainly include (i) city environmental sanitation; (ii) waste sorting and treatment; (iii) installation of block facilities; (iv) landscaping projects; (v) old communities renovation; and (vi) smart block construction.

Property Management Services

Continuous High Quality Development

We adhere to our strategy of deepening city penetration and regard quality expansion as one of our strategic priorities. During the Reporting Period, we achieved high-quality development in contracted GFA and GFA under management through multiple drivers.

As at 30 June 2026, our contracted GFA amounted to approximately 356.8 million sq.m. and the number of contracted projects was 1,973, representing an increase of approximately 0.5% and 0.4%, respectively as compared with those as at 30 June 2025. As at 30 June 2026, our GFA under management reached approximately 255.0 million sq.m. and the number of projects under management was 1,542, representing an increase of 0.5% and 0.7%, respectively as compared with those as at 30 June 2025.

The table below sets out the changes in our contracted GFA and GFA under management for the six months ended 30 June 2026 and 2025, respectively:

	For the six months ended 30 June			
	2026		2025	
	Contracted GFA (sq.m. '000)	GFA under management (sq.m. '000)	Contracted GFA (sq.m. '000)	GFA under management (sq.m. '000)
As at the beginning of the Reporting Period	353,617	252,225	350,935	250,642
Additions ⁽¹⁾	24,571	13,976	20,756	18,778
Terminations ⁽²⁾	(21,387)	(11,174)	(16,837)	(15,679)
As at the end of the Reporting Period	356,801	255,027	354,854	253,741

Notes:

- (1) With respect to our residential and non-residential projects under management, additions primarily included preliminary management contracts for new properties developed by real estate developers, property management service contracts pursuant to which we replaced the previous property management service providers, and property management contracts acquired through acquisitions of subsidiaries.
- (2) These terminations included our voluntary non-renewals of certain property management services contracts as we reallocated our resources to more profitable engagements in order to optimize our property management portfolio.



MANAGEMENT DISCUSSION AND ANALYSIS

Our Geographic Footprint

Since the Group's inception up to 30 June 2026, our geographic footprint has covered 98 cities in China, aiming at deep regional penetration in pursuit of effective scale expansion.

The table below sets forth a breakdown, by geographic location, of our total GFA under management as at the dates indicated and the revenue generated from property management services for the six months ended 30 June 2026 and 2025, respectively:

	As at 30 June or for the six months ended 30 June					
	2026			2025		
	GFA sq.m. '000	Revenue RMB'000	%	GFA sq.m. '000	Revenue RMB'000	%
Eastern region ⁽¹⁾	134,681	1,512,555	53.5	142,492	1,568,920	58.8
Northern region ⁽²⁾	34,300	334,094	11.8	35,244	359,743	13.5
Central Southern region ⁽³⁾	44,003	487,063	17.3	37,429	337,362	12.6
Western region ⁽⁴⁾	27,525	376,356	13.3	28,448	302,813	11.4
Northeastern region ⁽⁵⁾	14,518	116,469	4.1	10,128	99,911	3.7
Total	255,027	2,826,537	100.0	253,741	2,668,749	100.0

Notes:

- (1) Cities in the eastern region in which we have property management projects include Shanghai, Suzhou, Nanjing, Wuxi, Zhenjiang, Nantong, Changzhou, Xuzhou, Yangzhou, Huai'an, Lianyungang, Suqian, Yancheng, Jinhua, Chuzhou, Hangzhou, Ningbo, Jiaxing, Huzhou, Wenzhou, Taizhou, Zhoushan, Shaoxing, Xiamen, Fuzhou, Zhangzhou, Quanzhou, Putian, Qingdao, Zibo, Yantai, Weihai, Rizhao, Zaozhuang, Liaocheng, Weifang, Heze, Jining, Taizhou, Dezhou, Linyi, Jinan, Dongying, Binzhou, Hefei, Wuhu, Anqing, Xuancheng, Fuyang and Huainan.
- (2) Cities in the northern region in which we have property management projects include Beijing, Tianjin, Shijiazhuang, Taiyuan, Cangzhou, Tangshan, Langfang and Handan.
- (3) Cities in the central southern region in which we have property management projects include Shenzhen, Guangzhou, Dongguan, Foshan, Zhongshan, Huizhou, Jiangmen, Wuhan, Xiangyang, Huanggang, Yichang, Nanchang, Zhengzhou, Shangqiu, Xuchang, Luoyang, Nanyang, Changsha, Yueyang, Changde, Shaoyang, Zhuzhou, Xiangtan, Hengyang, Guilin, Nanning and Liuzhou.
- (4) Cities in the western region in which we have property management projects include Xi'an, Chengdu, Chongqing, Yinchuan, Baoji, Weinan, Lvliang, Urumqi, Xining, Guiyang, Zunyi, Kunming and Dali Bai Autonomous Prefecture.
- (5) Cities in the northeastern region in which we have property management projects include Changchun, Harbin, Shenyang and Dalian.

Achieve progressive growth in scale, subject to the principle of high-quality development

Handling of Business Transactions with CIFI Group in accordance with market-oriented principles

As a long-term service partner of CIFI Group, we have always maintained a solid market-oriented cooperative relationship with CIFI Group. Looking back at the first half of 2026, the market environment of the real estate industry in the PRC remained severe, with weak recovery. These challenges have also continued to adversely affect the property management service industry. We still adhere to the principle of “conducting business transactions with CIFI Group in accordance with market-oriented principles”. This enables us to relatively effectively reduce the relevant negative impacts and strive to keep the impacts of such negative factors on our property management service business within a controllable range. We continuously improve and adjust our strategies to ensure that the cooperation with CIFI Group continues to develop steadily. In this challenging environment, we will focus on risk control and independent market-oriented operations as our principal priorities.

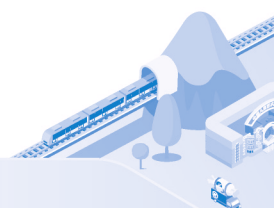
Continuously Enhance the Company’s Development Capabilities in the Independent Third-Party Market

As one of the key drivers of the Company’s expansion, we have always endeavoured to diversify into third-party markets. By expanding our resources to various independent markets, we continue to increase our market share. At the same time, we continue to improve our ability to build teams to achieve better empowerment results. This proactive strategy has enabled us to remain competitive in an ever-changing environment and has brought about sustained scale growth for the Company. The main targets of our market expansion include regional property developers, replacement of existing residential properties arranged by property owners’ committees, bidding and tendering projects of local governments, as well as industrial parks and office buildings of commercial and corporate clients.

Since the implementation of market-oriented expansion, through years of accumulation, the Group has successfully built solid bidding and outreach capabilities. During the Reporting Period, the saturated revenue of the Company’s outreach contracts has increased significantly year-on-year, reaching the best performance in history. We believe that with the Company’s constantly improving comprehensive strength and better reputation brand support, through our continuous enhancement of the industry standards and improving the bidding outreach technical means, we will certainly achieve a more robust business growth.

Strategic Mergers and Acquisitions

Strategic mergers and acquisitions have been a crucial part of our historical development process. In terms of mergers and acquisitions, the Group adheres to the principle of “Selects the target carefully before investment and conducts effective management after investment (投前精選目標，投後完善管理)”. Through strategic mergers and acquisitions, we increased our market share in existing markets, expanded our regional business scales, and addressed weaknesses in our service capabilities across sectors to enhance our multi-sector services capabilities.





MANAGEMENT DISCUSSION AND ANALYSIS

Since the Listing, we adhered to the prudent principle for mergers and acquisitions and have acquired companies for different types of properties such as Zhengzhou Jinyi Property Service Co., Ltd.* (鄭州錦藝物業服務有限公司) for residential sector, Qingdao Yayuan Property Management Co., Ltd.* (青島雅園物業管理有限公司) and Shanghai Macalline Property Management Services Co., Ltd.* (上海美凱龍物業管理服務有限公司) for commercial and office space sector, Jiangsu Xiangjiang Property Development Co., Ltd.* (江蘇香江物業發展有限公司) and Beijing Hangteng Property Management Co., Ltd.* (北京航騰物業管理有限責任公司) for public facilities sector, Shandong XinJian Property Development Co., Ltd.* (山東鑫建物業發展有限公司) for logistics park sector, Hunan Meizhong Biophysical Environment Technology Co., Ltd.* (湖南美中環境生態科技有限公司) ("Meizhong Environment") for city sanitation sector and Huaxi Xin'an (Beijing) Property Management Co., Ltd.* (華熙鑫安(北京)物業管理有限公司) for mixed-use complex sector, and all of which have achieved positive post-investment integration results. However, overall, since 2022, due to the continuous disruption of the external environment and the Company's more prudent internal risk control requirements, we have significantly reduced the number of mergers and acquisitions.

Due to our adherence to the disciplined principles of strategic mergers and acquisitions, all of the projects that we have historically acquired have achieved good integration with us, and have met the performance requirement targets, and it is expected that the existing acquired and integrated companies will be able to achieve better business operation and realize better performance contribution in the future.

The table below sets forth the breakdown, by types of property developers, of our total GFA under management as at the dates indicated:

	As at 30 June			
	2026		2025	
	sq.m. '000	%	sq.m. '000	%
CIFI Group ⁽¹⁾	58,793	23.1	58,857	23.2
Third-party property developers ⁽²⁾	196,234	76.9	194,884	76.8
Total	255,027	100.0	253,741	100.0

Notes:

- (1) Included properties solely developed by CIFI Group and properties jointly developed by CIFI Group and other property developers (CIFI Group held a controlling interest in such properties).
- (2) Referred to properties solely developed by third-party property developers independent from CIFI Group, as well as properties jointly developed by CIFI Group and other property developers (CIFI Group did not hold a controlling interest in such properties).

Strengthening Position as a Comprehensive Property Management Service Provider

We manage a wide range of properties, including residential and non-residential properties. We have accumulated tremendous experience in managing non-residential properties, including office buildings, shopping malls, industrial parks, hospitals and schools etc. Meanwhile, with the further opening up of the non-residential market, we were presented with more opportunities to participate in the tender bidding in such market and expand market share. We seized the emerging market opportunities and entered the sub-sectors in the non-residential market, including headquarters buildings for large enterprises, expressway service stations, subway rail transit, tourist scenic spots and industrial exhibition centers. We treat the acquired projects as a stepping stone to set up benchmarks and continue to achieve penetrative development in local markets, thereby increasing our concentration in the relevant local market. Despite the fact that revenue generated from residential property projects has contributed and will continue to contribute the largest proportion of our property management revenue, we continue to diversify our service portfolio and deepen our development in specialised non-residential property segments. As at 30 June 2026, non-residential properties accounted for approximately 33.1% in our GFA under management.

The table below sets forth a breakdown, by different types of properties as they were developed, of our total GFA under management as at the dates indicated and revenue from property management services generated therefrom for the six months ended 30 June 2026 and 2025, respectively:

	As at 30 June or for the six months ended 30 June					
	2026			2025		
	GFA sq.m. '000	Revenue RMB'000	%	GFA sq.m. '000	Revenue RMB'000	%
Residential properties	170,575	1,434,063	50.7	154,368	1,334,666	50.0
Non-residential properties	84,452	1,392,474	49.3	99,373	1,334,083	50.0
Total	255,027	2,826,537	100.0	253,741	2,668,749	100.0

Lump Sum Basis and Commission Basis

We generally price our services by taking into account, among others, factors such as the characteristics and locations of the residential communities, our budget, targeted profit margins, property owner and resident profiles and the scope and quality of our services. We charge property management fees primarily on a lump sum basis, with a small portion charged on a commission basis.



MANAGEMENT DISCUSSION AND ANALYSIS

The following table sets forth a breakdown, by revenue model, of our total GFA under management as at the dates indicated and revenue from property management services for the six months ended 30 June 2026 and 2025, respectively:

	As at 30 June or for the six months ended 30 June					
	2026			2025		
	GFA sq.m. '000	Revenue RMB'000	%	GFA sq.m. '000	Revenue RMB'000	%
Lump sum basis	252,032	2,820,974	99.8	251,450	2,664,929	99.9
Commission basis	2,995	5,563	0.2	2,291	3,820	0.1
Total	255,027	2,826,537	100.0	253,741	2,668,749	100.0

Community Value-Added Services

During the Reporting Period, a variety of community value-added services struggled to advance amidst the challenges of a slower-than-expected macroeconomic recovery and a weak property market in the PRC, while we focused more on community value-added services development and discontinued certain businesses with low gross profit margins and poor sustainability. During the Reporting Period, revenue from community value-added services was approximately RMB434.9 million, representing an increase of approximately 9.7% as compared with approximately RMB396.4 million for the six months ended 30 June 2025.

Promoting rapid development of community value-added services and establishing a value-added service development system is one of the Group's key strategic development directions. We adhered to the concept of "something must be done and some must not be done (有所為、有所不為)" and developed value-added service products suitable for property owners, based on the needs of community property owners so as to boost the revenue generated from community value-added services.

With the expansion of our service scope, we have more mature experience in community value-added services and continue to optimize and upgrade our talent team. We have continued to deepen our research on community scenarios and service target groups, and have been advancing in a number of dimensions, including demand identification, product and service design, channel and supplier selection, and marketing plan development. Although the development of community value-added services has encountered multiple pressures from the macro-economy and faced various challenges, the community value-added services have continued to develop despite these challenges. In the future, the Group will continue to follow the strategy of promoting the revenue enhancement of community value-added services and continuously improve the quality of services to achieve more sustainable development.

We believe that there are various reasons that have caused the current development of community value-added services to enter a bottleneck period. However, by continuously grasping the service needs of high-quality customers, enhancing service loyalty, innovatively transforming products into services, and making persistent efforts, we will still be able to witness a thriving development of community value-added services.

MANAGEMENT DISCUSSION AND ANALYSIS

Currently, our community value-added services cover four major areas, namely home-living services, parking unit management and leasing services, property agency services, and common area value-added services. The following table sets forth the breakdown of revenue from our community value-added services for the six months ended 30 June 2026 and 2025, respectively:

	For the six months ended 30 June			
	2026		2025	
	RMB'000	%	RMB'000	%
Home-living services ⁽¹⁾	237,670	54.7	207,433	52.3
Parking unit management and leasing services ⁽²⁾	67,170	15.4	72,576	18.3
Property agency services ⁽³⁾	75,586	17.4	67,662	17.1
Common area value-added services ⁽⁴⁾	54,481	12.5	48,732	12.3
Total	434,907	100.0	396,403	100

Notes:

- (1) This primarily included house delivery-stage renovation services such as house decoration, partial house renovation, turnkey furnishing etc.; mature community services such as on-site maintenance, housekeeping and cleaning, home management, secondary renovation, community group purchasing etc.; and special services such as facilities and equipment repair, maintenance and renovation for communities.
- (2) This primarily included fees received from leasing and management of parking units.
- (3) This primarily included agency sales and agency leasing services of apartments and parking spaces.
- (4) This primarily included service income received from leasing and management of common areas.

Value-Added Services to Non-Property Owners

We provide value-added services to non-property owners, which comprise sales assistance services that primarily include display units management services (the scope of services mainly covers security, cleaning, greening, reception etiquette, and other services for display units), additional tailored services, preliminary planning and design consultancy services, housing repair services, and pre-delivery inspection services. We extend the professional services of property management to the front end of real estate development. Most of these non-property owners are property developers.

During the Reporting Period, revenue from value-added services to non-property owners decreased by approximately 12.5% to approximately RMB235.8 million as compared with RMB269.6 million for the six months ended 30 June 2025, mainly due to the weakened real estate market in China. We have become more cautious when providing value-added services to non-property owners and exited from some of the service projects with relatively lower expected returns.



MANAGEMENT DISCUSSION AND ANALYSIS

The table below sets forth a breakdown of our revenue generated from our value-added services provided to non-property owners for the six months ended 30 June 2026 and 2025, respectively:

	For the six months ended 30 June			
	2026		2025	
	RMB'000	%	RMB'000	%
Sales assistance services	45,660	19.4	79,097	29.3
Additional tailored services	151,674	64.3	130,795	48.5
Preliminary planning and design consultancy services	5,353	2.3	10,943	4.1
Housing repair services	29,450	12.5	39,404	14.6
Pre-delivery inspection services	3,670	1.5	9,370	3.5
Total	235,807	100.0	269,609	100.0

City Services

With the continuous development of social governance and the socialisation of logistic services for the authorities, the Company has gradually expanded from the traditional residential property sector to the non-residential sector and extended to the city services operation level in accordance with the market demand and the development direction of the “big property services (大物業)” strategy. Since 2020, we have actively explored and accumulated experience in city services. Meanwhile, we have further built up our professional capabilities in city services through the acquisition and integration of Meizhong Environment in 2021.

At the initial stage of the Listing, we launched the Company’s mission “Building Better Lives”. Subsequently, in 2020, we first announced the Company’s vision to “Grow into A Customer-preferred Smart City Service Brand”. After continuous exploration and research, we have positioned the Company’s city services in three directions:

- (i) city municipal services butler: focusing on environmental sanitation and greening, as well as old community renovation services;
- (ii) city asset management assistant: dedicated to the effective management of idle urban spaces and spatial resources; and
- (iii) city future development partner: participating in the construction of smart cities and becoming an important player in city development.

We have developed into a property management company whose business also encompasses city services, and will constantly strive to realize the Company’s mission and vision to provide premium smart city services to our customers.

FUTURE OUTLOOK

Since the industry entered a profound adjustment period in 2022, we have been confronted with macroeconomic pressure and intensified market competition, yet we have remained confident and strived for progress while maintaining stability. As a comprehensive property management enterprise, we uphold the philosophy of “Building Better Lives”, actively respond to the government’s call to participate in community co-construction, integrate deeply into grassroots urban governance, and provide property owners with a smarter and more efficient living and working environment. Although the current recovery momentum remains inadequate, we closely monitor policy directions and changes in market demand, flexibly adjust our business strategies, and continuously promote the upgrading of service quality and refined management. Going forward, the management will lead the team to forge ahead with determination, accelerate the achievement of the Company’s medium and long-term strategic objectives, fulfil the mission of “Building Better Lives”, and create sustainable value for users.

Guided by high-quality development, we will steadily expand our business scale and regional layout

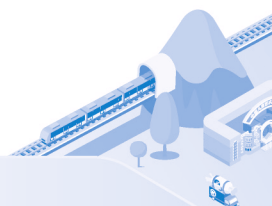
We will be guided by high-quality development, steadily expand our managed area and service types, and promote the simultaneous development of scale and density enhancement. To this end, we are continuously optimizing our market expansion system and tendering capabilities, establishing a more accurate project evaluation mechanism, improving bid success rates, further expanding the reserve of high-quality projects, and striving for more high-end property resources.

We will focus on deeply developing populous and economically vibrant regions such as the Yangtze River Delta, Greater Bay Area and Beijing-Tianjin-Hebei, and gradually achieve regional intensive operation. In terms of service categories, we will also continuously expand non-residential business, with particular focus on high-potential sectors including commercial complexes, medical care and elderly care, logistics parks and urban public infrastructure, seize the opportunities of socialized city operation, and build a diversified property service matrix.

Meanwhile, relying on the Group’s brand advantages and delivery capabilities, we will continue to deepen strategic cooperation with state-owned construction platforms, city investment companies and quality property developers, expand the integrated models of “agency construction + agency operation” and “government + marketization”, and achieve breakthroughs in city renewal, old project renovation and indemnificatory housing.

Enhance diversified value-added service capabilities and build a full-chain service system

Facing the increasingly diversified customer needs, we are actively enhancing service modules such as pre-engagement consultation, construction inspection, delivery acceptance and property maintenance management, so as to improve the delivery capability of integrated solutions. This will further strengthen our professional advantages in the non-property owner value-added service market and form new sources of revenue growth. In respect of providing extended services to property developers, we are driving the transformation of services from single management to full-chain management and achieving greater value co-creation. Furthermore, we will explore the provision of management output and digital and intelligent transformation services for small and medium-sized regional property management companies. Through brand empowerment and operational support, we will transform our role from a “property management company” to a “property solution provider” and further expand our business boundaries.





MANAGEMENT DISCUSSION AND ANALYSIS

Deepen community value-added services and build a full-scenario life ecosystem for property owners

Community value-added services will remain the core of our strategy to “expand and strengthen the platform, and optimize and deepen the ecosystem (做大做強平台、做優做透生態)”. We will further enhance the business unit model, optimize the independent operation of the property owner service line, enabling the team to be more focused and flexible, and promote the replication and expansion of business models after mature local trials. In terms of service categories, we will focus on continuously iterating services around high-frequency and essential service scenarios for property owners, such as community housekeeping, space renovation, elderly-friendly renovation, neighborhood commerce, and community livestreaming commerce, so as to build a full life-cycle service system covering “people, goods and spaces”, and enhance the platform’s reach and commercial monetization capabilities. We will take “in-depth services, asset-light model, and strong stickiness” as the strategic direction of community operation, continuously explore potential market demand, and achieve sustainable growth in service revenue.

Led by the dual drivers of talent and organizational upgrading, we will build a highly execution-oriented team

Facing the dual requirements of service professionalism and operational complexity, we will continue to optimize our talent structure and organizational mechanisms. Through the dual-wheel drive of “Ever Dynamic (永動力)” campus recruitment and social talent introduction, we will build a stable, efficient and professional grassroots and middle-level backbone team. For the senior management team, we will adhere to the “emptying the cage to make way for new birds (騰籠換鳥)” strategy, focus on managers with consistent values, strong execution capabilities and systematic thinking, so as to form vision consensus and joint force for strategy implementation.

For middle management, we will establish a function empowerment and job rotation mechanism based on business units to comprehensively enhance their operational understanding and resource integration capabilities. In terms of organization development, we will further promote flattening reform, improve cross-departmental collaboration efficiency, strengthen the “result-oriented, responsibility to individuals” culture, stimulate team dynamics, and enhance overall organizational resilience and responsiveness.

Fully invest in technology and intelligent operations to build a digitally driven enterprise

Technology will be the core engine driving our future growth and efficiency transformation. We will continue to increase investment and R&D expenditure in smart technology companies, and strengthen the integrated application of AI, Internet of Things and big data in property service scenarios. In terms of system development, we will fully upgrade core infrastructures including the internal management system, financial data platform, human resources cloud and contract management cloud, so as to build a data foundation covering finance, human resources, operations, contracts and procurement, and enhance management efficiency and risk management capabilities.

We also plan to build an “Integrated Command Centre” integrating intelligent central control, data decision-making and remote collaboration, so as to realize the centralized operation and real-time monitoring of city-level projects. Meanwhile, we will promote the application of AI-based management tools in various grassroots projects to reduce repetitive manual input and enhance the level of digital operation. We firmly believe that the integration of technological innovation and process reengineering will comprehensively drive the property management industry to shift from “manual governance” to “digital governance”, bringing users a more intelligent, efficient and safe modern property management experience.

FINANCIAL REVIEW

Revenue

During the Reporting Period, the Group's revenue amounted to approximately RMB3,605.5 million, representing an increase of approximately 4.2% from approximately RMB3,460.8 million for the corresponding period in 2025.

Revenue of the Group by business line for the periods indicated was as follows:

	For the six months ended 30 June			
	2026		2025	
	RMB'000	%	RMB'000	%
Property management services	2,826,537	78.4	2,668,749	77.1
Community value-added services	434,907	12.0	396,403	11.4
Value-added services to non-property owners	235,807	6.5	269,609	7.8
City services	107,757	3.0	125,474	3.6
Others	524	0.1	608	0.1
Total revenue	3,605,532	100.0	3,460,843	100.0

The property management services business is our largest source of income. During the Reporting Period, the revenue from property management services was approximately RMB2,826.5 million, accounting for approximately 78.4% of the Group's total revenue. The increase in revenue from property management services was primarily driven by our continuous efforts to expand our customer base.

The revenue from community value-added services increased from approximately RMB396.4 million for the six months ended 30 June 2025 to approximately RMB434.9 million for the Reporting Period, representing an increase of approximately 9.7%, which was mainly due to the increase of revenue from home-living services.

The revenue from value-added services to non-property owners decreased by approximately 12.5% from approximately RMB269.6 million for the six months ended 30 June 2025 to approximately RMB235.8 million for the Reporting Period. Such decrease was mainly because we are more prudent in undertaking such business in consideration of the weakened real estate industry in the PRC.



MANAGEMENT DISCUSSION AND ANALYSIS

During the Reporting Period, the revenue generated from city services was approximately RMB107.8 million, representing a decrease of approximately 14.1% from approximately RMB125.5 million for the six months ended 30 June 2025, which was mainly attributable to our reallocation of resources and withdrawal of certain less profitable engagements during the Reporting Period to improve operational efficiency.

Cost of services

Cost of services increased by approximately 3.2% from approximately RMB2,815.4 million for the six months ended 30 June 2025 to approximately RMB2,904.2 million for the Reporting Period, primarily due to the increase of various kinds of costs during the Reporting Period as a result of the scale-up of our business. We will continuously invest in intelligent operation and conduct effective cost control measures to improve our operation efficiency.

Gross profit

As a result of the above principal factors, the Group's gross profit increased by approximately 8.7% from approximately RMB645.4 million for the six months ended 30 June 2025 to approximately RMB701.4 million for the Reporting Period.

Gross profit margin of the Group by business line for the periods indicated was as follows:

	For the six months ended 30 June	
	2026	2025
Property management services	19.1%	18.5%
Community value-added services	32.8%	28.2%
Value-added services to non-property owners	0.9%	8.9%
City services	14.7%	12.3%
Overall	19.5%	18.6%

During the Reporting Period, the gross profit margin of the Group was 19.5%, representing an increase of 0.9 percentage point as compared with that of 18.6% for the corresponding period in 2025, which was primarily due to the increase in gross profit margin of our property management services and community value-added services.

During the Reporting Period, the gross profit margin of property management services was 19.1%, representing an increase from that of 18.5% for the corresponding period in 2025, which was mainly due to our continuous improvement in operation efficiency.

During the Reporting Period, the gross profit margin of community value-added services was 32.8%, representing an increase as compared to that of 28.2% for the corresponding period in 2025, which was mainly due to the decrease of low gross profit margin businesses.

During the Reporting Period, the gross profit margin of value-added services to non-property owners was 0.9%, representing a decrease as compared to that of 8.9% for the corresponding period in 2025, which was mainly due to the weak condition of the property development market in the PRC during the Reporting Period.

During the Reporting Period, the gross profit margin of city services was 14.7%, representing an increase as compared to that of 12.3% for the corresponding period in 2025, which was mainly due to the optimization of project portfolio during the Reporting Period pursuant to which some projects with low profit margin were terminated.

Other income and other gains and losses

During the Reporting Period, the Group's other income and other gains and losses amounted to approximately RMB6.6 million, representing a decrease of approximately 78.8% from approximately RMB31.2 million for the corresponding period in 2025, primarily due to an increase in fair value losses on financial assets at FVTPL during the Reporting Period.

Administrative and selling expenses

During the Reporting Period, the Group's total administrative and selling expenses amounted to approximately RMB242.1 million, representing an increase of approximately 6.4% from approximately RMB227.6 million for the corresponding period in 2025.

Core operating profit

The core operating profit (representing gross profit minus administrative expenses and selling expenses) was approximately RMB459.2 million, representing an increase of 9.9% from approximately RMB417.8 million for the corresponding period in 2025, which was mainly attributable to our continuous improvement in revenue quality and operation efficiency. The core operating profit is not required by or presented in accordance with HKFRS Accounting Standards, but we use it as an additional financial measure to reflect the profitability of our core businesses.

Other expenses

During the Reporting Period, the Group recorded other expenses of approximately RMB0.4 million, representing a decrease from approximately RMB4.5 million for the corresponding period in 2025.

Profit before income tax expense

During the Reporting Period, the profit before income tax expense was approximately RMB354.9 million, representing an increase of approximately 2.0%, as compared with that of approximately RMB348.1 million for the six months ended 30 June 2025.

Income tax expense

During the Reporting Period, the Group's income tax expense was approximately RMB79.8 million, representing 22.5% of the profit before income tax expense, compared with that of approximately RMB78.0 million, representing 22.4% of the profit before income tax expense for the six months ended 30 June 2025.





MANAGEMENT DISCUSSION AND ANALYSIS

Profit attributable to owners of the Company

The profit attributable to owners of the Company for the six months ended 30 June 2026 was approximately RMB215.0 million, representing an increase of approximately 0.6%, as compared with that of approximately RMB213.8 million for the six months ended 30 June 2025.

Property, plant and equipment

Property, plant and equipment of the Group mainly consisted of buildings, leasehold improvements, computer equipment, transportation equipment, as well as other fixed assets. As at 30 June 2026, the Group's property, plant and equipment amounted to approximately RMB87.4 million, representing a decrease from that of approximately RMB88.4 million as at 31 December 2025.

Investment properties

Our investment properties mainly comprised buildings, parking units and storage rooms at the properties we owned. As at 30 June 2026, the Group's investment properties amounted to approximately RMB516.9 million, representing a decrease from approximately RMB520.0 million as at 31 December 2025, which was mainly caused by the changes in fair value.

Intangible assets

The Group's intangible assets mainly comprised property management contracts and customer relationships attributable to acquired companies, and information technology systems. As at 30 June 2026, the Group's intangible assets amounted to approximately RMB278.8 million, representing a decrease from approximately RMB286.3 million as at 31 December 2025, which was mainly attributable to the amortization of intangible assets during the Reporting Period.

Goodwill

As at 30 June 2026, the Group's goodwill amounted to approximately RMB1,489.9 million, representing an increase from approximately RMB1,488.2 million as at 31 December 2025.

Trade and bill receivables

As at 30 June 2026, trade and bills receivables of the Group amounted to approximately RMB3,106.0 million, representing an increase from approximately RMB2,726.4 million as at 31 December 2025. Such increase was mainly due to the slowdown of recovery of receivables because of the downward market situation during the Reporting Period.

Prepayments and other receivables

Our prepayments and other receivables mainly consisted of payments made on behalf of our residents such as payments for the utility bills and public facility maintenance fund, as well as security deposits with local authorities for providing property management services per local law requirements, bidding deposits in relation to the public biddings, deposits to secure the sales collection of parking units, storage rooms and retail shops, and prepayments to vendors. As at 30 June 2026, our prepayments and other receivables amounted to approximately RMB1,228.2 million, representing an increase from approximately RMB1,186.2 million as at 31 December 2025, which was mainly due to the increase of prepayments for energy consumption because of the expansion of our business during the Reporting Period.

Cash and cash equivalents

As at 30 June 2026, the Group's cash and cash equivalents were approximately RMB2,258.0 million, representing a decrease from approximately RMB2,765.4 million as at 31 December 2025.

Trade and bills payables

As at 30 June 2026, trade and bills payables of the Group amounted to approximately RMB1,535.8 million, representing an increase from approximately RMB1,450.9 million as at 31 December 2025, which was mainly a result of the expansion of our business during the Reporting Period.

Accruals and other payables

As at 30 June 2026, our accruals and other payables were approximately RMB1,211.0 million, representing a decrease from approximately RMB1,249.1 million as at 31 December 2025.

Contract liabilities

Contract liabilities of the Group were property management fees paid by customers in advance for the services which had not yet been provided and not been recognized as revenue. As at 30 June 2026, our contract liabilities amounted to approximately RMB844.7 million, representing a decrease from approximately RMB1,024.8 million as at 31 December 2025.

Cash flows

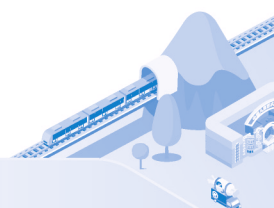
During the Reporting Period, net cash outflow from operating activities of the Group amounted to approximately RMB225.9 million, compared with a net cash outflow of approximately RMB229.9 million for the corresponding period in 2025. The decrease in net cash outflow was mainly attributable to the improvement in operating profit.

During the six months ended 30 June 2026, net cash outflow from investing activities amounted to RMB16.1 million, while that was net cash outflow of approximately RMB17.3 million for the corresponding period in 2025, which was mainly caused by the decrease in payments of acquisition consideration payables.

Net cash outflow from financing activities amounted to approximately RMB264.1 million for the six months ended 30 June 2026, representing an increase from that of approximately RMB128.3 million for the corresponding period in 2025. The higher cash outflow from financing activities was mainly due to the increase in dividends payment and capital reduction from non-controlling shareholders during the Reporting Period.

Gearing ratio and the basis of calculation

As at 30 June 2026, the gearing ratio of the Group was 0.50% (31 December 2025: 0.65%). The gearing ratio is equal to the sum of long-term and short-term interest-bearing borrowings divided by total equity.





MANAGEMENT DISCUSSION AND ANALYSIS

Capital structure

As at 30 June 2026, the Group's cash and bank balances were denominated in Renminbi, Hong Kong dollars and US dollars, and all of the Group's borrowings were denominated in Renminbi at fixed interest rates.

As at 30 June 2026, equity attributable to owners of the Company amounted to approximately RMB5,222.4 million, compared to approximately RMB5,179.0 million as at 31 December 2025.

The financial position of the Group remained stable. As at 30 June 2026, the Group's net current assets were approximately RMB2,530.1 million, compared to approximately RMB2,498.0 million as at 31 December 2025.

Liquidity and financial resources

During the Reporting Period, the Group's principal use of cash was working capital, which was mainly funded from cash flow from operations. In the foreseeable future, we expect cash flow from operations will continue to be our principal source of liquidity and we may use a portion of the proceeds from our fundraising activities conducted to finance some of our capital expenditures.

As at 30 June 2026, the Group's borrowings amounted to RMB28.0 million (31 December 2025: RMB36.5 million). Except as disclosed herein and apart from intra-group liabilities, we did not have any outstanding loan capital, bank overdrafts and liabilities, or other similar indebtedness, debentures, mortgages, charges or loans as at 30 June 2026.

Pledging of assets

As at 30 June 2026, the Group had pledged property, plant and equipment with carrying amounts of approximately RMB15.4 million (31 December 2025: approximately RMB18.1 million) to secure the balance of borrowings of approximately RMB18.1 million.

Contingent liabilities

As at 30 June 2026, the Group had no material contingent liabilities which have not been properly accrued for. The Group is involved in certain legal claims that have arisen during our usual and ordinary course of business. Having considered relevant legal advice and made its best estimate in respect of the liability, the Group expects that the claims will not incur any material adverse effect on our business, financial condition or operating results.

Significant investments held

As at 30 June 2026, the Group did not hold any significant investment.

Material acquisitions and disposal of subsidiaries, associates and joint ventures

The Group did not have any material acquisition and disposal of subsidiaries, associates or joint ventures during the six months ended 30 June 2026.

Future plans for material investments and capital assets

As at 30 June 2026, the Group did not have any immediate plans for material investments and capital assets.

Interest rate risk

As the Group has no significant interest-bearing assets and liabilities other than bank deposits and borrowings, the Group's exposure to the interest rate risk is limited to the market risk for changes in interest rates which relates primarily to bank balances that bear floating interest rates. Our management monitors interest rate risk and takes prudent measures to reduce the interest rate risk.

Foreign exchange risk

The principal activities of the Group are conducted in China, and a majority of the Group's income and expenses are denominated in Renminbi. Certain bank balances are denominated in Hong Kong dollars and US dollars. Currently, the Group has not entered into contracts to hedge its exposure to foreign exchange risk, but the management will continue to monitor the foreign exchange exposure, and take prudent measures to reduce the foreign exchange risk.

Employment and remuneration policy

The Group adopts remuneration policies similar to its peers in the industry. The remuneration payable to staff is fixed by reference to the duties and the prevailing market rates in the region. Discretionary performance bonus after assessment is paid to the employees to reward their contribution. In compliance with the applicable statutory requirements in China and existing requirements of the local government, the Group has participated in different social welfare plans for the employees. The Group also adopted the 2025 Share Option Scheme on 30 December 2025.

The Group is concerned about the career development of its employees, and has developed a comprehensive training programme covering different topics such as new employee orientation and professional skills training to meet the needs of employees at different levels.

As at 30 June 2026, the Group had 19,818 employees (31 December 2025: 22,300 employees). Staff costs for the six months ended 30 June 2026 are set out in note 5 to the Condensed Consolidated Financial Statements of this interim report.

USE OF PROCEEDS

2020 Placing and 2020 Subscription

On 4 June 2020, the Company, Elite Force Development and three placing agents entered into a placing and subscription agreement (the "2020 Placing and Subscription Agreement"), pursuant to which, (a) Elite Force Development has agreed to appoint these placing agents, and these placing agents have agreed to act as agents of Elite Force Development on a several basis to procure purchasers, on a best effort basis, to purchase a total of 134,000,000 existing Shares at the placing price of HK\$11.78 per Share (the "2020 Placing Price") (the "2020 Placing"); and (b) Elite Force Development has conditionally agreed to subscribe for, and the Company has conditionally agreed to allot and issue to Elite Force Development, a total of 134,000,000 new Shares at the subscription price of HK\$11.78 per Share (being the same as the 2020 Placing Price) (the "2020 Subscription").



MANAGEMENT DISCUSSION AND ANALYSIS

The 2020 Placing Price was HK\$11.78 per Share and represented (i) a discount of approximately 6.95% to the closing price of HK\$12.66 per Share as quoted on the Stock Exchange on 3 June 2020, being the last trading day prior to the signing of the 2020 Placing and Subscription Agreement (the “2020 Last Trading Date”); (ii) a discount of approximately 3.63% to the average closing price of HK\$12.22 per Share as quoted on the Stock Exchange for the last five (5) consecutive trading days prior to and including the 2020 Last Trading Day; and (iii) a discount of approximately 0.61% to the average closing price of HK\$11.85 per Share as quoted on the Stock Exchange for the last ten (10) consecutive trading days prior to and including the 2020 Last Trading Day.

Completion of the 2020 Placing and the 2020 Subscription took place on 8 June 2020 and 16 June 2020, respectively. A total of 134,000,000 existing Shares have been successfully placed at the 2020 Placing Price of HK\$11.78 per Share to no less than six (6) independent placees, and a total of 134,000,000 new Shares (equal to the number of the existing Shares successfully placed under the 2020 Placing) were subscribed by Elite Force Development at the subscription price of HK\$11.78 per Share.

The Company received net proceeds from the 2020 Subscription (after deducting all relevant fees, costs and expenses to be borne or incurred by the Company) of approximately HK\$1,564,476,000 and intended to use the net proceeds from the 2020 Subscription for possible business development or investments in the future when opportunities arise and as working capital and general corporate purposes. Details of the planned use and actual use of net proceeds from the 2020 Subscription were as follows:

	Net proceeds from the 2020 Subscription						Expected timeline for the unutilised net proceeds
	Percentage of net proceeds	Allocation of net proceeds (HK\$ million)	Unutilised (as at 1 January 2026) (HK\$ million)	Utilised during the Reporting Period (HK\$ million)	Utilised (up to 30 June 2026) (HK\$ million)	Unutilised (as at 30 June 2026) (HK\$ million)	
Strategic acquisition and investment opportunities	80%	1,251.6	—	—	1,251.6	—	N/A
Information technology related development	5%	78.2	32.5	17.0	62.7	15.5	By 31 December 2026
Working capital and general corporate purposes	15%	234.7	—	—	234.7	—	N/A
	100%	1,564.5	32.5	17.0	1,549.0	15.5	

CORPORATE GOVERNANCE AND OTHER INFORMATION

CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of Shareholders and to enhance corporate value and accountability. During the Reporting Period, the Company has adopted and applied the principles of good corporate governance and complied with the code provisions as set out in Part 2 of the CG Code. The Company will continue to review and enhance its corporate governance practices, and identify and formalize appropriate measures and policies, to ensure compliance with the CG Code.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code as its code of conduct regarding dealings in the securities of the Company. Having made specific enquiries of all the Directors of the Company, all the Directors have confirmed that they have strictly complied with the required standards set out in the Model Code during the Reporting Period.

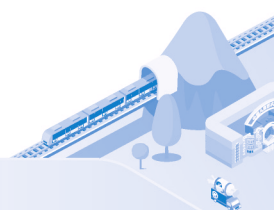
The Board has also adopted the Model Code to regulate all dealings by relevant employees, including any employee of the Company or director or employee of a subsidiary or holding company, who, because of his office or employment in the Company or a subsidiary, are likely to be in possession of unpublished inside information of the Company in respect of securities in the Company as referred to in code provision C.1.3 of Part 2 of the CG Code. No incident of non-compliance with the Model Code by the Company's relevant employees has been noted during the Reporting Period after making reasonable enquiry.

INTERIM DIVIDEND AND SPECIAL DIVIDEND

The Board has resolved to pay an interim dividend of HK\$0.0728 per Share for the six months ended 30 June 2026, and a special dividend of HK\$0.0291 per Share to reward the Shareholders for their continuous support, totalling approximately HK\$124.3 million and approximately HK\$49.7 million, respectively. The interim dividend and special dividend are expected to be paid on 22 September 2026 to the Shareholders whose names appear on the register of members of the Company after the close of business on 15 September 2026.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from 11 September 2026 to 15 September 2026, both days inclusive, during which period no transfer of the Shares will be effected, for the purpose of ascertaining Shareholders' entitlement to the interim dividend and special dividend. In order to establish entitlements to the interim dividend and special dividend, all transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's Hong Kong share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not later than 4:30 p.m. on 10 September 2026.





CORPORATE GOVERNANCE AND OTHER INFORMATION

INTERESTS OF DIRECTORS AND CHIEF EXECUTIVE IN SECURITIES

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 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 he/she was 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, were as follows:

Interest in Shares or Underlying Shares of our Company

Name of Director	Nature of Interest	Number of ordinary shares interested ⁽¹⁾	Approximate percentage of the issued Shares (%)
Mr. Lin Zhong ⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾⁽⁶⁾	Interest in a controlled corporation	406,820,000 (L)	23.62
		142,387,000 (S)	8.27
	Interest in a controlled corporation	273,180,000 (L)	15.86
	Co-founder of a discretionary trust	1,500,000 (L)	0.09
Mr. Lin Zhubo	Beneficial owner	600,000 (L)	0.03
Mr. Zhou Di	Beneficial owner	1,434,800 (L)	0.08

Notes:

- (1) The letter "L" denotes person's long position in the Shares and the letter "S" denotes person's short position in the Shares.
- (2) Spectron and LMR Partners Limited ("LMR") entered into a pre-paid call option confirmation and a sale and swap transaction, under which Spectron will grant LMR a prepaid call option over 142,387,000 Shares and as a credit enhancement, Spectron will transfer 406,820,000 Shares to LMR, with LMR providing a total return swap on the same shares to Spectron. Spectron is wholly owned by Xu Sheng Limited which is a direct wholly-owned subsidiary of CIFI Holdings. Mr. Lin Zhong, Mr. Lin Feng, Mr. Lin Wei signed an acting in concert deed on 6 August 2018. For details, please see "History, Reorganization and Corporate Structure" in the Prospectus dated 4 December 2018. Therefore, Mr. LIN Zhong is deemed to be interested in the long position under unlisted physically settled equity derivatives over 406,820,000 Shares and the short position under unlisted physically settled equity derivatives over 142,387,000 Shares held by Spectron pursuant to Part XV of the SFO.
- (3) Able Legend Development Limited ("Able") separately granted LMR a put option over 406,820,000 Shares, while LMR granted a put option to Able over 142,387,000 Shares. Mr. Lin Zhong owns 50% of Able. As such, he is taken to be interested in the long position under unlisted physically settled equity derivatives over 406,820,000 Shares and the short position under unlisted cash settled equity derivatives over 142,387,000 Shares that Able is interested in pursuant to Part XV of the SFO.
- (4) Elite Force Development is owned as to 50% by Mr. Lin Zhong, 25% by Mr. Lin Feng and 25% by Mr. Lin Wei. Mr. Lin Zhong, Mr. Lin Feng and Mr. Lin Wei signed an acting in concert deed on 6 August 2018. Elite Force Development entrusted Spectron to exercise voting rights of shares directly held by Elite Force Development since 30 June 2020, while Elite Force Development continues to beneficially own the said shares and have rights to the dividends and distributions etc. attaching thereto. For details, please see "History, Reorganization and Corporate Structure" in the Prospectus dated 4 December 2018 and the announcements of the Company dated 29 May 2020 and 28 June 2020. The entrustment was terminated on 22 December 2025. By virtue of the SFO and based on the public information available, Mr. Lin Zhong is deemed to be interested in the 273,180,000 Shares held by Elite Force Development.

- (5) Rosy Fortune Investments Limited ("**Rosy Fortune**") is wholly owned by Gentle Beauty Assets Limited, the entire issued share capital of which is in turn held by Standard Chartered Trust (Singapore) Limited ("**Standard Chartered Trust**") as the trustee of the Lin's Family Trust via SCTS Capital Pte. Ltd. ("**SCTS Capital**"). The Lin's Family Trust is a discretionary trust set up jointly by our Ultimate Controlling Shareholders as settlors and Standard Chartered Trust as trustee on 11 May 2012. The beneficiary objects of the Lin's Family Trust include certain family members of Mr. Lin Zhong. By virtue of the SFO, Mr. Lin Zhong is deemed to be interested in the 1,000,000 Shares held by Rosy Fortune.
- (6) Sun-Mountain Trust is a discretionary trust set up by Mr. Lin Feng as settlor and the beneficiary objects of the Sun-Mountain Trust include certain family members of Mr. Lin Feng. By virtue of the SFO, Mr. Lin Zhong is deemed to be interested in the 500,000 Shares held by Sun-Mountain Trust.

Interest in Shares or Underlying Shares of Associated Corporation

Name of Director	Associated Corporation	Capacity/nature of interest	Number of Shares	Approximate percentage of shareholding interest
Mr. LIN Zhong ⁽¹⁾	Elite Force Development	Beneficial owner	100	100%

Notes:

- (1) The entire issued share capital of Elite Force Development is owned as to 50% by Mr. Lin Zhong, 25% by Mr. Lin Feng and 25% by Mr. Lin Wei. Mr. Lin Zhong, Mr. Lin Feng and Mr. Lin Wei had entered into an acting in concert deed on 6 August 2018. For details, please see "History, Reorganization and Corporate Structure" in the Prospectus dated 4 December 2018. Mr. Lin Zhong is taken to be interested in the shares of Elite Force Development pursuant to Part XV of the SFO.

Save as disclosed above and to the best knowledge of the Directors, as at 30 June 2026, none of the Directors or the chief executive of the Company has any interests and/or short positions in the shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) 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 he/she was taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein or which were required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange.



CORPORATE GOVERNANCE AND OTHER INFORMATION

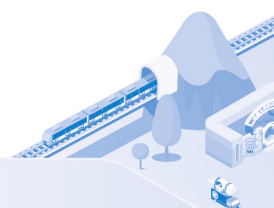
SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

So far as our Directors are aware, as at 30 June 2026, the following persons (other than the Directors or chief executive) had interests or short positions in the Shares or underlying Shares as recorded in the register required to be kept under section 336 of the SFO:

Name of Shareholder	Nature of Interest	Number of ordinary shares interested ⁽¹⁾	Approximate percentage of the issued Shares (%)
Mr. Lin Feng ⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	Interest in a controlled corporation	406,820,000 (L)	23.62
		142,387,000 (S)	8.27
	Interest in a controlled corporation Co-founder of a discretionary trust	273,180,000 (L)	15.86
		1,500,000 (L)	0.09
Mr. Lin Wei ⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	Interest in a controlled corporation	406,820,000 (L)	23.62
		142,387,000 (S)	8.27
	Interest in a controlled corporation Co-founder of a discretionary trust	273,180,000 (L)	15.86
		1,500,000 (L)	0.09
Spectron ⁽²⁾	Beneficial owner	406,820,000 (L)	23.62
		142,387,000 (S)	8.27
Xu Sheng Limited ⁽²⁾	Interest in a controlled corporation	406,820,000 (L)	23.62
		142,387,000 (S)	8.27
CIFI Holdings ⁽²⁾	Interest in a controlled corporation	406,820,000 (L)	23.62
		142,387,000 (S)	8.27
Elite Force Development ⁽³⁾	Beneficial owner	273,180,000 (L)	15.86
Able ⁽⁶⁾	Beneficial owner	406,820,000 (L)	23.62
		142,387,000 (S)	8.27
LMR ⁽⁷⁾	Investment manager	142,387,000 (L)	8.27
		142,387,000 (S)	8.27
The Bank of New York Mellon Corporation ⁽⁸⁾	Interest in a controlled corporation	122,903,372 (L)	7.13
		25,034,047 (P)	1.45

Notes:

- (1) The letter "L" denotes person's long position in the Shares, the letter "S" denotes person's short position in the Shares and the letter "P" denotes person's lending pool in the Shares.
- (2) Spectron and LMR entered into a pre-paid call option confirmation and a sale and swap transaction, under which Spectron will grant LMR a prepaid call option over 142,387,000 Shares and as a credit enhancement, Spectron will transfer 406,820,000 Shares to LMR, with LMR providing a total return swap on the same shares to Spectron. As such, Spectron is interested in the long position under unlisted physically settled equity derivatives over 406,820,000 Shares and the short position under unlisted physically settled equity derivatives over 142,387,000 Shares. Spectron is wholly owned by Xu Sheng Limited which is a direct wholly-owned subsidiary of CIFI Holdings. Mr. Lin Zhong, Mr. Lin Feng, Mr. Lin Wei signed an acting in concert deed on 6 August 2018. For details, please see "History, Reorganization and Corporate Structure" in the Prospectus dated 4 December 2018. Therefore, each of Xu Sheng Limited, CIFI, Mr. Lin Feng and Mr. Lin Wei is deemed to be interested in the long and short positions in the Shares held by Spectron by way of the equity derivatives by virtue of the SFO.
- (3) Elite Force Development is owned as to 50% by Mr. Lin Zhong, 25% by Mr. Lin Feng and 25% by Mr. Lin Wei. Mr. Lin Zhong, Mr. Lin Feng and Mr. Lin Wei signed an acting in concert deed on 6 August 2018. Elite Force Development entrusted Spectron to exercise voting rights of shares directly held by Elite Force Development since 30 June 2020, while Elite Force Development continues to beneficially own the said shares and have rights to the dividends and distributions etc. attaching thereto. For details, please see "History, Reorganization and Corporate Structure" in the Prospectus dated 4 December 2018 and the announcements of the Company dated 29 May 2020 and 28 June 2020. The entrustment was terminated on 22 December 2025. By virtue of the SFO and based on the public information available, each of Mr. Lin Feng and Mr. Lin Wei is deemed to be interested in the 273,180,000 Shares held by Elite Force Development.
- (4) Rosy Fortune is wholly owned by Gentle Beauty Assets Limited, the entire issued share capital of which is in turn held by Standard Chartered Trust as the trustee of the Lin's Family Trust via SCTS Capital. The Lin's Family Trust is a discretionary trust set up jointly by our Ultimate Controlling Shareholders as settlors and Standard Chartered Trust as trustee on 11 May 2012. The beneficiary objects of the Lin's Family Trust include certain family members of Mr. Lin Feng and Mr. Lin Wei. By virtue of the SFO, each of Mr. Lin Feng and Mr. Lin Wei is deemed to be interested in the 1,000,000 Shares held by Rosy Fortune.
- (5) Sun-Mountain Trust is a discretionary trust set up by Mr. Lin Feng as settlor and the beneficiary objects of the Sun-Mountain Trust include certain family members of Mr. Lin Feng. By virtue of the SFO, each of Mr. Lin Feng and Mr. Lin Wei is deemed to be interested in the 500,000 Shares held by Sun-Mountain Trust.
- (6) Able separately granted LMR a put option over 406,820,000 Shares, while LMR granted a put option to Able over 142,387,000 Shares. As such, Able is interested in the long position under unlisted physically settled equity derivatives over 406,820,000 Shares and the short position under unlisted cash settled equity derivatives over 142,387,000 Shares.





CORPORATE GOVERNANCE AND OTHER INFORMATION

- (7) Spectron and LMR entered into a pre-paid call option confirmation and a sale and swap transaction, under which Spectron will grant LMR a prepaid call option over 142,387,000 Shares and as a credit enhancement, Spectron will transfer 406,820,000 Shares to LMR, with LMR providing a total return swap on the same shares to Spectron. Able separately granted LMR a put option over 406,820,000 Shares, while LMR granted a put option to Able over 142,387,000 Shares. As such, LMR is interested in the short positions under unlisted cash settled equity derivatives over 142,387,000 Shares and two separate unlisted physically settled equity derivatives over 406,820,000 Shares, as well as in the long position under unlisted physically settled equity derivatives over 406,820,000 Shares.
- (8) The Bank of New York Mellon is wholly owned by The Bank of New York Mellon Corporation. Accordingly, pursuant to the SFO and based on the available public information, The Bank of New York Mellon Corporation is deemed to be interested in a long position of 122,903,372 Shares of the Company and 25,034,047 Shares in the lending pool held indirectly through its direct wholly-owned subsidiary.
- (9) Mr. Lin Zhong, an executive Director, is also a director of Elite Force Development, Able, Xu Sheng Limited and CIFI Holdings. Save as disclosed, there is no other Director who is also a director or employee of any company mentioned in the above table.
- (10) The shareholding percentages are calculated based on 1,722,592,000 Shares in issue as of 30 June 2026.

Save as disclosed herein, as at 30 June 2026, our Directors are not aware of any persons (other than the Directors or chief executive) who had interests or short positions in the Shares or underlying Shares as recorded in the register required to be kept under section 336 of the SFO.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the Reporting Period, Mr. Lin Zhong, being an executive Director, was a substantial shareholder of and held directorship in CIFI Holdings. In 2021, CIFI Group commenced operation of its own property management business in some projects, which was considered to be competing business for the Group. Therefore, Mr. Lin Zhong was considered to have interests in competing business for the Group which were required to be disclosed pursuant to Rule 8.10(2) of the Listing Rules.

Save as disclosed above, none of the Directors or their respective close associates (as defined in the Listing Rules) had any interest in a business that competed or was likely to compete, either directly or indirectly, with the business of the Group, other than being a director of the Company and/or its subsidiaries.

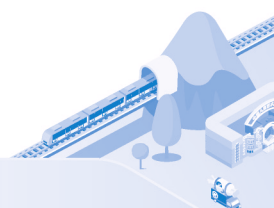
PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Pursuant to an ordinary resolution passed by the Shareholders at the annual general meeting of the Company convened and held on 22 May 2025, the Directors were granted a general mandate to exercise the power of the Company to buy back up to 172,855,400 Shares, representing 10% of the total number of Shares in issue as at 22 May 2025 (the "2025 Buy-back Mandate"). Pursuant to an ordinary resolution passed by the Shareholders at the annual general meeting of the Company convened and held on 13 May 2026, the Directors were granted a general mandate to exercise the power of the Company to buy back up to 171,740,200 Shares, representing 10% of the total number of Shares in issue as at 13 May 2026 (the "2026 Buy-back Mandate"). During the Reporting Period, pursuant to the 2025 Buy-back Mandate and the 2026 Buy-back Mandate, the Company bought back an aggregate of 14,540,000 Shares on the Stock Exchange at a total consideration of approximately HK\$26,674,460, exclusive of commissions and other expenses.

CORPORATE GOVERNANCE AND OTHER INFORMATION

Details of the Share buy-backs during the Reporting Period were as follows:

Date of buy-back	Number of Shares bought back	Consideration per Share		Total consideration paid for the buy-back HK\$
		Highest	Lowest	
		price paid HK\$	price paid HK\$	
2 January 2026	200,000	1.73	1.69	343,960
5 January 2026	200,000	1.75	1.72	347,140
6 January 2026	200,000	1.78	1.74	352,040
7 January 2026	200,000	1.80	1.77	356,400
8 January 2026	200,000	1.84	1.79	362,860
9 January 2026	200,000	1.87	1.83	368,840
12 January 2026	200,000	1.85	1.83	368,000
13 January 2026	200,000	1.85	1.82	366,040
14 January 2026	200,000	1.84	1.82	365,700
15 January 2026	200,000	1.84	1.82	365,500
16 January 2026	200,000	1.83	1.82	365,400
19 January 2026	200,000	1.85	1.84	368,980
20 January 2026	200,000	1.86	1.86	372,000
21 January 2026	200,000	1.86	1.83	368,980
22 January 2026	200,000	1.89	1.87	375,000
23 January 2026	200,000	1.87	1.86	373,780
26 January 2026	200,000	1.86	1.85	371,600
27 January 2026	200,000	1.86	1.85	370,500
28 January 2026	200,000	1.83	1.82	364,500
31 March 2026	200,000	1.79	1.77	356,300
2 April 2026	190,000	1.82	1.79	343,640
8 April 2026	200,000	1.85	1.84	369,540
9 April 2026	200,000	1.86	1.85	371,800
10 April 2026	200,000	1.89	1.88	376,500





CORPORATE GOVERNANCE AND OTHER INFORMATION

Date of buy-back	Number of Shares bought back	Consideration per Share		Total consideration paid for the buy-back HK\$
		Highest	Lowest	
		price paid HK\$	price paid HK\$	
13 April 2026	200,000	1.92	1.89	382,420
14 April 2026	200,000	1.94	1.92	386,060
15 April 2026	200,000	1.95	1.91	386,680
16 April 2026	200,000	1.92	1.90	382,160
17 April 2026	200,000	1.92	1.89	380,200
20 April 2026	200,000	1.93	1.90	383,040
21 April 2026	200,000	1.93	1.91	383,840
22 April 2026	200,000	1.93	1.90	384,160
23 April 2026	200,000	1.98	1.94	394,360
24 April 2026	200,000	1.96	1.94	390,820
27 April 2026	200,000	1.94	1.93	386,500
28 April 2026	200,000	1.94	1.91	382,680
29 April 2026	200,000	1.98	1.92	391,620
30 April 2026	200,000	1.97	1.96	393,340
4 May 2026	200,000	1.99	1.98	397,280
5 May 2026	200,000	2.00	1.98	398,180
6 May 2026	200,000	1.99	1.98	396,760
7 May 2026	200,000	2.00	1.99	398,800
8 May 2026	200,000	2.06	2.04	410,380
11 May 2026	200,000	2.08	2.05	414,320
12 May 2026	200,000	2.05	2.02	408,240
19 May 2026	200,000	1.88	1.82	367,840
20 May 2026	200,000	1.83	1.81	364,280
21 May 2026	200,000	1.84	1.80	363,600
22 May 2026	200,000	1.81	1.79	360,340
26 May 2026	200,000	1.75	1.74	348,860

CORPORATE GOVERNANCE AND OTHER INFORMATION

Date of buy-back	Number of Shares bought back	Consideration per Share		Total consideration paid for the buy-back HK\$
		Highest	Lowest	
		price paid HK\$	price paid HK\$	
27 May 2026	200,000	1.78	1.72	351,160
28 May 2026	200,000	1.77	1.74	352,460
29 May 2026	200,000	1.83	1.80	362,400
1 June 2026	200,000	1.82	1.80	360,880
2 June 2026	200,000	1.82	1.79	360,300
3 June 2026	200,000	1.82	1.80	362,840
4 June 2026	200,000	1.80	1.77	357,260
5 June 2026	150,000	1.80	1.76	266,180
9 June 2026	200,000	1.77	1.72	348,440
10 June 2026	200,000	1.76	1.74	350,160
11 June 2026	200,000	1.76	1.73	348,000
12 June 2026	200,000	1.80	1.76	356,600
15 June 2026	200,000	1.80	1.78	356,860
16 June 2026	200,000	1.78	1.73	350,060
17 June 2026	200,000	1.76	1.73	348,240
18 June 2026	200,000	1.72	1.71	342,740
22 June 2026	200,000	1.70	1.70	340,000
23 June 2026	200,000	1.68	1.66	332,880
24 June 2026	200,000	1.69	1.67	335,080
25 June 2026	200,000	1.64	1.62	325,920
26 June 2026	200,000	1.64	1.62	325,900
29 June 2026	200,000	1.66	1.64	330,320
30 June 2026	200,000	1.65	1.63	328,020
Total	14,540,000			26,674,460



CORPORATE GOVERNANCE AND OTHER INFORMATION

An aggregate of 5,962,000 Shares bought back by the Company were cancelled on 25 February 2026.

Since the end of the Reporting Period and up to the date of this report, the Company has made a series of repurchases of the Shares on the Stock Exchange and repurchased a total of 4,200,000 Shares pursuant to the 2026 Buy-back Mandate. As at the date of this report, an aggregate of 14,940,000 Shares repurchased during the Reporting Period and thereafter were cancelled on 19 August 2026. As at the date of this report, the Company did not hold any shares which are pending cancellation.

The Board believed that the Shares were trading at a price level which does not fully reflect the underlying value of the Company. As such, depending on the market conditions and the Company's actual needs at the relevant time, the Board made such repurchases. The Board also believed that the repurchase of Shares would demonstrate the Company's confidence in its long-term business prospects, which would in turn benefit the Company and will also be in the interest of the Company and the Shareholders as a whole.

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities (including sale or transfer of treasury shares) of the Company during the Reporting Period. As at 30 June 2026, the Company did not hold any treasury shares.

SHARE OPTION SCHEME

The 2025 Share Option Scheme was approved by the Shareholders at the extraordinary general meeting held on 29 December 2025 and was adopted on 30 December 2025, being the date on which the Stock Exchange granted approval for the listing of, and permission to deal in, the Shares which may be issued pursuant to the exercise of the Options. On 13 November 2025, the Company conditionally granted an aggregate of 60,600,000 Options to certain Directors and employees of the Group, subject to, among other things, the approval and adoption of the 2025 Share Option Scheme by the Shareholders and the granting of the requisite listing approval by the Stock Exchange. The conditions attaching to the grants were fulfilled on 30 December 2025.

During the Reporting Period, details of movements in the share option under the 2025 Share Option Scheme are as follows:

Category and name of grantee	Outstanding as at 1 January 2026	Number of Share Options						Exercise price per Share (HK\$)	Date of grant
		Granted during the Reporting Period	Exercised during the Reporting Period	Cancelled during the Reporting Period	Lapsed during the Reporting Period	Outstanding as at 30 June 2026			
Directors									
Mr. Zhou Hongbin	15,000,000	—	—	—	15,000,000	—	1.89	13 November 2025	
Mr. Lin Zhubo	15,000,000	—	—	—	—	15,000,000	1.89	13 November 2025	
Mr. Zhou Di	2,800,000	—	—	—	—	2,800,000	1.89	13 November 2025	
Sub-total	32,800,000	—	—	—	15,000,000	17,800,000	1.89	13 November 2025	
Employee grantees									
29 other employees	27,800,000	—	—	—	600,000	27,200,000	1.89	13 November 2025	
	60,600,000	—	—	—	15,600,000	45,000,000			

Notes:

- (1) The closing price of the Shares on 12 November 2025, being the trading day immediately preceding the date of the conditional grant, was HK\$1.89 per Share.
- (2) The Options were conditionally granted on 13 November 2025 and became effective on 30 December 2025 upon fulfilment of the conditions attaching to the grants. The weighted average fair value of each Option as at the applicable measurement date determined for accounting purposes was approximately HK\$0.50. The relevant accounting policy is described in the section headed "Share Option Scheme" in Note 22 to the the condensed consolidated financial statements in this interim report.
- (3) Subject to the fulfilment of the vesting conditions imposed by the Board on the Options, such Options shall vest according to the following schedule:
 - (i) 20% shall be vested on 10 April 2027;
 - (ii) 35% shall be vested on 10 April 2028;
 - (iii) 30% shall be vested on 10 April 2029; and
 - (iv) 15% shall be vested on 10 April 2030.

The vesting of the Options is subject to the achievement of the individual's annual performance targets set by the Group for the relevant year. The Company has established an appraisal mechanism which comprises a mixture of key performance indicator components as may be determined by the Board for the purpose of calculating and assessing the fulfilment of performance targets by each of the relevant grantees. In the event of failure to achieve the performance target for the relevant year, the evaluation may be extended to the following years up until the last vesting date.

- (4) The number of options available for grant under the 2025 Share Option Scheme as at 30 June 2026 is 15,600,000 (as at 1 January 2026 is nil).
- (5) The total number of Shares which may be issued upon the exercise of the share options granted under the 2025 Share Option Scheme divided by the weighted average number of Shares (excluding treasury Shares) in issue during the Reporting Period is 2.62%.
- (6) No service provider sublimit was set under the 2025 Share Option Scheme.

SIGNIFICANT INVESTMENTS HELD

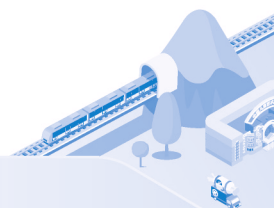
As at 30 June 2026, the Group did not hold any significant investment.

MATERIAL ACQUISITION AND DISPOSAL OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

The Group did not have any material acquisition and disposal of subsidiaries, associates or joint ventures during the Reporting Period.

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

As at 30 June 2026, the Group did not have any immediate plans for material investments and capital assets.





CORPORATE GOVERNANCE AND OTHER INFORMATION

AUDIT COMMITTEE

The Audit Committee consists of three independent non-executive Directors, namely Mr. Ma Yongyi, Mr. Yu Tiecheng and Dr. Chan Yee Wah. Dr. Chan Yee Wah, who holds the appropriate professional qualifications as required under Rule 3.10(2) and Rule 3.21 of the Listing Rules, serves as the chairman of the Audit Committee.

The primary duties of the Audit Committee include examining independently the financial positions of the Company, overseeing the Company's financial reporting system, risk management and internal control system, the audit process and proposals of internal management, communicating independently with, monitoring and verifying the work of internal audit and external auditors.

The Audit Committee has in conjunction with management reviewed the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters including a review of the unaudited interim report for the six months ended 30 June 2026. In addition, the Company's auditor CLA Prism Hong Kong Limited has reviewed the unaudited condensed consolidated interim financial statements of the Group for the six months ended 30 June 2026.

MATERIAL LEGAL PROCEEDINGS

The Group was not involved in any material legal proceeding during the six months ended 30 June 2026.

INFORMATION REQUIRED TO BE DISCLOSED PURSUANT TO RULE 13.51B OF THE LISTING RULES

As at the date of this interim report, the Directors confirmed that no information was required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

OTHER CONTINUING DISCLOSURE OBLIGATIONS PURSUANT TO THE LISTING RULES

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

EVENTS AFTER THE REPORTING PERIOD

No material event has taken place subsequent to 30 June 2026 and up to the date of this interim report that may have a material impact on the Group's operating and financial performance that needs to be disclosed.

SUFFICIENCY OF PUBLIC FLOAT

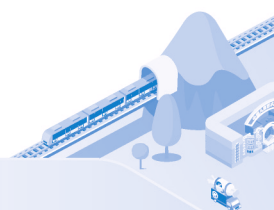
According to the information that is publicly available to the Company and within the knowledge of the Board, the Company has maintained the public float as required under the Listing Rules throughout the Reporting Period and up to the date of this interim report.

By order of the Board

LIN Zhong

Chairman

Hong Kong, 28 August 2026





REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS



TO THE BOARD OF DIRECTORS OF
EVER SUNSHINE SERVICES GROUP LIMITED
(Incorporated in the Cayman Islands with limited liability)

INTRODUCTION

We have reviewed the condensed consolidated financial statements of Ever Sunshine Services Group Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 47 to 72, which comprise the condensed consolidated statement of financial position as of 30 June 2026 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and notes to the condensed consolidated financial statement. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") as issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements 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 Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as issued by the Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

CLA Prism Hong Kong Limited

Certified Public Accountants

Dai Tin Yau

Practising Certificate Number: P06318

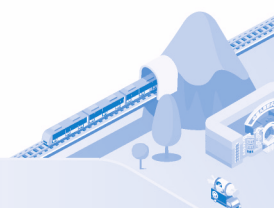
Hong Kong

28 August 2026

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Notes	Six months ended 30 June	
		2026	2025
		RMB'000 (Unaudited)	RMB'000 (Unaudited)
Revenue	3	3,605,532	3,460,843
Cost of services		(2,904,182)	(2,815,409)
Gross profit		701,350	645,434
Other income and other gains and losses	4	6,617	31,211
Administrative expenses		(201,027)	(175,324)
Selling expenses		(41,095)	(52,263)
Expected credit loss on financial assets, net	14	(110,039)	(96,251)
Share of result of associates		1,892	934
Finance costs		(2,349)	(1,100)
Other expenses		(443)	(4,512)
Profit before taxation	5	354,906	348,129
Income tax expense	6	(79,839)	(77,971)
Profit and total comprehensive income for the period		275,067	270,158
Profit and total comprehensive income for the period attributable to:			
Owners of the Company		214,967	213,778
Non-controlling interests		60,100	56,380
		275,067	270,158
Earnings per share (RMB)			
Basic and diluted earnings per share	8	0.12	0.12





CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

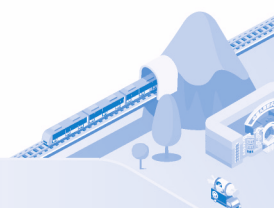
AT 30 JUNE 2026

	Notes	30 June 2026	31 December 2025
		RMB'000 (Unaudited)	RMB'000 (Audited)
Non-current assets			
Property, plant and equipment	9	87,404	88,425
Investment in associates		7,275	5,382
Investment properties	10	516,910	519,985
Intangible assets		278,843	286,310
Goodwill		1,489,888	1,488,171
Deferred tax assets	17	174,582	140,160
Prepayments and other receivables	13	364,155	356,737
Financial assets at fair value through profit or loss ("FVTPL")	11	260,966	289,566
Deferred contract costs		32,456	37,840
		<u>3,212,479</u>	<u>3,212,576</u>
Current assets			
Inventories		1,343	1,112
Deferred contract costs		24,875	26,210
Trade and bills receivables	12	3,106,015	2,726,351
Prepayments and other receivables	13	864,008	829,426
Financial assets at FVTPL	11	2,021	2,513
Restricted cash		62,888	62,083
Cash and cash equivalents		2,258,018	2,765,420
		<u>6,319,168</u>	<u>6,413,115</u>
Current liabilities			
Trade and bills payables	15	1,535,796	1,450,893
Accruals and other payables	16	1,210,960	1,249,069
Borrowings		11,274	22,161
Contract liabilities		844,746	1,024,813
Lease liabilities		6,791	5,413
Provision for taxation		179,541	162,732
		<u>3,789,108</u>	<u>3,915,081</u>
Net current assets		<u>2,530,060</u>	<u>2,498,034</u>
Total assets less current liabilities		<u>5,742,539</u>	<u>5,710,610</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 30 JUNE 2026

	Notes	30 June 2026	31 December 2025
		RMB'000 (Unaudited)	RMB'000 (Audited)
Non-current liabilities			
Borrowings		16,742	14,330
Lease liabilities		4,477	5,064
Deferred tax liabilities	17	66,994	69,423
		<u>88,213</u>	<u>88,817</u>
Net assets		<u>5,654,326</u>	<u>5,621,793</u>
Capital and reserves			
Share capital	18	15,237	15,291
Reserves		<u>5,207,124</u>	<u>5,163,707</u>
Equity attributable to owners of the Company		<u>5,222,361</u>	<u>5,178,998</u>
Non-controlling interests		<u>431,965</u>	<u>442,795</u>
Total equity		<u>5,654,326</u>	<u>5,621,793</u>





CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE SIX MONTHS ENDED 30 JUNE 2026

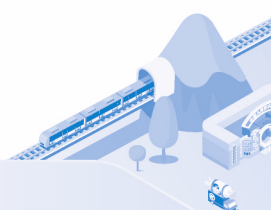
	Reserves							Equity attributable to owners of the Company	Non-controlling interests	Total equity
	Share capital	Treasury shares	Share premium	Capital reserve	Other reserve	Statutory reserve	Retained earnings			
	RMB'000 Note 18	RMB'000	RMB'000 note (a)	RMB'000	RMB'000 note(b)	RMB'000 note c)	RMB'000	RMB'000	RMB'000	RMB'000
At 31 December 2024 and 1 January 2025 (Audited)	15,291	—	2,291,136	26,799	(137,802)	287,654	2,518,048	5,001,126	384,915	5,386,041
Profit and total comprehensive income for the period	—	—	—	—	—	—	213,778	213,778	56,380	270,158
Transfer to statutory reserve	—	—	—	—	—	28,320	(28,320)	—	—	—
Capital reduction from non-controlling shareholders	—	—	—	—	—	—	—	—	(30)	(30)
Dividends recognised as distribution (Note 7)	—	—	(106,545)	—	—	—	—	(106,545)	—	(106,545)
Dividends recognised as distribution to non-controlling shareholders	—	—	—	—	—	—	—	—	(26,270)	(26,270)
Disposal of a subsidiary (Note 19)	—	—	—	—	—	—	—	—	(1,100)	(1,100)
At 30 June 2025 (Unaudited)	15,291	—	2,184,591	26,799	(137,802)	315,974	2,703,506	5,108,359	413,895	5,522,254
At 31 December 2025 and 1 January 2026 (Audited)	15,291	(3,339)	2,034,898	26,799	(137,802)	319,813	2,923,338	5,178,998	442,795	5,621,793
Profit and total comprehensive income for the period	—	—	—	—	—	—	214,967	214,967	60,100	275,067
Transfer to statutory reserve	—	—	—	—	—	19,208	(19,208)	—	—	—
Repurchase of shares (Note d)	(54)	(13,903)	(9,508)	—	—	—	—	(23,465)	—	(23,465)
Capital contribution by non-controlling shareholders	—	—	—	—	—	—	—	—	3,280	3,280
Capital reduction from non-controlling shareholders	—	—	—	—	—	—	—	—	(48,000)	(48,000)
Dividends recognised as distribution (Note 7)	—	—	(154,754)	—	—	—	—	(154,754)	—	(154,754)
Equity-settled share option arrangements	—	—	—	6,615	—	—	—	6,615	—	6,615
Dividends recognised as distribution to non-controlling shareholders	—	—	—	—	—	—	—	—	(23,717)	(23,717)
Deregistration of subsidiaries	—	—	—	—	—	—	—	—	(103)	(103)
Acquisition of a subsidiary	—	—	—	—	—	—	—	—	(139)	(139)
Disposal of subsidiaries (Note 19)	—	—	—	—	—	—	—	—	(2,251)	(2,251)
At 30 June 2026 (Unaudited)	15,237	(17,242)	1,870,636	33,414	(137,802)	339,021	3,119,097	5,222,361	431,965	5,654,326

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE SIX MONTHS ENDED 30 JUNE 2026

Notes:

- (a) Share premium account of the Company represents the excess of the proceeds received over the nominal value of the Company's share issued.
- (b) Other reserve represents (i) the difference between the nominal amount of the share capital of Shanghai Yongsheng Property Management Co. Ltd. and nominal amount of the share capital issued by the Company pursuant to a group reorganisation completed on 6 July 2018; and (ii) the difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received from changes in the Group's ownership interests in subsidiaries that do not result in change in control over those subsidiaries.
- (c) Statutory reserve represents the amount transferred from net profit for the year of the subsidiaries established in the People's Republic of China (the "PRC") (based on the subsidiaries PRC statutory financial statements) in accordance with the relevant PRC laws until the statutory reserve reaches 50% of the registered capital of the subsidiaries. The statutory reserve cannot be reduced except either in setting off the accumulated losses or increasing capital.
- (d) During the six months ended 30 June 2026, the Company had repurchased 14,540,000 its own ordinary shares with an aggregate consideration of RMB23,465,000 and cancelled 5,962,000 shares.





CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

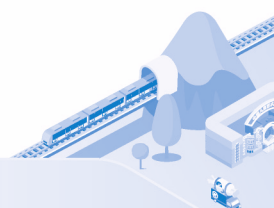
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Cash flows from operating activities		
Profit before taxation	354,906	348,129
Adjustments for:		
Depreciation of property, plant and equipment	20,824	18,377
Amortisation of intangible asset	16,628	18,331
Expected credit loss of trade and bills receivables recognised	107,454	92,907
Expected credit loss of deposits and other receivables recognised	2,585	3,344
Bank interest income	(9,564)	(9,210)
Dividend income from financial assets at FVTPL	(1,515)	—
Share of result of associates	(1,892)	(934)
Interest on other payable	—	313
Interest on borrowings	1,931	641
Interest on lease liabilities	418	146
Gain on waiver of equity consideration	(16,708)	—
(Gain) loss from fair value changes of investment properties	(1,300)	410
Gain on disposal of property, plant and equipment	(309)	(94)
Loss on disposal of subsidiaries	2,162	1,392
Equity-settled share option expense	6,615	—
Loss from fair value changes of financial assets at FVTPL	29,092	3,170
Exchange loss, net	1,344	1,042
Operating cash flows before working capital changes	512,671	477,964
(Increase) decrease in inventories	(231)	300
Decrease in deferred contract costs	6,649	6,549
Increase in trade and bills receivables	(494,781)	(516,928)
Increase in prepayments and other receivables	(42,968)	(54,700)
Increase in restricted cash	(805)	(6,997)
Increase in trade and bills payables	90,413	214,943
Increase (decrease) in accruals and other payables	19,607	(30,814)
Decrease in contract liabilities	(177,255)	(203,703)
Cash used in operations	(86,700)	(113,386)
Income tax paid	(139,218)	(116,483)
<i>Net cash used in operating activities</i>	<i>(225,918)</i>	<i>(229,869)</i>

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Cash flows from investing activities		
Prepayments for property, plant and equipment	(1,255)	—
Purchases of intangible assets	(9,162)	(11,094)
Purchases of property, plant and equipment	(12,727)	(11,285)
Disposal of subsidiaries, net of cash paid	(2,518)	(3,192)
Payment for consideration payables	—	(1,000)
Acquisition of subsidiaries, net of cash acquired	(312)	—
Proceed from disposal of property, plant and equipment	320	45
Bank interest income received	9,564	9,210
Purchase of financial assets at FVTPL	(53,000)	(85,200)
Proceed from disposal of financial assets at FVTPL	53,000	85,200
<i>Net cash used in investing activities</i>	<u>(16,090)</u>	<u>(17,316)</u>
Cash flows from financing activities		
Capital contribution from non-controlling shareholders	3,280	—
Capital reduction from non-controlling shareholders	(48,000)	(30)
Repayment of borrowings	(24,374)	(25,661)
Payments on repurchase of shares	(23,465)	—
New borrowings raised	15,900	36,878
Interest on borrowings paid	(1,931)	(641)
Interest on lease liabilities paid	(418)	(146)
Payment of lease liabilities	(6,571)	(5,891)
Dividends paid	(154,754)	(106,545)
Dividend paid to non-controlling shareholders	(23,717)	(26,270)
<i>Net cash used in financing activities</i>	<u>(264,050)</u>	<u>(128,306)</u>
Net decrease in cash and cash equivalents	(506,058)	(375,491)
Effect of exchange rate changes on cash and cash equivalents	(1,344)	(1,042)
Cash and cash equivalents at beginning of the period	2,765,420	2,617,846
Cash and cash equivalents at end of the period	<u>2,258,018</u>	<u>2,241,313</u>





NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") as well as the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

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

2. APPLICATION OF AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA, for the first time, which are mandatorily effective for the Group's annual period beginning on 1 January 2026 for the preparation of the Group's condensed consolidated financial statements:

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

The application of the amendment to HKFRS Accounting Standards did not result in significant changes to the Group's accounting policies, presentation of the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

3. REVENUE AND SEGMENT INFORMATION

Revenue represents income from property management services, community value-added services, value-added services to non-property owners and city services. Management has determined the operating segments based on the reports reviewed by the chief operating decision-maker (the "CODM"). The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive directors. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entities of the Group are domiciled in the PRC. Accordingly, the Group's revenue was derived in the PRC for the six months ended 30 June 2026 and 2025.

An analysis of the Group's revenue by category was as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Revenue from contracts with customers:		
– Property management services	2,826,537	2,668,749
– Community value-added services	434,907	396,403
– Value-added services to non-property owners	235,807	269,609
– City services	107,757	125,474
	<u>3,605,008</u>	<u>3,460,235</u>
Others	524	608
Total	<u>3,605,532</u>	<u>3,460,843</u>
Timing of revenue recognition		
A point in time	148,034	146,934
Over time	<u>3,456,974</u>	<u>3,313,301</u>
	<u>3,605,008</u>	<u>3,460,235</u>



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

4. OTHER INCOME AND OTHER GAINS AND LOSSES

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Other income		
– Bank interest income	9,564	9,210
– Government grants (note)	5,737	5,697
	<u>15,301</u>	<u>14,907</u>
Other gains and losses, net		
– Net foreign exchange loss	(1,344)	(1,042)
– Gain on disposal of property, plant and equipment	309	94
– Loss on disposal of subsidiaries	(2,162)	(1,392)
– Gain (loss) from fair value changes of investment properties	1,300	(410)
– Loss from fair value changes of financial assets at FVTPL	(29,092)	(3,170)
– Income from overdue fine	275	17,006
– Dividend income from financial assets at FVTPL	1,515	—
– Gain on waiver of equity consideration	16,708	—
– Others	3,807	5,218
	<u>(8,684)</u>	<u>16,304</u>
	<u>6,617</u>	<u>31,211</u>

Note: Government grants represented unconditional cash payments granted by government authorities.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

5. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging the following:

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Depreciation of property, plant and equipment	20,824	18,377
Amortisation of intangible assets	16,628	18,331
Expense relating to short-term leases		
Rented premises	3,260	3,448
Expense relating to leases of low-value assets		
Plant and machinery	883	741
Staff costs (including directors' emoluments)		
Salaries, wages and other benefits	861,070	1,041,538
Bonus	51,780	70,431
Retirement scheme contribution	164,348	156,696

6. INCOME TAX EXPENSE

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
PRC Enterprise Income Tax:		
Current tax	116,489	105,304
Under-provision in respect of prior period	337	478
	116,826	105,782
Deferred taxation:		
Credited to profit or loss for the period	(36,987)	(27,811)
	79,839	77,971



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

7. DIVIDENDS

During the current interim period, a final dividend in respect of the year ended 31 December 2025 of HK\$0.0735 per share (six months ended 30 June 2025: HK\$0.0668) and a special dividend of HK\$0.0294 per ordinary share (six months ended 30 June 2025: Nil) was declared and paid to owners of the Company. The aggregate amount of the final dividend declared and paid in the interim period amounted to approximately HK\$126,611,000 (six months ended 30 June 2025: HK\$115,549,000) and HK\$50,644,000 (six months ended 30 June 2025: Nil).

Subsequent to the end of the current interim period, the board of the Company have determined that an interim dividend of HK\$0.0728 per share in respect of the six months ended 30 June 2026 and special dividend of HK\$0.0291 per share (six months ended 30 June 2025: interim dividend of HK\$0.0678 per share and special dividend of HK\$0.0271 per share).

8. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the equity owners of the Company is based on:

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Earnings		
Profit attributable to the equity owners of the Company	214,967	213,778
	'000 (Unaudited)	'000 (Unaudited)
Number of shares		
Weighted average number of ordinary shares	1,720,227	1,728,554

9. MOVEMENTS IN PROPERTY, PLANT AND EQUIPMENT

During the current interim period, the Group paid RMB12,727,000 (six months ended 30 June 2025: RMB11,285,000) for acquisition of property, plant and equipment and disposed of certain plant and machinery with an aggregate carrying amount of RMB3,022,000 (six months ended 30 June 2025: RMB796,000) resulting in a gain on disposal of RMB309,000 (six months ended 30 June 2025: gain on disposal of RMB94,000).

During the current interim period, the Group entered into several new lease agreements with lease terms ranged from 13 months to 36 months (six months ended 30 June 2025: from 13 months to 36 months). On lease commencement, the Group recognised right-of-use assets of RMB6,945,000 (six months ended 30 June 2025: RMB155,000) and lease liabilities of RMB6,945,000 (six months ended 30 June 2025: RMB155,000).

At 30 June 2026, the Group has pledged owned properties and equipment with carrying amounts of RMB15,364,000 (31 December 2025: RMB18,098,000) to secure borrowings granted to the Group.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

10. INVESTMENT PROPERTIES

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
At 1 January	519,985	549,125
Additions	—	3,453
Disposal	—	(1,223)
Disposal of subsidiaries (note 19)	(4,375)	—
Changes in fair value	1,300	(31,370)
As at period/year ended	<u>516,910</u>	<u>519,985</u>

11. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Listed securities held for trading:		
– Equity securities listed in Hong Kong	2,021	2,513
Unlisted equity funds (note)	<u>260,966</u>	<u>289,566</u>
	262,987	292,079
Less: Financial assets at FVTPL presented as non-current assets	<u>(260,966)</u>	<u>(289,566)</u>
Financial assets at FVTPL presented as current assets	<u>2,021</u>	<u>2,513</u>

Note: The Group invested in several close-ended funds. Unlisted equity funds are classified as non-current assets as the management does not expect to dispose of these financial assets within twelve months from the reporting period.

The fair value of these funds was determined based on net asset value of unlisted equity funds, further details were disclosed in Note 21.



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

12. TRADE AND BILLS RECEIVABLES

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Trade receivables		
– Related parties	895,792	864,077
– Third parties	2,692,601	2,235,134
	3,588,393	3,099,211
Bills receivables	5,267	7,891
	3,593,660	3,107,102
Less: allowance for credit losses	(487,645)	(380,751)
	<u>3,106,015</u>	<u>2,726,351</u>

The ageing analysis of the trade and bills receivables net of loss allowance and presented based on invoice date is as follows:

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Within 1 year	1,869,259	1,611,351
1 to 2 years	564,761	531,997
2 to 3 years	339,502	302,458
3 to 4 years	205,583	176,154
4 to 5 years	126,910	104,391
	<u>3,106,015</u>	<u>2,726,351</u>

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

13. PREPAYMENTS AND OTHER RECEIVABLES

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Deposits for exclusive sales representative agreements (note)		
– Related parties	705,015	700,837
– Third parties	4,436	4,535
Other deposits and other receivables		
– Third parties	367,654	358,659
	1,077,105	1,064,031
Less: allowance for credit losses of deposits and other receivables	(66,851)	(64,266)
	1,010,254	999,765
Prepayments	217,909	186,398
	1,228,163	1,186,163
Less: Prepayments of property, plant and equipment	(1,956)	(701)
Deposits for exclusive sales representative agreements	(362,199)	(356,036)
	(364,155)	(356,737)
Prepayments and other receivables presented as current assets	864,008	829,426

Note: Deposits for exclusive sales representative agreements represent refundable deposits to secure the sales collection of car parks, storage units and retail shops from the buyers. The deposits will be refunded when the car parks, storage units and retail shops are sold out.



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

14. EXPECTED CREDIT LOSS ON FINANCIAL ASSETS, NET

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Expected credit loss recognised in respect of		
– Trade and bills receivables	107,454	92,907
– Prepayments and other receivable	2,585	3,344
	<u>110,039</u>	<u>96,251</u>

The basis of determining the inputs and assumptions and the estimation techniques used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2025.

15. TRADE AND BILLS PAYABLE

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Trade payables		
– Related parties	18,573	14,562
– Third parties	1,492,019	1,406,142
	<u>1,510,592</u>	<u>1,420,704</u>
Bills payables	25,204	30,189
	<u>1,535,796</u>	<u>1,450,893</u>

The ageing analysis of trade and bills payables base on invoice date, is as follows:

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Within 1 year	1,081,137	1,068,701
1 to 2 years	222,374	185,683
2 to 3 years	120,725	100,192
3 to 4 years	59,598	54,462
4 to 5 years	51,962	41,855
	<u>1,535,796</u>	<u>1,450,893</u>

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

16. ACCRUALS AND OTHER PAYABLES

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Accruals and other payables		
– Related parties (note a)	138,062	138,062
– Third parties	722,215	641,868
	860,277	779,930
Amount due to a director (note a)	83	84
Provision for legal dispute (note b)	3,090	7,571
Consideration payables for acquisition of subsidiaries (note c)	—	14,190
Salaries payables	190,494	250,608
Other tax payables	157,016	196,686
Accruals and other payables presented as current liabilities	1,210,960	1,249,069

Notes:

- (a) The balance is unsecured, interest-free and repayable on demand.
- (b) The Group is currently involved in a number of legal disputes. The amount provided represents the directors' best estimate of the Group's liability having taken legal advice. Uncertainties relate to whether claims will be settled out of court or if not whether the Group is successful in defending any action.
- (c) The amount represents the consideration payables for acquisition of subsidiaries.



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

17. DEFERRED TAX

Details of the deferred tax assets and liabilities recognised and movements for the six months ended 30 June 2026 and 2025 are as follows:

Deferred tax assets

	Expected credit loss on trade and bills receivables	Expected credit loss on other receivables	Provision for legal dispute	Fair value adjustment for financial assets at FVTPL	Lease	Share-based payment	Total
	RMB'000	RMB'000	RMB'000	RMB'000			RMB'000
At 31 December 2024 and 1 January 2025 (Audited)	93,994	15,209	580	11,036	—	—	120,819
Disposal of a subsidiary	(1,535)	—	—	—	—	—	(1,535)
Credited to profit or loss for the period	23,226	836	133	518	—	—	24,713
At 30 June 2025 (Unaudited)	115,685	16,045	713	11,554	—	—	143,997
At 31 December 2025 and 1 January 2026 (Audited)	118,197	16,496	2,011	5,347	76	—	142,127
Disposal of subsidiaries	(136)	—	—	—	—	—	(136)
Credited (charged) to profit or loss for the period	27,510	—	(1,120)	7,150	(76)	1,654	35,118
At 30 June 2026 (Unaudited)	145,571	16,496	891	12,497	—	1,654	177,109

Deferred tax liabilities

	Withholding tax of Undistributed profits	Fair value adjustment of management contracts & customers relationship	Fair value adjustment of revalued property, plant and equipment	Fair value adjustment for investment properties	Lease	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
At 31 December 2024 and 1 January 2025 (Audited)	(11,926)	(62,211)	(1,067)	(9,810)	(106)	(85,120)
Credited to profit or loss for the period	—	2,821	167	103	7	3,098
At 30 June 2025 (Unaudited)	(11,926)	(59,390)	(900)	(9,707)	(99)	(82,022)
At 31 December 2025 and 1 January 2026 (Audited)	(11,926)	(56,764)	(733)	(1,967)	—	(71,390)
Credited (charged) to profit or loss for the period	—	2,262	167	(325)	(235)	1,869
At 30 June 2026 (Unaudited)	(11,926)	(54,502)	(566)	(2,292)	(235)	(69,521)

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

17. DEFERRED TAX (CONTINUED)

Deferred tax liabilities (continued)

For the purpose of presentation in the condensed consolidated financial statements, certain deferred tax assets and liabilities have been offset. The following is the analysis of the deferred tax balance for financial reporting purposes:

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Deferred tax assets	174,582	140,160
Deferred tax liabilities	(66,994)	(69,423)
	<u>107,588</u>	<u>70,737</u>

18. SHARE CAPITAL

	30 June 2026		31 December 2025	
	Number	Amount	Number	Amount
	'000 (Unaudited)	RMB'000 (Unaudited)	'000 (Audited)	RMB'000 (Audited)
Ordinary shares of HK\$0.01 each				
Authorised:				
As at 1 January and 30 June/31 December	<u>4,000,000</u>	<u>35,462</u>	<u>4,000,000</u>	<u>35,462</u>
	30 June 2026		31 December 2025	
	Number	Amount	Number	Amount
	'000 (Unaudited)	RMB'000 (Unaudited)	'000 (Audited)	RMB'000 (Audited)
Issued and fully paid:				
As at 1 January	1,728,554	15,291	1,728,554	15,291
Cancellation of repurchased shares (note a)	(5,962)	(54)	—	—
As at 30 June/31 December	<u>1,722,592</u>	<u>15,237</u>	<u>1,728,554</u>	<u>15,291</u>

Note:

- (a) During the six months ended 30 June 2026, the company had repurchased 14,540,000 its own ordinary shares with an aggregate consideration of RMB23,465,000 and cancelled 5,962,000 shares. At 30 June 2026, the Company had shares repurchased for cancellation but not yet cancelled of 10,740,000 shares.

During the year ended 31 December 2025, the Company has repurchased its own ordinary shares in aggregate of 2,162,000 shares. The shares bought back by the Company during the year ended 31 December 2025 have all been cancelled on 25 February 2026.



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

19. DISPOSAL OF SUBSIDIARIES

For the six months ended 30 June 2026

Name of subsidiary	Place of incorporation/ establishment	Equity interest held by the Group before disposal	Equity interest held by the Group after disposal	Total consideration
RMB'000				
Weihai Yongsheng Xinghai Property Service Co., Ltd.	PRC	55%	Nil	345
Yunnan Yongsheng Hongxiang Property Management Co., Ltd.	PRC	51%	Nil	102

For the six months ended 30 June 2025

Name of subsidiary	Place of incorporation/ establishment	Equity interest held by the Group before disposal	Equity interest held by the Group after disposal	Total consideration
RMB'000				
Tangshan Yongsheng Yujing Property Management Co., Ltd.	PRC	65%	Nil	650

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

19. DISPOSAL OF SUBSIDIARIES (CONTINUED)

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Analysis of assets and liabilities over which control was lost:		
Property, plant and equipment	7	24
Investment property	4,375	—
Trade and bills receivables	7,929	7,849
Prepayments and other receivables	356	202
Cash and cash equivalents	2,965	3,842
Deferred tax assets	136	1,535
Trade and bills payables	(5,695)	(3,562)
Contract liabilities	(2,876)	(4,148)
Accruals and other payables	(1,917)	(2,280)
Provision for taxation	(420)	(320)
Net assets disposed of	<u>4,860</u>	<u>3,142</u>
Loss on disposal of subsidiaries:		
Cash consideration	447	650
Non-controlling interest	2,251	1,100
Net assets disposed of	<u>(4,860)</u>	<u>(3,142)</u>
	<u>(2,162)</u>	<u>(1,392)</u>

An analysis of the net outflow of cash and cash equivalents in respect of the disposal of subsidiaries is as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Cash and cash equivalents disposed of	(2,965)	(3,842)
Cash consideration received	<u>447</u>	<u>650</u>
Net outflow of cash and cash equivalents in respect of the disposal of subsidiaries	<u>(2,518)</u>	<u>(3,192)</u>



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

20. MATERIAL RELATED PARTIES TRANSACTIONS

During the period, the Group entered into the following transactions with related parties:

(a) Related parties transactions

	Six month ended 30 June	
	2026	2025
	RMB'000 (Unaudited)	RMB'000 (Unaudited)
Property management services		
Subsidiaries of CIFI Holdings (Group) Co., Ltd ("CIFI") (note i)	38,822	15,461
Associates and joint ventures of CIFI (note ii)	19,903	9,924
Subsidiaries of Red Star Macalline Group Corporation Ltd. ("Red Star Macalline") (note iii)	322,101	307,403
Total	380,826	332,788
Community value-added services		
Subsidiaries of CIFI (note i)	1,294	965
Associates and joint ventures of CIFI (note ii)	213	3,979
Total	1,507	4,944
Value-added services to non-property owners		
Subsidiaries of CIFI (note i)	33,311	69,030
Associates and joint ventures of CIFI (note ii)	35,491	52,829
	68,802	121,859
Purchase of services		
Subsidiaries of CIFI (note i)	234	4,353
Subsidiaries of Red Star Macalline (note iii)	12,551	27,951
Total	12,785	32,304

Notes:

- (i) Represented the subsidiaries of CIFI Holdings (Group) Co. Ltd, which is subject to significant influence by the substantial shareholder of the Group.
- (ii) Represented associates and joint ventures of CIFI Holdings (Group) Co. Ltd.
- (iii) Represented the subsidiaries of Red Star Macalline, Red Star Macalline is a non-controlling shareholder having a significant influence over Shanghai Macalline Property Management Services Co., Ltd, which is a subsidiary of the Group.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

20. MATERIAL RELATED PARTIES TRANSACTIONS (CONTINUED)

(b) Related parties balances

	30 June 2026	31 December 2025
	RMB'000 (Unaudited)	RMB'000 (Audited)
Trade and bills receivables		
Subsidiaries of CIFI (note i)	531,850	527,826
Associates and joint ventures of CIFI (note i)	362,751	335,504
Subsidiaries of Red Star Macalline (note i)	1,191	747
Total	<u>895,792</u>	<u>864,077</u>
Deposits and other receivables		
Subsidiaries of CIFI (note ii)	620,076	634,053
Associates and joint ventures of CIFI (note ii)	84,939	66,784
Total	<u>705,015</u>	<u>700,837</u>
Trade payables		
Subsidiaries of Red Star Macalline (note iii)	<u>18,573</u>	<u>14,562</u>
Other and bill payables		
Subsidiaries of CIFI (note iv)	<u>138,062</u>	<u>138,062</u>
Contract liabilities		
Subsidiaries of CIFI (note v)	68,070	70,375
Associates and joint ventures of CIFI (note v)	12,754	11,740
Subsidiaries of Red Star Macalline (note v)	—	2,052
Total	<u>80,824</u>	<u>84,167</u>



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

20. MATERIAL RELATED PARTIES TRANSACTIONS (CONTINUED)

(b) Related parties balances (continued)

Notes:

- (i) The balances were represented provision of property management services, community-value added services and value-added services to non-property owners and city services in accordance with the terms of the relevant services agreements which charged by the square meter of the service area and actual cost incurred. The amounts were due for payment upon the issuance of demand note.
- (ii) The deposits were represented with deposit for exclusive sales representative agreements of refundable deposits to secure the sales collective of car parks, storage units and retail shops and amount will be refunded when the car park, storage units and retail shops are sold out. The other receivables were unsecured, interest free and receivable on demand.
- (iii) The balances were represented purchases of services charged based on service agreement mutually agreed by contracted parties.
- (iv) The other payables are unsecured, interest-free and payables on demand.
- (v) The balances were represented advance payments from contracted parties in accordance with the terms of the relevant services agreements which charged by the square meter of the service area and actual cost incurred while the property management services or valued added services are yet to be provided.

21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

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

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

- Level 1 fair value measurements are based on quoted prices (unadjusted) in active market for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

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

Financial instrument	Fair values as at		Fair value hierarchy	Valuation technique(s) and key input(s)
	30 June 2026	31 December 2025		
Equity instruments classified as financial assets at FVTPL - equity securities listed in Hong Kong	RMB2,021,000	RMB2,513,000	Level 1	Quoted bid prices in an active market
Unlisted equity securities funds classified as financial assets at FVTPL	RMB260,966,000	RMB289,566,000	Level 3	Fund net asset value

There were no transfers between Level 1 and 2 during the period.

Fair value of the Group's financial assets and liabilities that are not measured at fair value on a recurring basis

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities measured at amortised cost in the condensed consolidated financial statements approximate their fair values.

22. SHARE OPTION SCHEME

The Company operates a share option scheme (the "2025 Share Option Scheme") for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Company's operations. Eligible participants of the 2025 Share Option Scheme include the directors and employees of the Company. The 2025 Share Option Scheme became effective on 30 December 2025 and, unless otherwise cancelled or amended, will remain in force for 5 years from that date.

- (a) The number of share options outstanding and their related average exercise prices for the six months ended 30 June 2026 are as follows:

	2026 Weighted average exercise price (HK\$ per share)	2026 Number of share options
Outstanding at the beginning of the period	1.89	60,600,000
Lapsed during the period	1.89	(15,600,000)
Outstanding at the end of the period	1.89	45,000,000

The exercise price of the options outstanding at the end of the period was HK\$1.89 per share and their weighted average contractual life was 5 years.

The weighted average fair value of each option granted under 2025 Share Option Scheme was HK\$0.50 per share.



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

22. SHARE OPTION SCHEME (CONTINUED)

(b) Fair value of share options and assumptions

The fair value of services received in return for share options granted is measured by reference to the fair value of share options granted. The estimate of the fair value of the share options granted is measured based on a binomial option pricing model. The contractual life of the share option is used as an input into this model. Expectations of early exercise are incorporated into the binomial option pricing model.

Fair value of share options and assumptions	2025 Share Option Scheme
Fair value at measurement date	HK\$0.50
Share price	HK\$1.70
Exercise price	HK\$1.89
Expected volatility	59.09%
Option life	5 years
Expected dividends	7.91%
Risk-free interest rate	2.62%

The expected volatility is based on the historic volatility (calculated based on the weighted average remaining life of the share options), adjusted for any expected changes to future volatility based on publicly available information. Expected dividends are based on historical dividends. Changes in the subjective input assumptions could materially affect the fair value estimate.

Share options were granted under a service condition. This condition has not been taken into account in the grant date fair value measurement of the services received. There were no market conditions associated with the share option grants.