Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

Red Star Macalline Group Corporation Ltd.
紅星美凱龍家居集團股份有限公司
(A sino-foreign joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 1528)

RESULTS ANNOUNCEMENT FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2026 SUMMARY OF THE UNAUDITED KEY FINANCIAL INFORMATION

The board of directors (the "**Board**") of Red Star Macalline Group Corporation Ltd. (the "**Company**") hereby announces the summary of the unaudited key financial information of the Company and its subsidiaries (the "**Group**") for the nine months ended 30 September 2026 (the "**Reporting Period**"). This announcement is made pursuant to the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**"), Rules 13.09(2) and 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Hong Kong Listing Rules**") and the Rules Governing the Listing of Stocks on Shanghai Stock Exchange.

SUMMARY OF THE UNAUDITED KEY FINANCIAL INFORMATION

Set out below is the unaudited key financial information of the Group during the Reporting Period:

(i) Summary of the Unaudited Key Financial Information of the Group

The table below sets forth the data from the Consolidated Income Statement of the Group during the Reporting Period (losses are presented with parentheses):

	For the nine months ended 30 September (Unaudited)	
	2026	2025
	(RMB)	*(RMB)*
I. Revenue	**4,576,784,370.76**	4,968,661,421.17
Less: Cost of sales	**1,590,131,270.14**	1,893,376,996.96
Taxes and surcharges	**292,115,658.34**	307,765,325.86
Distribution and selling expenses	**430,540,926.31**	618,128,691.69
General and administrative expenses	**505,087,958.44**	599,914,319.39
Research and development expenses	**1,482,408.62**	4,350,386.65
Financial expenses	**1,504,689,323.77**	1,641,935,243.89
Including: Interest expenses	**1,519,266,935.72**	1,639,704,703.23
Interest income	**23,913,104.96**	29,259,812.05
Add: Other income	**34,003,881.61**	44,570,748.25
Investment income	**199,863,153.06**	195,697,764.99
Including: Investment income from associates and joint ventures	**98,204,723.05**	111,372,226.95
Gain from fair value changes (losses are presented with parentheses)	**(148,319,252.38)**	(3,327,276,653.67)
Impairment loss of credit (losses are presented with parentheses)	**(23,747,756.75)**	(100,399,130.25)
Impairment loss of assets (losses are presented with parentheses)	**(26,256,178.28)**	(74,068,286.83)
Gains from disposal of assets	**3,781,484.08**	18,304,887.34
II. Operating profit (losses are presented with parentheses)	**292,062,156.48**	(3,339,980,213.44)
Add: Non-operating income	**32,784,929.22**	26,447,733.97
Less: Non-operating expenses	**57,802,213.89**	38,939,838.14
III. Total profit (losses are presented with parentheses)	**267,044,871.81**	(3,352,472,317.61)
Less: Income tax expenses/credit	**166,332,762.78**	(2,945,082.86)

	For the nine months ended 30 September (Unaudited)	
	2026	2025
	(RMB)	*(RMB)*
IV. Net profit (losses are presented with parentheses)	**100,712,109.03**	(3,349,527,234.75)
Classification by ownership		
Net profit attributable to owners of the parent company (losses are presented with parentheses)	**93,045,236.66**	(3,142,594,500.31)
Non-controlling interests (losses are presented with parentheses)	**7,666,872.37**	(206,932,734.44)
V. Other comprehensive income (after tax) (losses are presented with parentheses)	**(99,079,435.87)**	(160,760,835.63)
Other comprehensive income (after tax) attributable to owners of the parent company (losses are presented with parentheses)	**(98,564,081.87)**	(160,760,835.63)
Other comprehensive income that will not be reclassified to profit or loss (losses are presented with parentheses)	**(82,122,105.97)**	(160,234,243.74)
Changes in fair value of other equity instrument investments (losses are presented with parentheses)	**(82,122,105.97)**	(160,234,243.74)
Other comprehensive income that will be reclassified to profit or loss (losses are presented with parentheses)	**(16,441,975.90)**	(526,591.89)
Other comprehensive income under the equity method that may be reclassified to profit or loss (losses are presented with parentheses)	**(19,579.46)**	–
Exchange differences on translation of foreign currency financial statements (losses are presented with parentheses)	**(16,422,396.44)**	(526,591.89)
Other comprehensive income (after tax) attributable to non-controlling interests (losses are presented with parentheses)	**(515,354.00)**	–
VI. Total comprehensive income (losses are presented with parentheses)	**1,632,673.16**	(3,510,288,070.38)
Total comprehensive income attributable to owners of the parent company (losses are presented with parentheses)	**(5,518,845.21)**	(3,303,355,335.94)
Total comprehensive income attributable to non-controlling interests (losses are presented with parentheses)	**7,151,518.37**	(206,932,734.44)
VII. Earnings per share (losses are presented with parentheses):		
(I) Basic earnings per share	**0.02**	(0.72)
(II) Diluted earnings per share	**N/A**	N/A

During the Reporting Period, the Group's net profit attributable to owners of the parent company after deducting non-recurring profit or loss amounted to RMB46,062,099.74, representing a turnaround from loss to profit as compared to RMB-958,809,348.93 (losses are presented with "-") for the same period of 2025.

The main reasons for the change in results for the Reporting Period are as follows:

1. Revenue

This was mainly attributable to the decrease in the number of shopping malls as compared to last year. In addition, the Company continued to focus on its core business and proactively reduced its investment in the construction and decoration services segment and other business segments, resulting in a decrease in the number of relevant projects, which affected the revenue for the Reporting Period. However, the leasing and operation of shopping malls have stabilized, the occupancy rate has increased compared with the same period of last year, and the operating quality of individual shopping malls has improved significantly. As a result of the combined effect of the above factors, revenue decreased to a certain extent compared with the same period of last year.

2. Loss on Fair Value Change of Investment Properties

The change was mainly attributable to the relatively stable profit achieved by the shopping mall leasing and operation business during the Reporting Period, the stabilizing expectation for future unit rental prices, and the significant decrease in the loss on fair value of investment properties as compared to the same period last year. The loss on the fair value change for the Reporting Period was RMB148 million, representing a significant decrease from RMB3,327 million in the same period last year. Such losses were primarily attributable to the fluctuation in fair value.

The table below sets forth the key data from the Consolidated Statement of Cash Flows of the Group during the Reporting Period (net cash outflows or decreases in cash and cash equivalents are presented with parentheses):

	For the nine months ended 30 September (Unaudited)	
	2026	2025
	(RMB)	*(RMB)*
Net cash flow from operating activities	**1,576,949,595.93**	642,876,368.02
Net cash flow from investing activities	**33,071,233.00**	(604,044,875.13)
Net cash flow from financing activities	**(1,280,517,711.07)**	100,472,715.10
Impact of exchange rate changes on cash and cash equivalents	**(442,806.95)**	(115,741.90)
Net increase in cash and cash equivalents	**329,060,310.91**	139,188,466.09
Opening balance of cash and cash equivalents	**2,788,566,398.95**	3,111,832,972.03
Closing balance of cash and cash equivalents	**3,117,626,709.86**	3,251,021,438.12

The table below sets forth the data from the Consolidated Balance Sheet of the Group as at the end of the Reporting Period:

	As at 30 September 2026 (Unaudited) *(RMB)*	As at 31 December 2025 (Audited) *(RMB)*
Current assets		
Cash and bank balances	**3,487,898,498.96**	3,221,390,029.36
Financial assets held for trading	**255,246.55**	111,621.60
Notes receivable	**–**	276,182.95
Accounts receivable	**335,939,467.39**	449,346,990.59
Receivables financing	**–**	1,899.50
Prepayments	**79,869,308.31**	109,986,894.38
Other receivables	**440,182,132.21**	509,427,506.30
Inventories	**26,440,200.31**	25,927,209.09
Contract assets	**226,959,426.16**	411,207,178.04
Non-current assets due within one year	**718,718,608.21**	707,113,993.36
Other current assets	**950,429,097.03**	1,002,016,849.27
Total current assets	**6,266,691,985.13**	6,436,806,354.44
Non-current assets		
Long-term receivables	**62,680,449.51**	74,120,973.94
Long-term equity investments	**2,497,579,842.00**	2,366,116,665.58
Other equity instrument investments	**348,981,470.65**	508,783,686.11
Other non-current financial assets	**92,029,141.84**	93,400,000.00
Investment properties	**70,192,700,000.00**	70,649,800,000.00
Fixed assets	**1,805,747,153.39**	1,920,626,493.99
Construction in progress	**11,958,748.52**	27,942,002.33
Right-of-use assets	**1,371,585,776.05**	1,536,160,145.36
Intangible assets	**39,134,824.54**	42,716,460.33
Long-term prepaid expenses	**94,055,041.63**	116,045,566.28
Deferred tax assets	**2,764,125,826.07**	2,607,866,884.75
Other non-current assets	**814,324,442.89**	975,280,758.45
Total non-current assets	**80,094,902,717.09**	80,918,859,637.12
Total assets	**86,361,594,702.22**	87,355,665,991.56

	As at 30 September 2026 (Unaudited) *(RMB)*	As at 31 December 2025 (Audited) *(RMB)*
Current liabilities		
Short-term loans	**1,010,551,902.79**	2,037,382,916.68
Accounts payable	**730,235,801.64**	962,349,863.20
Advance from customers	**586,844,113.88**	624,055,009.61
Contract liabilities	**445,453,181.10**	575,123,281.89
Payroll payable	**421,866,013.81**	351,382,027.74
Taxes payable	**398,759,153.02**	368,321,407.12
Other payables	**18,518,758,717.22**	16,554,097,261.63
Non-current liabilities due within one year	**8,233,375,594.57**	7,840,350,568.44
Other current liabilities	**205,092,101.07**	184,767,533.52
Total current liabilities	**30,550,936,579.10**	29,497,829,869.83
Non-current liabilities		
Long-term loans	**16,066,128,322.28**	17,657,762,756.75
Lease liabilities	**1,462,295,576.47**	1,614,676,552.49
Long-term payables	**368,452,146.05**	440,966,282.02
Deferred income	**150,245,713.36**	154,688,397.04
Deferred tax liabilities	**9,002,968,722.72**	9,040,184,429.20
Other non-current liabilities	**5,040,322,583.90**	5,032,951,857.55
Total non-current liabilities	**32,090,413,064.78**	33,941,230,275.05
Total liabilities	**62,641,349,643.88**	63,439,060,144.88

	As at 30 September 2026 (Unaudited) *(RMB)*	As at 31 December 2025 (Audited) *(RMB)*
Equity		
Share capital	**4,353,687,873.00**	4,354,732,673.00
Capital reserve	**7,184,536,999.17**	7,235,020,494.28
Less: Treasury shares	**–**	5,003,481.44
Other comprehensive income	**(119,613,120.11)**	9,655,446.13
Surplus reserve	**2,293,732,034.41**	2,293,732,034.41
Retained earnings	**8,760,850,398.74**	8,637,100,677.71
Total equity attributable to owners of the parent company	**22,473,194,185.21**	22,525,237,844.09
Non-controlling interests	**1,247,050,873.13**	1,391,368,002.59
Total equity	**23,720,245,058.34**	23,916,605,846.68
Total liabilities and equity	**86,361,594,702.22**	87,355,665,991.56

As of the end of the Reporting Period, the balance of the total borrowings of the Group amounted to RMB29,431,478,559.83.

The aforesaid unaudited key financial information of the Group during the Reporting Period was prepared in accordance with the relevant management accounts and the Generally Accepted Accounting Principles in the People's Republic of China (the "**PRC**") and has not been reviewed or audited by the auditors of the Company.

Shareholders of the Company and potential investors are advised by the Board that the data above is based on the internal records and the relevant management accounts of the Group as of the end of the Reporting Period. Therefore, the data above is for reference only. When dealing in the shares of the Company, shareholders of the Company and potential investors are advised to exercise caution.

By Order of the Board
Red Star Macalline Group Corporation Ltd.
LI Yupeng
Chairman

Shanghai, the PRC
30 October 2026

As at the date of this announcement, the executive Directors of the Company are LI Yupeng, SHI Yaofeng and YANG Yingwu; the non-executive Directors are YE Yanliu, ZOU Shaorong, CHE Jianxing and XU Guofeng; the independent non-executive Directors are XUE Wei, HUANG Jianzhong, CHEN Shanang, WONG Chi Wai and CAI Qinghui; and the employee Director is ZHENG Jianjie.